

Oklahoma City420 W Main St., 8th Floor
Oklahoma City, OK 73102**Final Report - Corrections Required****Application No. BLDC-2021-05000**

Description : This plan is to remove and replace the existing Burger King driveway to provide a shared driveway solution with cross access to the undeveloped area on the east end of the car wash property. Once OKC plan review confirms in writing the proposed driveway is acceptable the Burger King property owner will transfer title to a 20' wide parcel so the car wash owner can submit a lot split deed approval application that provides the required 50' minimum frontage for the remaining undeveloped property. This submission is for paving and striping improvements only. The future office/warehouse development will be under separate permit to be prepared/submitted after driveway is approved.

Address : 11800 WESTERN AVE, OKLAHOMA CITY, OK, 73170

Record Type : Building - Commercial

Document Filename : C1-11800 S Western SP1 Site Plan 070621.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Richard Jackson	richard.jackson@okc.gov	
Scott Wise	scott.wise@okc.gov	4052972354

General Comments

Comment ID	Author : Department	Status	General Comments	Applicant Response Comments
1	Scott Wise : Development Services	Open	C-3 zoned, no building code use, no occ. load.	
2	Scott Wise : Development Services	Open	Maximum 30' drive width at approach or contact Engineering at 405-297-3859 for approval.	
3	Scott Wise : Development Services	Open	36' DW w/ 66' CC	
4	Scott Wise : Development Services	Open	Provide 46/2 H.C. parking spaces for Burger King to be maintained. show on site plan among their property or provide cross-parking agreement with combined totals.	
5	Scott Wise : Development Services	Open	Cross-Access agreement required for shared drive. Contact Zoning at 405-297-2623 as permanent Cross-Access easement may be required.	
6	Scott Wise : Development Services	Open	Storm water quality permit required at 405-297-1774	

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Page	Review Comments	Applicant Response Comments
0	Site Plan	Stamp	Richard Jackson : Fire	Open	1	FIRE - Approved Plans	

DKC-Server\Civil\Projects\2180020 Western Car Wash\dwg\PRODUCTION\Western CW Site Plan.dwg PLOT: 7/17/2021 6:13:31 AM ORIG SIZE: 24"x36"



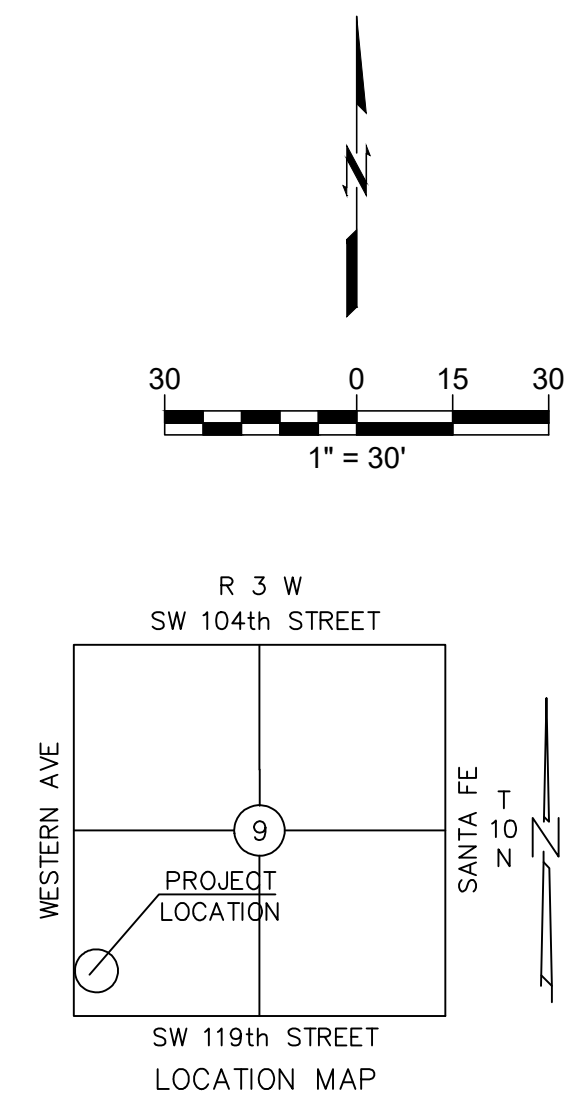
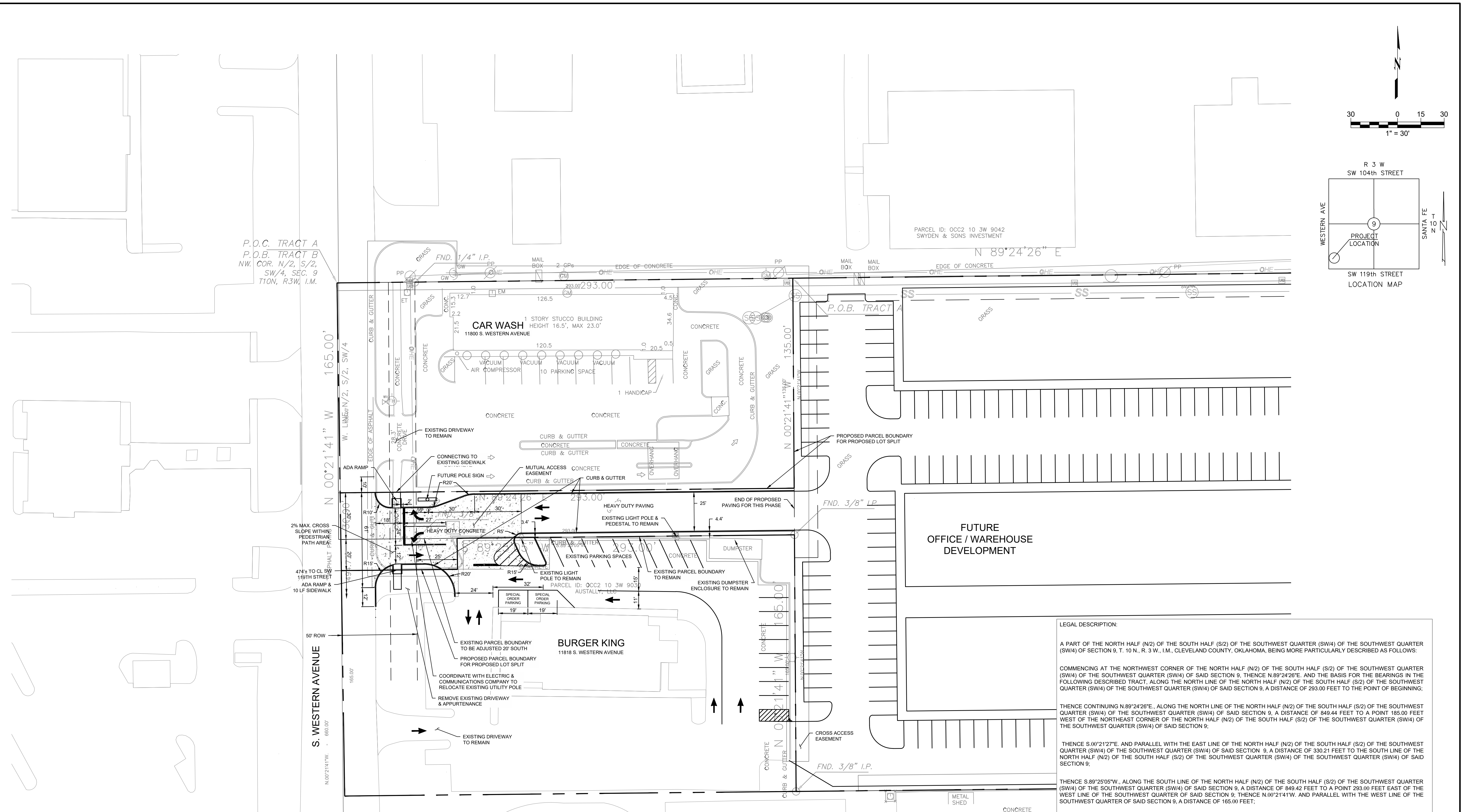
CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

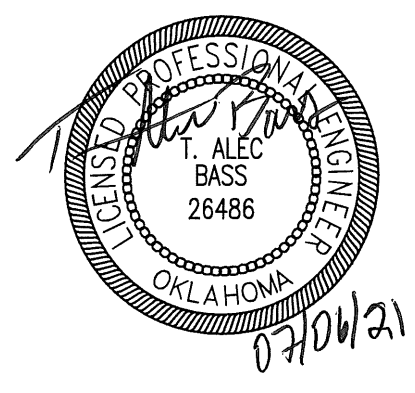
BLDC-2021-05000
OKLAHOMA CITY FIRE DEPARTMENT
FIRE PREVENTION SERVICES
APPROVED PLANS

- FIRE SPRINKLE DOOR HARDWARE (FEDH)
- FIRE ALARM KITCHEN HOOD OTHER

BY Richard Jackson DATE 07.14.2021



wallace
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
STRUCTURAL AND CIVIL CONSULTANTS
410 NORTH WALNUT AVE, SUITE 200
OKLAHOMA CITY, OK 73104
(405) 236-6868
OKLAHOMA CA #1460 EXP 6/30/21



**PROPOSED DRIVEWAY
FOR LOT SPLIT**
11800 S. WESTERN AVE., OKLAHOMA CITY, OK

LEGAL DESCRIPTION:

A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 9, T. 10 N., R. 3 W., I.M., CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, THENCE N 89°24'26"E, AND THE BASIS FOR THE BEARINGS IN THE FOLLOWING DESCRIBED TRACT, ALONG THE NORTH LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, A DISTANCE OF 293.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 89°24'26"E, ALONG THE NORTH LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, A DISTANCE OF 849.44 FEET TO A POINT 185.00 FEET WEST OF THE NORTHEAST CORNER OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9;

THENCE S 00°21'41"W, AND PARALLEL WITH THE EAST LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, A DISTANCE OF 330.21 FEET TO THE SOUTH LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9;

THENCE S 89°25'05"W, ALONG THE SOUTH LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, A DISTANCE OF 849.42 FEET TO A POINT 293.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N 00°21'41"W, AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 165.00 FEET;

THENCE S 89°25'05"W, AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, A DISTANCE OF 293.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE N 00°21'41"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 30.00 FEET;

THENCE N 89°24'26"E, AND PARALLEL WITH THE NORTH LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, A DISTANCE OF 293.00 FEET;

THENCE N 00°21'41"W, AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 135.00 FEET TO THE POINT OR PLACE OF BEGINNING. SAID DESCRIBED TRACT CONTAINS 289,217.351 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

AND

A PART OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 9, T. 10 N., R. 3 W., I.M., CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, THENCE N 89°24'26"E, AND THE BASIS FOR THE BEARINGS IN THE FOLLOWING DESCRIBED TRACT, ALONG THE NORTH LINE OF THE NORTH HALF (N/2) OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, A DISTANCE OF 293.00 FEET;

THENCE S 00°21'41"W, AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 135.00 FEET;

THENCE S 89°24'26"W, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 293.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE N 00°21'41"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 135.00 FEET TO THE POINT OR PLACE OF BEGINNING. SAID DESCRIBED TRACT CONTAINS 39,554.677 SQUARE FEET OR 0.908 ACRES, MORE OR LESS.

REV	DATE	DESCRIPTION

DATE 07/06/2021
PROJECT NO. 2180020
SHEET NAME
SITE PLAN
SHEET NO. SP1