

**APPROVED**

6-4-2024

BY THE CITY COUNCIL  
*Angie M. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-2000**

**MASTER DESIGN STATEMENT FOR**

**Blue Beacon, Inc.**

February 29, 2024  
March 29, 2024  
April 12, 2024

**PREPARED FOR:**

Hefner Commerce Park, LLC  
4228 N. Santa Fe  
Oklahoma City, OK 73118  
(785) 825-2221  
[DonaldB@bluebeacon.com](mailto:DonaldB@bluebeacon.com)

**PREPARED BY:**

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Blue Beacon, Inc., consisting of 5.96 acres MOL, is located within the Southwest Quarter (SW/4) of Section 20, Township Thirteen (13) N, Range Two (2) W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **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 Hefner Commerce Park, LLC. The developer of this property is Blue Beacon, Inc.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned as PUD-701. Surrounding properties are zoned and used for:

North: PUD-701 District and used for industrial development.  
East: PUD-701 District and used for industrial development.  
South: PUD-701 District and used for industrial development.  
West: C-3 District and used for Frontier 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.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing base zoning to permit a truck wash development.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is Partnership Dr. The nearest street to the east is Partnership Dr. The nearest street to the south is E. Hefner Rd. The nearest street to the west is N. I-35 Service Rd.

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 2 located at 2917 E. Britton Rd. It is approximately 1.8 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

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and 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 I-1 Light Industrial District shall govern this PUD, except as herein modified.

In addition to all uses within the I-1 District, the following uses shall be permitted:

8350.7            Industrial, Moderate

#### 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 structures shall consist of a minimum 70% brick veneer, masonry, concrete, architectural metal panels, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted.

##### 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. There shall be a minimum of one medium tree planted on 40-foot (40') centers along the frontage. Trees may be planted beyond twenty feet (20') of the property line to avoid existing utility lines and easements.

##### 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.

##### 9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

Outdoor storage areas shall be located behind a building or screened from view from I-35 with a four-foot (4') chain link fence with privacy screening.

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 and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use. Dumpsters shall be permitted to be placed in front of the front building line.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ..... ACCESS REGULATIONS

There shall be two (2) access points from N. I-35 Service Rd. with a minimum separation of 100 feet (100'). There shall be a maximum of 55-foot curb cut width and a minimum of 100 feet of separation between the access points. A driveway width of 55 feet will be measured at the drive aisle, excluding the radii.

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

Signage shall be permitted in accordance with Exhibit "D".

9.11 ..... ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner 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 ..... SPECIFIC PLAN

A specific plan shall not be required.

**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 - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D - Sign / Elevation Plan



**PUD-2000 EXHIBIT A**  
**NORTH TRACT LEGAL**

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter;

THENCE South 89°26'35" West, along the south line of said Southwest Quarter, a distance of 1278.00 feet, said point being 1369.80 feet North 89°26'35" East from the southwest corner of said Southwest Quarter;

THENCE North 00°25'24" West, passing at 73.39 feet a point on the north right-of-way line of Hefner Road, and continuing for a total distance of 599.73 feet to the POINT OF BEGINNING;

THENCE South 90°00'00" West a distance of 617.97 feet to a point on the east right-of-way line of Interstate Highway No. 35;

THENCE North 27°14'13" East, along said east right-of-way line and being parallel with and 235.00 feet east as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1,067.72 feet;

THENCE South 00°25'24" East a distance of 750.28 feet;

THENCE North 89°26'35" East, parallel with the south line of said Southwest Quarter, a distance of 122.29 feet;

THENCE South 00°25'24" East a distance of 200.27 feet to the POINT OF BEGINNING.

Said tract of land contains 259,699 square feet or 5.9619 acres, more or less.

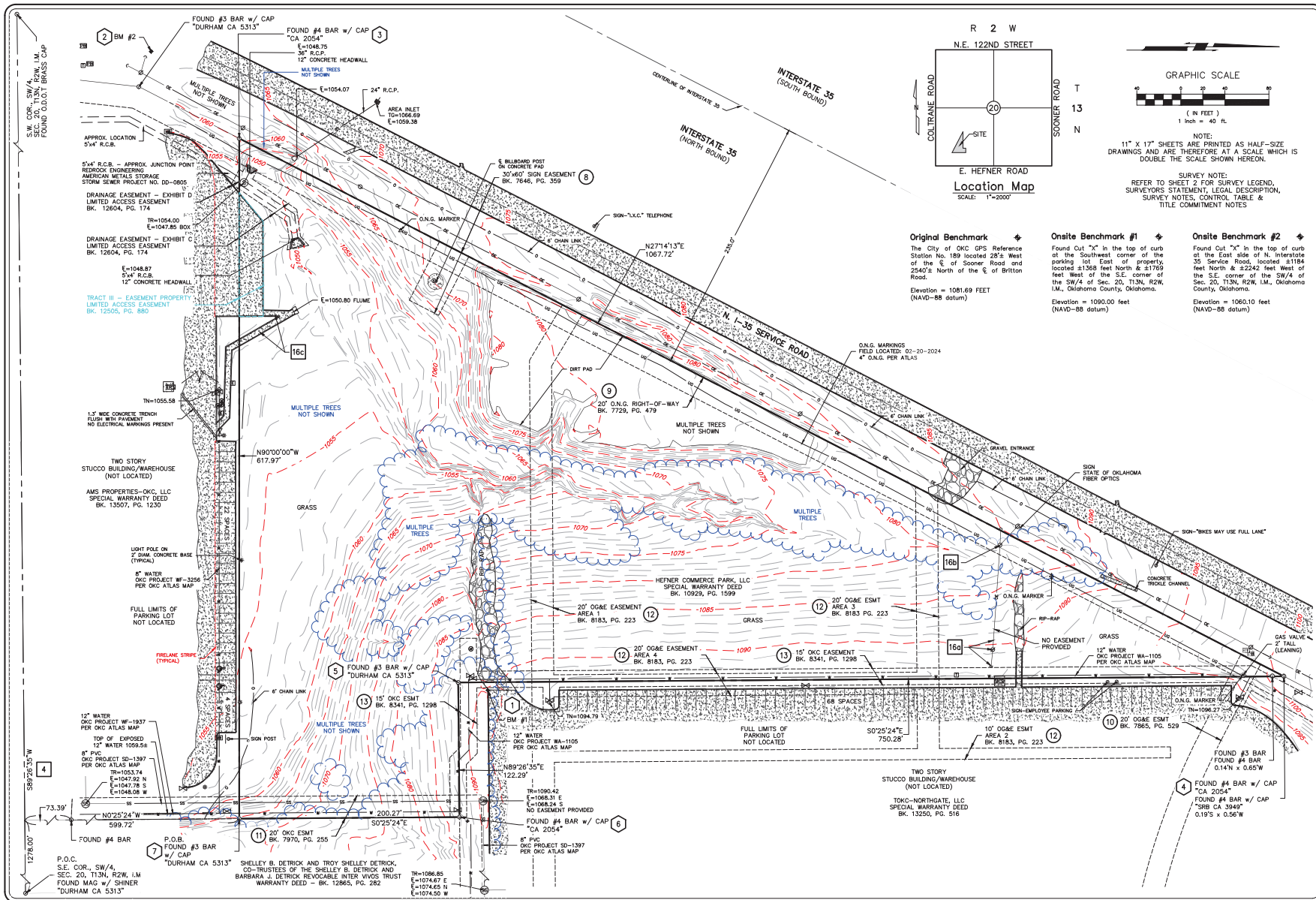
The basis of bearings for this legal description is South 89°26'35" West along the south line of the Southwest Quarter of Section 20, Township 13 North, Range 2 West of the Indian Meridian as described in SPECIAL WARRANTY DEED recorded in Book 10929, Page 1599 of the Oklahoma County Clerk's Records.

Prepared by: Christopher L. Tripp, Professional Land Surveyor No. 1685  
Smith Roberts Baldischwiler - 100 NE 5th Street - OKC, OK 73104  
March 12, 2009



## PRELIMINARY

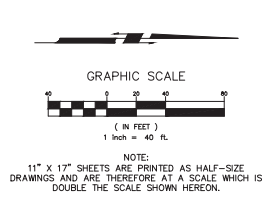




**Original Benchmark** ♦  
 The City of OKC GPS Reference Station No. 189 located 28' West of the E. of Sooner Road and 2540' North of the E. of Britton Road.  
 Elevation = 1081.69 FEET (NAVD-88 datum)

**Onsite Benchmark #1** ♦  
 Found Cut "x" in the top of curb at the Southwest corner of the parking lot East of property, located ±1369 feet North & ±1769 feet West of the S.E. corner of the SW/4 of Sec. 20, T13N, R2W, I.M., Oklahoma County, Oklahoma.  
 Elevation = 1090.00 feet (NAVD-88 datum)

**Onsite Benchmark #2** ♦  
 Found Cut "x" in the top of curb at the East side of N. Interstate 35 Service Road, located ±1184 feet North & ±2242 feet West of the S.E. corner of the SW/4 of Sec. 20, T13N, R2W, I.M., Oklahoma County, Oklahoma.  
 Elevation = 1060.10 feet (NAVD-88 datum)



**DURHAM SURVEYING, INC.**  
 1800 SOUTH SARA ROAD, YUKON, OK 73099  
 Phone: (405) 245-6644  
 Fax: (405) 245-6644  
 dshurham@durhamsurveying.com

**BLUE BEACON, INC.**  
 I-35 SERVICE ROAD & E. HEFNER ROAD  
 OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
 ALTA/NSPS LAND TITLE SURVEY

REVISED	DATE	DESCRIPTION

Proj. No.: 24-027  
 Date: 02-26-2024  
 Scale: (North) 1"=40' N.A.  
 Drawn By: JML  
 Checked By: JML  
 Approved By: JML

SHEET NUMBER  
**1 of 2**

### Surveyor's Statement

I, Damon K. Durham, a Professional Land Surveyor licensed in the State of Oklahoma, do hereby state to:  
  
Blue Beacon, Inc.;  
Hefner Commerce Park, LLC;  
Old Republic Title Company of Oklahoma; and  
American Guaranty Title Insurance Company

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, 3, 4, 5, 7(a), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on February 21, 2024.

Date of Plat or Map: February 26, 2024

Damon K. Durham, PLS No. 1521

### Title Commitment Legal Description

A tract of land being a part of the Southwest Quarter (SW/4) of Section TWENTY (20), Township THIRTEEN (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter (SW/4);

Thence South 89°26'30" West, along the South line of said Southwest Quarter (SW/4), a distance of 1278.00 feet, said point being 1369.80 feet North 89°26'35" East from the Southwest corner of said Southwest Quarter (SW/4);

Thence North 00°25'24" West, passing at 73.39 feet a point on the North right-of-way line of Hefner Road and continuing for a total distance of 599.73 feet to the Point of Beginning;

Thence South 90°00'00" West a distance of 617.97 feet to a point on the East right-of-way line of Interstate Highway No. 35;

Thence North 27°14'13" East, along the East right-of-way line and being parallel with and 235.00 feet East as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1067.72 feet;

Thence South 00°25'24" East a distance of 750.28 feet;

Thence North 89°26'35" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 122.29 feet;

Thence South 00°25'24" East a distance of 200.27 feet to the Point of Beginning.

### Survey Notes

- We have examined a map by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), for Oklahoma County, Oklahoma and incorporated areas, Map number 40109 C 0180 H, with an effective date of December 15, 2009, which shows the entire portion of the property described hereon as located in unshaded Zone (X) which is classified as area determined to be outside of the 500-year floodplain.
- All underground utilities may NOT be shown hereon. Oklahoma One-Call System, Inc., was requested to identify the utilities under ticket numbers 24021309401367, 24021309461457 and 24021309511485. The utilities shown hereon have been located in the field by above ground inspection only, which was marked by others. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- The field survey was performed between the dates of February 16, 2024 through February 21, 2024 and the site was last visited on February 21, 2024.
- The basis of bearings for the plat of survey shown hereon is the record bearing of South 89°26'35" West along the South line of the Southwest Quarter (SW/4) of said Section 20.
- The property described hereon contains 259,699 square feet, or 5.9619 acres, more or less.
- This survey is valid only if the original signature and seal of the Surveyor is present.
- This survey meets or exceeds the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- No zoning report was provided to the surveyor; therefore, no zoning information has been shown or noted hereon.
- The property described hereon has direct access to North Interstate 35 (I-35) Service Road.
- There are 0 regular parking spaces and 0 handicapped parking spaces located on the property described hereon.
- At the time of the field work for this survey, there was no observed evidence of recent earth moving work, building construction, or building additions.
- To the best of my knowledge, there are no proposed changes in street right of way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- At the time of the field work for this survey, there was no observed evidence of site use as a solid waste dump, sump or landfill.
- At the time of the fieldwork for this survey, there were no observed wetland delineation markers set by a qualified specialist situated on or crossing the property described hereon.
- The property described hereon is the same property described in the Title Commitment referenced hereon and all Exceptions documents contained therein (easements, rights of way, or documents of record) have been plotted hereon or otherwise noted as to their effect on the property.
- The following items were observed by the surveyor as apparent encroachments as shown hereon. Said encroachments may or may not include all encroachments pertaining to the property described hereon:
  - A guy down anchor and a power pole with overhead and underground electric lines serving an existing electrical transformer.
  - A power pole with overhead and underground electric lines lying within the existing 20' Right of Way Agreement to Oklahoma Natural Gas, recorded in Book 7729, Page 479, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
  - A concrete flume serving the drainage system of the parking lot to the South of the property described hereon.

### Title Commitment Exception Notes (Schedule B---Section II, Exception No.)

- All easements and rights-of-way contained in Old Republic Title Company of Oklahoma, an agent for American Guaranty Title Insurance Company, commitment for title insurance, commitment file no. 23300230, with an effective date of December 15, 2023 at 7:30 A.M., are shown or noted hereon.
- The property described hereon is subject to the Grant of easements recorded in Book 7646, Page 359 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
  - The property described hereon is subject to the Easement in favor of Oklahoma Natural Gas Company recorded in Book 7729, Page 479 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
  - The property described hereon is subject to the Easement in favor of Oklahoma Gas and Electric Company recorded in Book 7865, Page 529 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
  - The property described hereon is subject to the Water, sanitary sewer and other public utilities easement recorded in Book 7970, Page 255 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
  - The property described hereon is subject to the Declaration of Limited Access Easement between Hefner Commerce Park, L.L.C. and Hefner Commerce Park 2, L.L.C. recorded in Book 12604, Page 880 and First Amendment to Declaration of Limited Access Easement between Hefner Commerce Park, L.L.C. and Hefner Commerce Park 2, L.L.C. recorded in Book 12607, Page 945, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
  - The property described hereon is subject to the Declaration of Cross Access Easement between Hefner Commerce Park, L.L.C. and Hefner Commerce Park 2, L.L.C. recorded in Book 12604, Page 174, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
  - Intentionally omitted.
  - Intentionally omitted.



REVISIONS		DATE
NO.	DESCRIPTION	

SHEET NUMBER  
**2 of 2**

Survey Legend			
NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT			
☉ TELEPHONE PEDESTAL	☉ WATER WELL	FF FINISHED FLOOR	OSG OKLAHOMA GAS & ELECTRIC CO.
☉ TELEPHONE MANHOLE	WV WATER VALVE	FUBR FIREBUR	ONG OKLAHOMA NATURAL GAS CO.
☒ TRAFFIC SIGNAL BOX	☒ GAS VALVE	TR TOP OF RIM	SWB SOUTHWESTERN BELL TELEPHONE CO.
☒ TRAFFIC SIGNAL POLE	☒ GAS METER	TS TOP OF GRAVE	OMP CORRUGATED METAL PIPE
☒ TRAFFIC - PARKING METER	☒ PIPELINE MARKER	ACE ACCESS EASEMENT	RSP REINFORCED CONCRETE PIPE
☒ CABLE TV RISER	☒ UTILITY PULL BOX	USE UTILITY EASEMENT	RBR REINFORCED CONCRETE BOX
☒ POWER POLE	☒ VENT PIPE	D/E DRAINAGE EASEMENT	X BARRI WIRE FENCE
☒ LIGHT POLE	☒ MONITORING WELL	DME DRAINAGE & UTILITY EASEMENT	D CHAIN LINK FENCE
☒ GUY WIRE	☒ PETRO INTAKE VALVE	RL BUILDING LINE	D WOOD FENCE
☒ UTILITY MANHOLE	☒ HANDICAPPED SPACE	ENDT EASEMENT	P UNDERGROUND PIPELINE
☒ ELECTRIC MANHOLE	☒ MAIL BOX	UG UNDERGROUND NATURAL GAS	UT UNDERGROUND TELEPHONE
☒ ELECTRIC METER	☒ DECIDUOUS TREE	R/W RIGHT-OF-WAY	UE UNDERGROUND ELECTRIC
☒ ELECTRIC RISER	☒ 30% CHERRYBLOSSOM TREE	UTS UNDERGROUND TRAFFIC SIGNAL	FO UNDERGROUND FIBER OPTIC
☒ TRANSFORMER	☒ 30% CHERRYBLOSSOM TREE	UC UNDERGROUND CABLE TV	SS SANITARY SEWER
☒ GUARD POST	☒ 30% CHERRYBLOSSOM TREE	W WATER LINE	OE OVERHEAD ELECTRIC
☒ SON	☒ 30% CHERRYBLOSSOM TREE	AS ASPHALT	PR PAVED ROAD
☒ SANITARY SEWER MANHOLE	☒ 30% CHERRYBLOSSOM TREE	CON CONCRETE	BR BRUSH LINE
☒ CLEAN OUT	☒ 30% CHERRYBLOSSOM TREE	GRAVEL	
☒ DOWNSPOUT - ROOF DRAIN	☒ 30% CHERRYBLOSSOM TREE		
☒ STORM SEWER MANHOLE	☒ 30% CHERRYBLOSSOM TREE		
☒ STORM SEWER JUNCTION	☒ 30% CHERRYBLOSSOM TREE		
☒ STORM CURB INLET HOOD	☒ 30% CHERRYBLOSSOM TREE		
☒ FIRE HYDRANT	☒ 30% CHERRYBLOSSOM TREE		
☒ WATER METER	☒ 30% CHERRYBLOSSOM TREE		

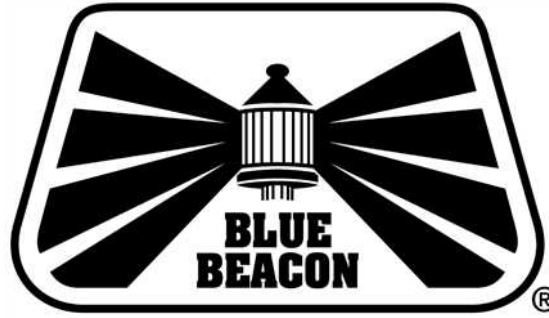
Site Control				
Point	Northing	Eastings	Elevation	Description
1	212487.8320	2135449.2590	1090.000	BM #1 - FOUND CUT "X"
2	212181.8140	2134869.0710	1060.100	BM #2 - FOUND CUT "X"
3	212261.8000	2134948.0160	1060.021	FOUND #4 BAR w/ CAP "CA 2054"
4	212311.1710	2135436.6700	1100.688	FOUND #4 BAR w/ CAP "CA 2054"
5	213460.7100	2135442.0970	1087.740	FOUND #3 BAR w/ CAP "DURHAM CA 5313"
6	212462.0100	2135566.6080	1086.704	FOUND #4 BAR w/ CAP "CA 2054"
7	212261.7510	2135565.8640	1065.245	FOUND #3 BAR w/ CAP "DURHAM CA 5313"
189	208975.6500	2139476.3790	1081.690	OKC GPS MONUMENT NO. 189

SURVEY NOTE:  
REFER TO SHEET 1 FOR SURVEY PLAT,  
BENCHMARK DATA AND LOCATION MAP

I-35 SERVICE ROAD & E. HEFNER ROAD, OKC, OK

24-027

PUD-2000 Exhibit C



# **BLUE BEACON INTERNATIONAL INC.**

## **PROPOSED SIGN PACKAGE**

### **BLUE BEACON of OK CITY (NORTH)**

NEAR I-35 & E. HEFNER RD., OKLAHOMA CITY, OK

#### **INDEX OF SHEETS**

- 1 TITLE SHEET
- 2 SITE SIGNING PLAN
- 3 BUILDING COLOR ELEVATIONS
- 4 BUILDING SIGN MOUNTING
- 5 PYLON AND DIRECTIONAL SITE SIGNS
- 6 SITE, TRAFFIC AND BUILDING SIGNS



# TRUCK WASH

47'-8"x3'-9"=179 sq.ft.

## OTHER TRUCKS & VEHICLES

Pickups - Farm & Ranch - Small Trailers  
Service & Straight Trucks - RV's

LEFT ↓ LANE

DOOR  
OPENING  
14'H x 13'W

16'x5'=80 sq.ft.

2'x2'=  
4 sq.ft.

## TRACTOR TRAILERS

Including Bobtails  
& Washouts

RIGHT ↓ LANE

16'x5'=80 sq.ft.

DOOR  
OPENING  
14'H x 13'W

2'x2'=  
4 sq.ft.

(2) 1'x1'-6" & 1'x6"  
=3.5 sq.ft. Total



KEEP  
RIGHT

2'x2'-6"  
=5 sq.ft.

EMPLOYEE  
PARKING  
ONLY

2'-6"x2'-6"  
=6.25 sq.ft.

8'x3'=24 sq.ft.



2'-6"x2'-6"=6.25  
& 2'-6"x1'-6"=3.75  
=10 sq.ft.  
Total per sign



WRONG  
WAY

17'x10' Trapezoid  
Actual Area=150 sq.ft.



TRUCK WASH

30'x5'=150 sq.ft.

NEW 8.3' x 12'  
DIGITAL MARQUEE  
100 SQUARE FEET

12'x8.3'=100 sq.ft.

Total Sign Ht.=50'

## OTHER TRUCKS & VEHICLES

Express Wash

6'x3'-9"=22.5 sq.ft.

## TRACTORS/ TRAILERS

You asked, we listened  
**2 BAYS JUST FOR YOU**  
Getting you back on the  
road, faster than ever.

8'x6'=48 sq.ft.

WASHOUT CUSTOMERS  
While Blue Beacon offers  
a high quality washout,  
we do not guarantee  
sanitization or complete  
removal of residue from  
previous loads.  
For more information,  
see lobby notice or  
www.bluebeacon.com

CAUTION  
DOOR HT.  
14'  
DOOR WD.  
13'

Typ of 3 (1 set per Bay)  
3'x3' & 2'x3'=15 sq.ft.  
3x = 45 sq.ft. Total



## TRUCK WASH

Typ of 3 (1 set per Tower Face)  
8'x5' & 13'x1'=53 sq.ft.  
3x = 159 sq.ft. Total

EXIT

Typ of 2 (1 per Bay)  
2'x6'=12 sq.ft.  
2x = 24 sq.ft. Total

CAUTION  
WATCH FOR  
TRUCKS

2'-6"x2'  
=5 sq.ft.



2'-6"x2'-6"  
=6.25 sq.ft.



SITE SIGNING PLAN  
(Not To Scale)

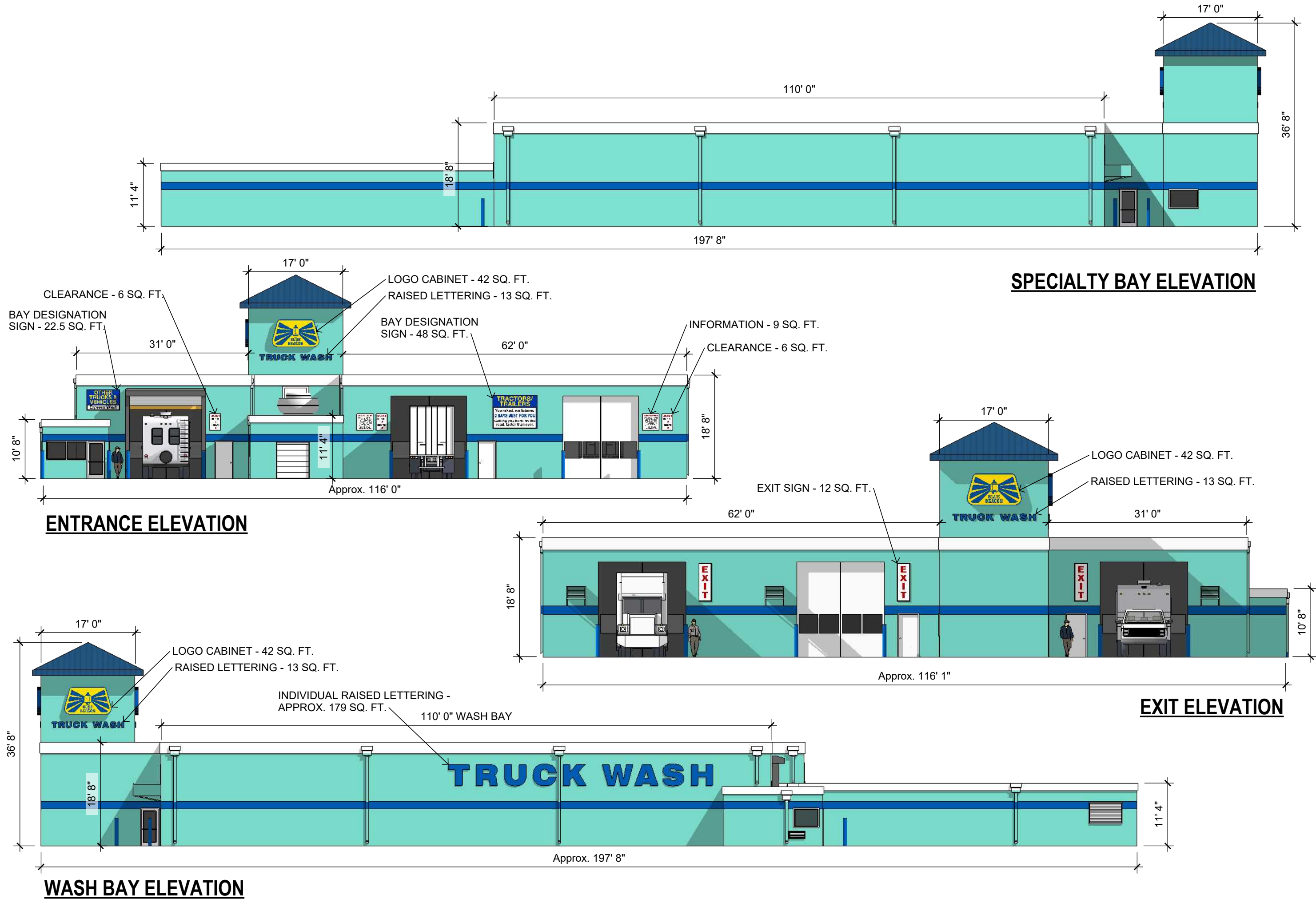
BLUE BEACON  
INTERNATIONAL INC.



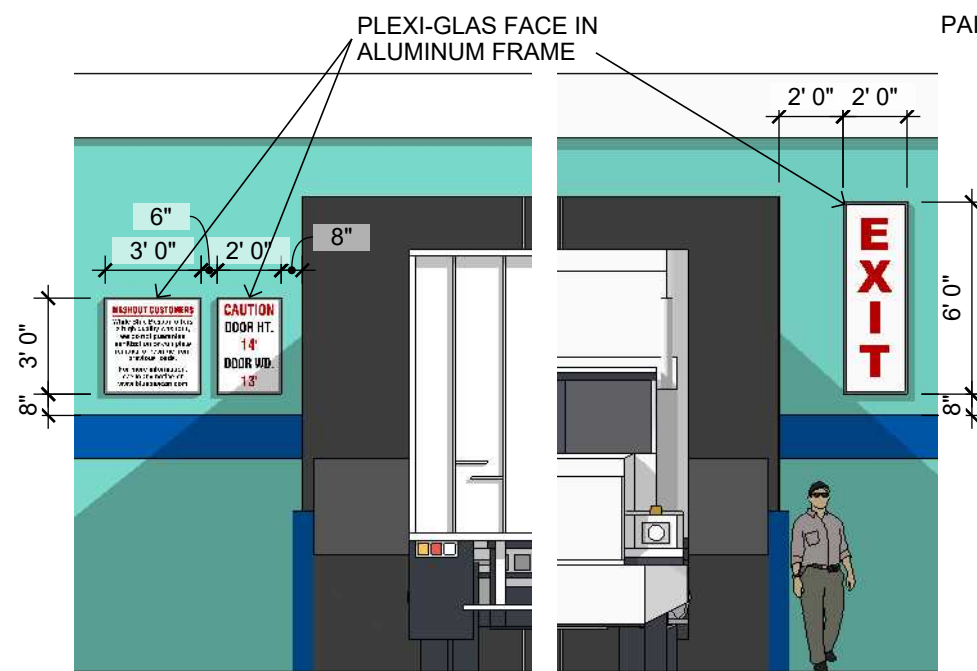
SITE SIGNING PLAN  
BLUE BEACON OF OKCITY NORTH  
NEAR I-35 & E. HEFNER RD., OKLAHOMA CITY, OK

SUBMITTAL:  
PRELIMINARY  
REVIEW  
DATE: 02-14-2024

2

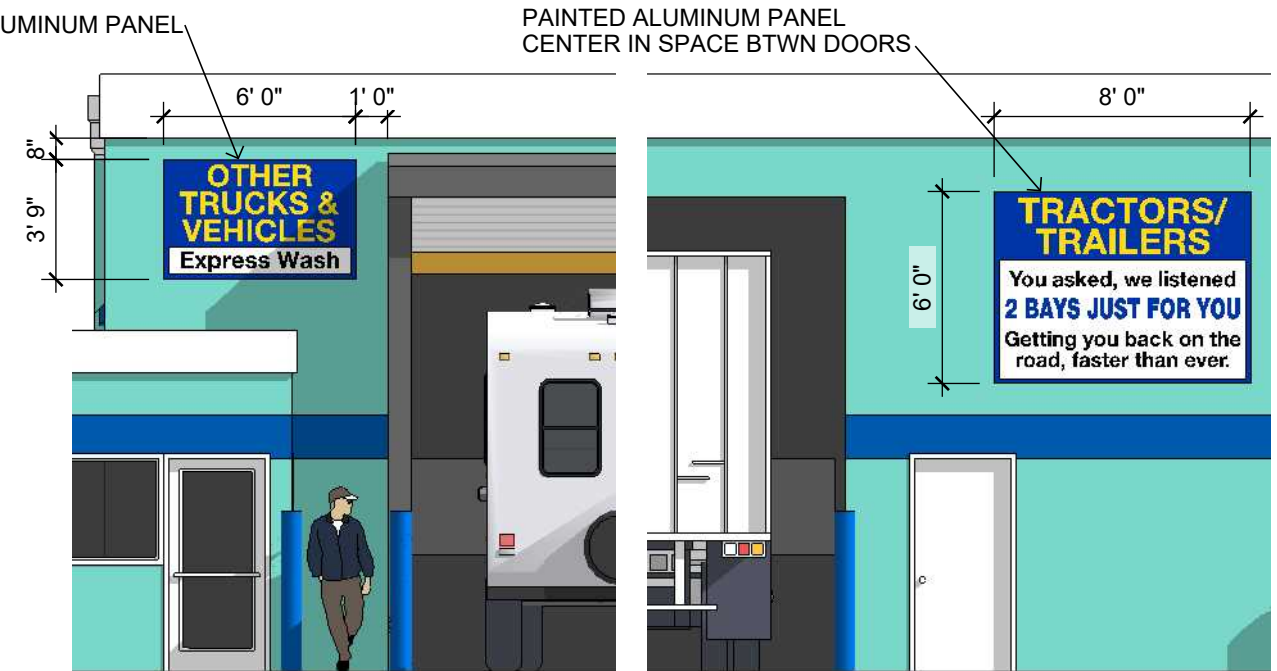




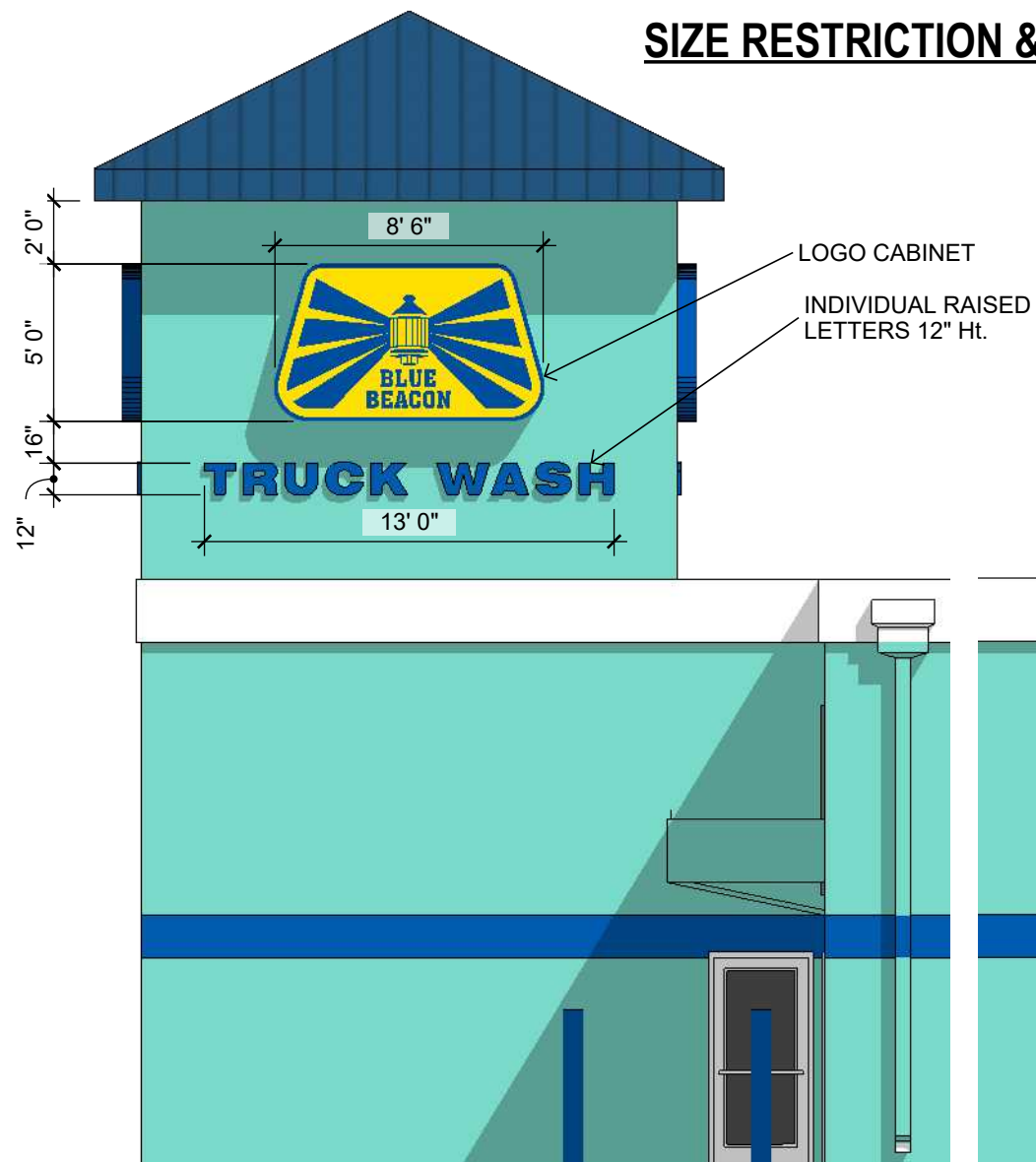


**SIZE RESTRICTION &**

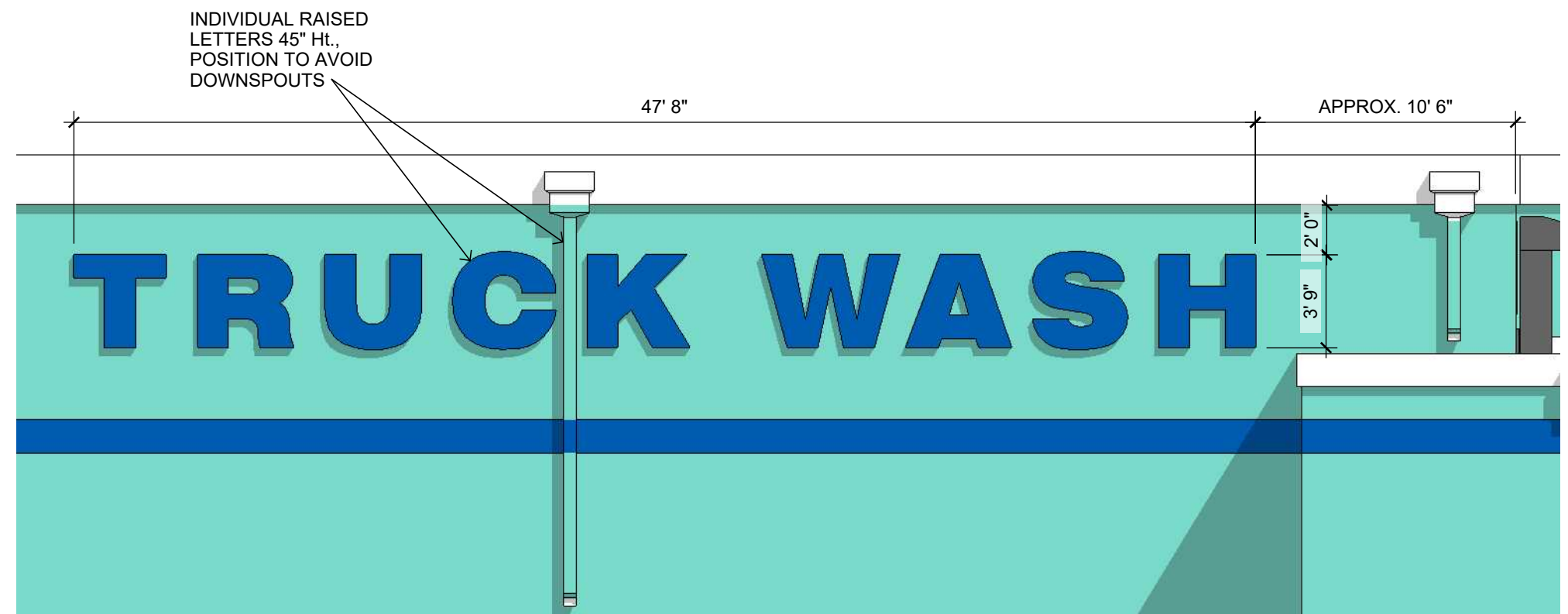
**EXIT DESIGNATION**



**BAY DESIGNATION SIGNS**



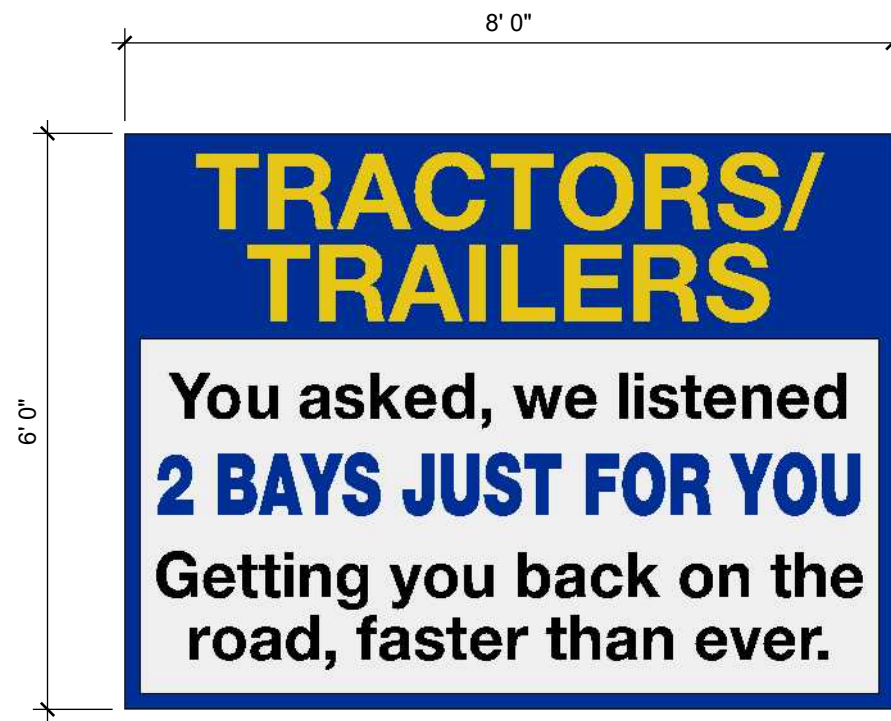
**LOGO CABINET & INDIVIDUAL  
RAISED LETTERS**



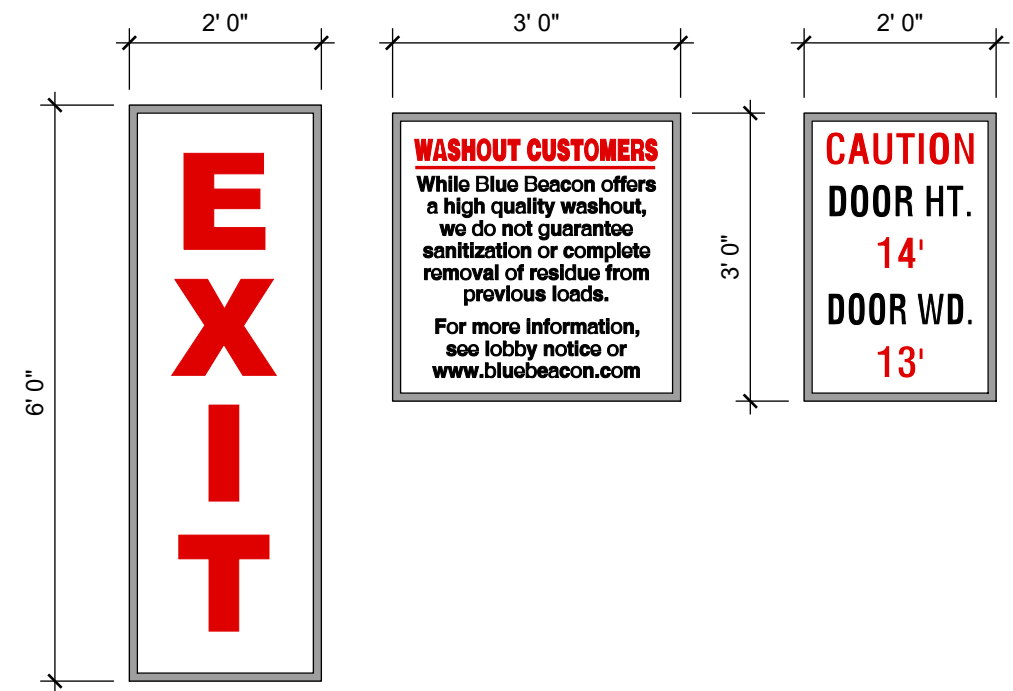
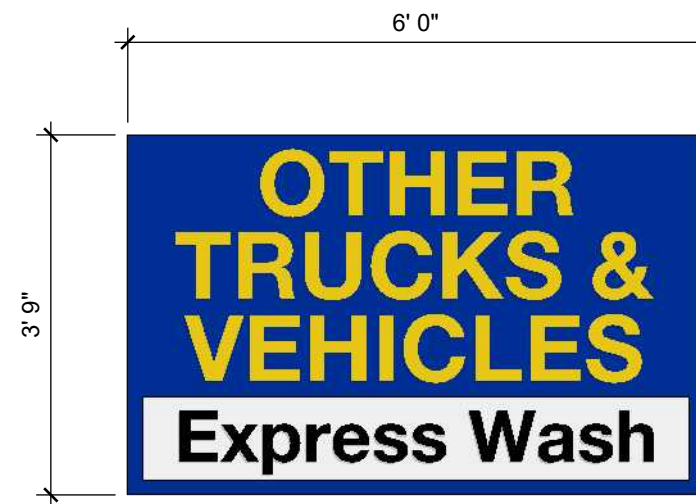
**INDIVIDUAL RAISED LETTERS**







**BAY DESIGNATION SIGNS**  
(Supplied by Owner)



**INFORMATIONAL BUILDING SIGNS**  
(Supplied by Owner - Qty-1 Set per each Bay)



**DIRECTIONAL TRAFFIC SITE SIGNS**  
(Supplied by Owner. Size may vary per Local and State Codes)