

Planning Commission Minutes
April 11, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:32 a.m. on April 8, 2024)

10. (PUD-2000) Application by Hefner Commerce Park, LLC to rezone 11100 North I-35 Service Road from PUD-701 Planned Unit Development District to PUD-2000 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. ~~Revise Sections 8.1 through 8.4 of the Master Design Statement to read:~~
 - ~~8.1 Freestanding Accessory Signs~~
~~Freestanding signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.~~
 - ~~8.2 Attached Signs~~
~~Attached signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.~~
 - ~~8.3 Non-accessory Signs~~
~~All non-accessory signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.~~
 - ~~8.4 Electronic Message Display Signs~~
~~All electronic message display signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.~~
2. The driveway width of 55 feet will be measured at the drive aisle, excluding the radii.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY NOBLE

AYES: POWERS, MEEK, PRIVETT, NEWMAN, PENNINGTON, NOBLE, LAFORGE

ABSENT: CLAIR, GOVIN



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 11, 2024

Item No. IV. 10.

(PUD-2000) Application by Hefner Commerce Park, LLC to rezone 11100 North I-35 Service Road from PUD-701 Planned Unit Development District to PUD-2000 Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	David M Box
Company	Williams, Box, Forshee & Bullard PC
Phone	405-232-0080
Email	dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow industrial uses, specifically a truck wash.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 5.96 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-701	C-3	PUD-701	PUD-701	C-3
Land Use	Undeveloped	Amusement Park	Warehouse	Warehouse	Amusement Park

II. SUMMARY OF SPUD APPLICATION

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.

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

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Oakdale**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.

- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.

- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) A water grease separator is required along with an industrial waste discharge permit. Contact Wastewater Quality for more information.

Water Availability

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.

STAFF REPORT

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PUD-2000

Item No. IV. 10.

- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available nearby.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the North Interstate 35 Service Road, a frontage road.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The subject site is currently undeveloped. The PUD regulations could provide a FAR within the Urban Low Intensity LUTA range; however, the conceptual plan shows preliminary plans for a truck wash development, with a FAR below the UL range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Provide vehicular connectivity between adjacent developments.

The subject site currently has one unimproved access along the Interstate 35 Service Road. The PUD regulations allow two access points along the Interstate 35 Service Road, with a minimum separation of 100 feet.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

Sidewalks are not available on the subject site and are not required by the PUD regulations. Sidewalks were not contemplated in the existing PUD.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing industrial uses, there are no potential compatibility issues identified by the comprehensive plan.
- 3) **Service Efficiency:**
 - Water: *Close to Service or Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian Areas: N/A
 - Upland Forests: N/A
 - Vulnerable Aquifers: The aquifer in this area is considered moderately vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.
- 5) **Transportation System:** This site is located along the east side of the Interstate 35 Service Road, a Frontage Road and Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.
- 6) **Other Development Related Policies**
 - Encourage the integration and mixing of land uses in urban areas. (SU-1)
 - Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
 - Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located along the east side of North Interstate 35 Service Road, north of East Hefner Road. The site is undeveloped aside from a billboard. The proposal would rezone a portion of the current zoning, PUD-701 (1999), to allow moderate industrial use, specifically a truck wash. Land to the east and south would remain zoned within PUD-701 and have been developed with large warehouses. The existing PUD has I-1 base zoning and the proposed PUD retains I-1 base zoning and adds the truck wash use.

The Oklahoma City Sign Code, effective March 15, 2024, includes the following applicability regulation:

- Oklahoma City Ordinance, §59-16102 D. 1. prohibits the use of a PUD to modify sign standards to make them less restrictive.

The proposed PUD's application was submitted to the Planning Department prior to the effective date of the new sign code, §59, Article XVI, allowing the application and proposed PUD to be considered under the signage regulations valid at time of application. The existing PUD zoning, which covers a larger geography than the proposed PUD, allows for seven free-standing signs along the I-35 frontage, requires signs to be of wood or brick construction compatible with buildings, requires sign poles to be covered, and limits sign height to 35 feet.

The new sign code in §59-16107 would allow a combination of up to six ground or pole signs for the 1,278 linear feet of frontage along North I-35 Service Road. Ground signs would be allowed up to 200 square feet of sign area and up to 40 feet in height. Pole signs would be allowed up to 180 square feet in sign area and up to 36 feet in height.

§59-16108 allows a variety of attached signage based on zoning and wall area of the structure where the sign is attached. Levels 1 and 2 of EMD signage are permitted in the I-1 base zoning.

The new PUD requests signs per Exhibit D to accommodate the planned truck wash.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission

decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. Revise Sections 8.1 through 8.4 of the Master Design Statement to read:

8.1 Freestanding Accessory Signs

Freestanding signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.

8.2 Attached Signs

Attached signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.

8.3 Non-accessory Signs

All non-accessory signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.

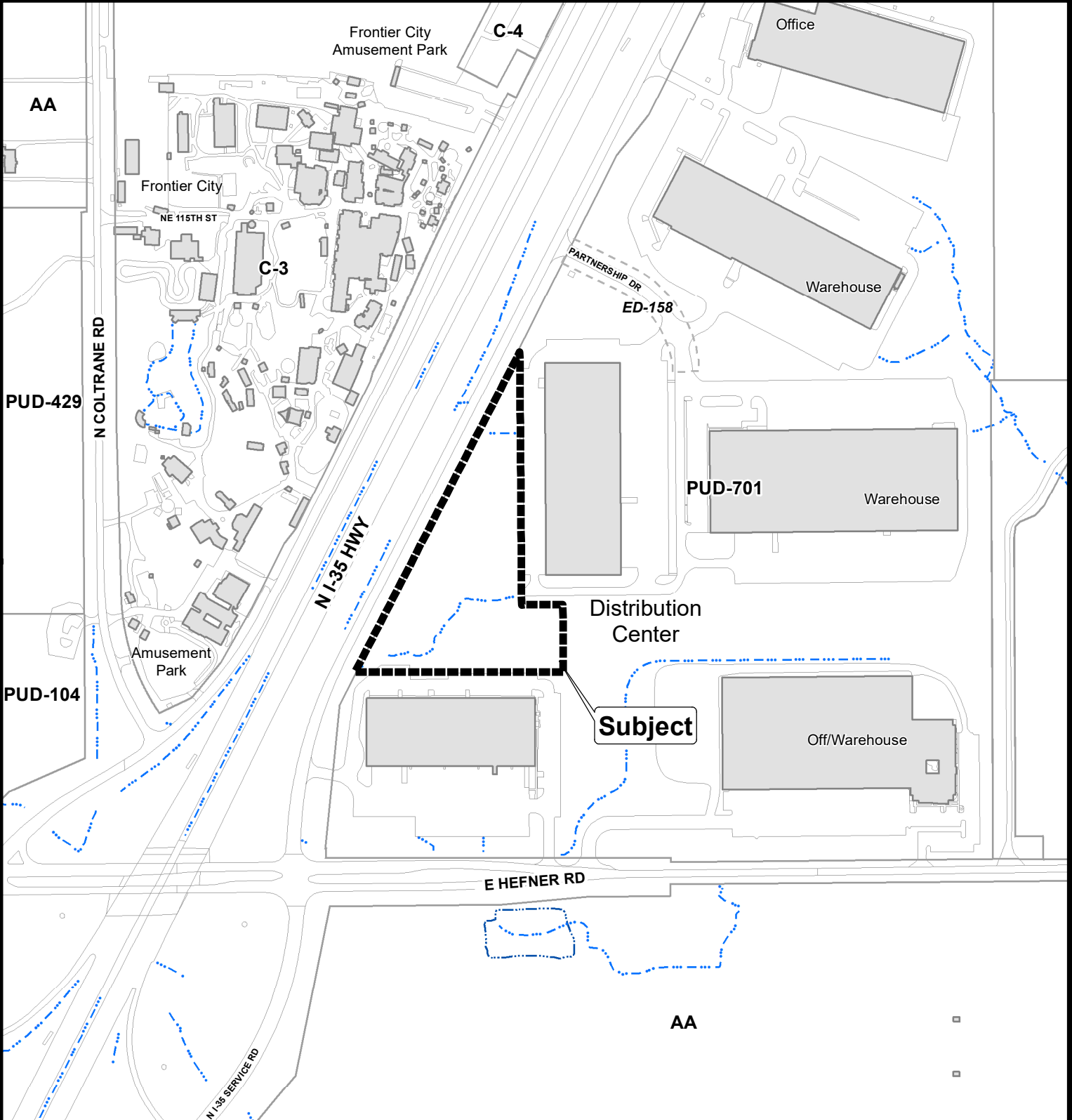
8.4 Electronic Message Display Signs

All electronic message display signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Division's review of construction plans and prior to City Council approval.

bd

Case No: PUD-2000 Applicant: Hefner Commerce Park, LLC
Existing Zoning: PUD-701
Location: 11100 N. I-35 Service Rd.



The City of
OKLAHOMA CITY

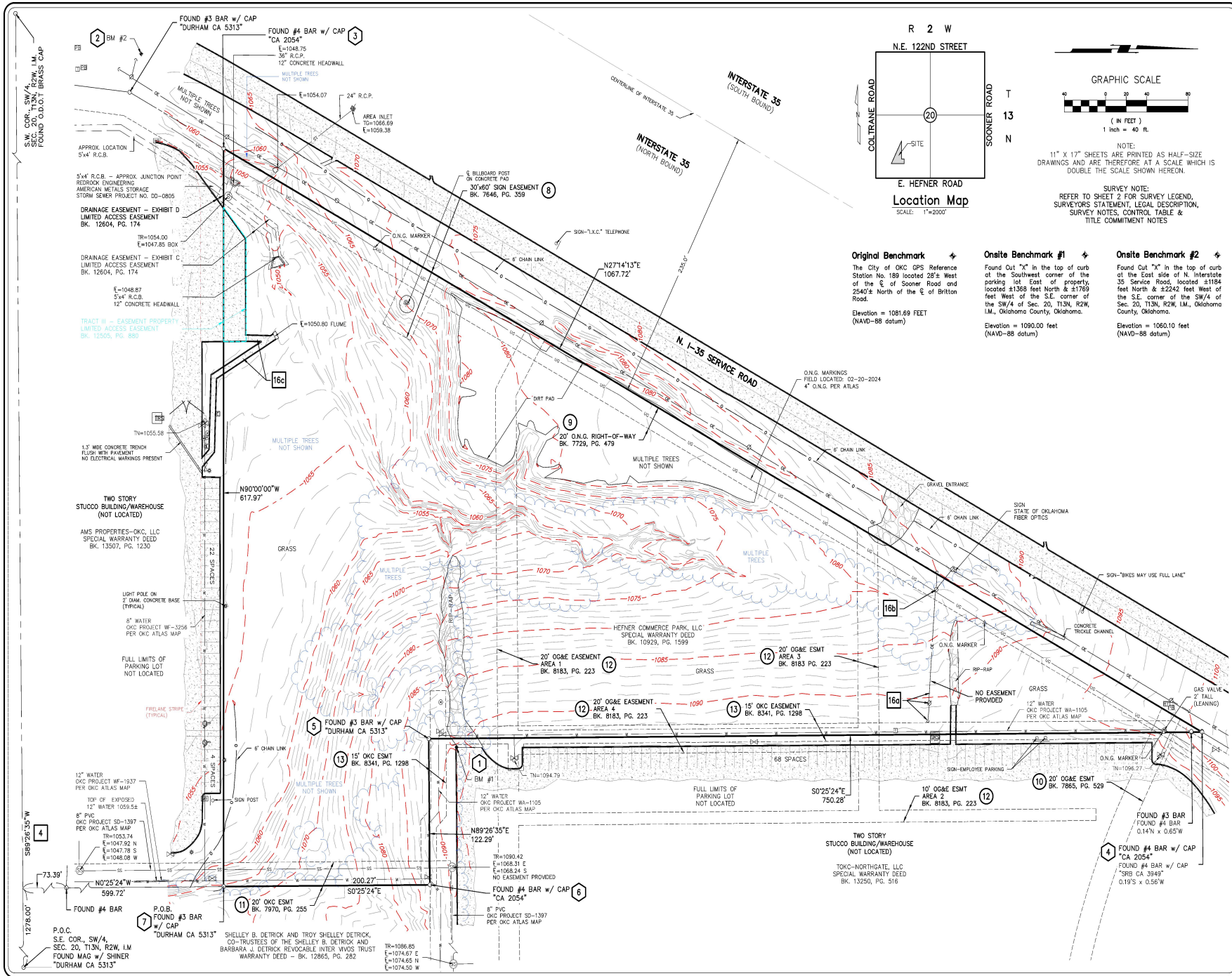
Planned Unit Development



0 200 400
Feet



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 ±1368 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 = 1080.00 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) 330-0800
Fax: (405) 330-0800
durham@durhamsurveying.com
EXPIRATION DATE: JUNE 30, 2024



BLUE BEACON, INC.
1-35 SERVICE ROAD & E. HEFNER ROAD
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE
NO.	
DESCRIPTION	
NO.	
DESCRIPTION	
NO.	
DESCRIPTION	
NO.	
DESCRIPTION	

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, L.L.C.;
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°26'35" 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 18, 2009, which shows the entire portion of the property described hereon as located in unshaded Zone (X) which is classified as areas 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 24021309403357, 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 Minimum Standards for the practice of Land Surveying as adopted by 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 fume 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 539 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 Easement in favor of Oklahoma Gas and Electric Company recorded in Book 8183, Page 223 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 and other public utilities recorded in Book 8341, Page 1298 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 12555, 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.

Survey Legend

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

TELEPHONE POCKET	WATER WELL	TRUCKED FLUSH	OKLAHOMA GAS & ELECTRIC CO.
TELEPHONE MANHOLE	WATER VALVE	FLUME LINE	OKLAHOMA NATURAL GAS CO.
TRAFFIC CONTROL BOX	GAS VALVE	TOP OF ROW	SOUTHWESTERN BELL TELEPHONE CO.
TRAFFIC SIGNAL POLE	GAS METER	TOP OF GRADE	CORRUGATED METAL PIPE
TRAFFIC - PARKING METER	PIPELINE MARKER	ACCESS EASEMENT	REINFORCED CONCRETE PIPE
CABLE TV RISER	UTILITY PULL BOX	UTILITY EASEMENT	REINFORCED CONCRETE BOX
POWER POLE	NEW POLE	DRAINAGE EASEMENT	BARB WIRE FENCE
LIGHT POLE	WORKING WELL	DRAINAGE & UTILITY EASEMENT	CHAIN LINK FENCE
GUY WIRE	PETRO INTAKE VALVE	BUILDING LINE	WOOD FENCE
UTILITY MANHOLE	HANDICAPPED SPACE	EASEMENT	UNDERGROUND PIPELINE
ELECTRIC MANHOLE	MAIL BOX	LIMITS OF NO ACCESS	UNDERGROUND NATURAL GAS
ELECTRIC METER	SECURIOUS TREE	RIGHT-OF-WAY	UNDERGROUND TELEPHONE
ELECTRIC RISER	EVERGREEN TREE		UNDERGROUND ELECTRIC
TRANSFORMER	45 BAR FENCE w/ YELLOW CAP		UNDERGROUND TRAFFIC SIGNAL
GLASS POST	STANDARD SURHAM CA 3317		UNDERGROUND FIBER OPTIC
SON	MAO NAIL SET w/ SHIMMER		UNDERGROUND CABLE TV
SANITARY SINKER MANHOLE	OKLAHOMA CERTIFIED CORNER	ASPHALT	STORM SINKER
CLEAN OUT	RECORDED IN THE BOOK	CONCRETE	SANITARY SINKER
CORNERPOST - ROOF DRAIN	RECORDED IN THE BOOK	GRAVEL	WATER LINE
STORM SINKER MANHOLE	RECORDED IN THE BOOK		OVERHEAD ELECTRIC
STORM CURB INLET HOOD	RECORDED IN THE BOOK		RAIL ROAD
FIRE HYDRANT	RECORDED IN THE BOOK		BRIDGE LINE
WATER METER	CENTERLINE		

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

Site Control

Point	Northing	Eastings	Elevation	Description
1	212467.8320	2135469.2590	1090.000	BM #1 - FOUND CUT "X"
2	212181.8140	2134869.0710	1060.100	BM #2 - FOUND CUT "X"
3	212261.8000	2134968.0160	1060.021	FOUND #4 BAR w/ CAP "CA 2054"
4	213211.1710	2135436.6700	1100.688	FOUND #4 BAR w/ CAP "CA 2054"
5	212460.7700	2135442.0970	1087.740	FOUND #3 BAR w/ CAP "DURHAM CA 5313"
6	212462.0100	2135564.4080	1086.704	FOUND #4 BAR w/ CAP "CA 2054"
7	212261.7510	2135565.8440	1065.245	FOUND #3 BAR w/ CAP "DURHAM CA 5313"
189	208975.6500	2139476.3790	1081.690	OKC GPS MONUMENT NO. 189

DURHAM SURVEYING, INC.

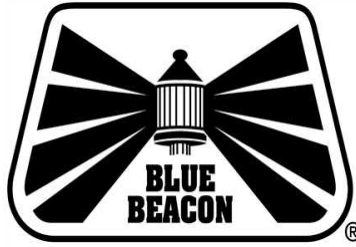


1800 SOUTH SARA ROAD, YUKON, OK 73099
Professional Land Surveyor
Firm #003380469
durham@durhamsurveying.com
JAN 30, 2024

BLUE BEACON, INC.
1-35 SERVICE ROAD & E. HEFNER ROAD
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

REVISONS	DESCRIPTION	DATE
NO.		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

SHEET NUMBER
2 of 2



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

2'x2'=
4 sq.ft.

16'x5'=80 sq.ft.

TRACTOR TRAILERS

Including Bobtails
& Washouts

RIGHT ↓ LANE

DOOR
OPENING
14'H x 13'W

2'x2'=
4 sq.ft.

16'x5'=80 sq.ft.

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



VAN
ACCESSIBLE

KEEP
RIGHT

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

EMPLOYEE
PARKING
ONLY

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

8'x3'=24 sq.ft.



Height 14' - Width 13'

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

Total per sign



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'

CAUTION
WATCH FOR
TRUCKS

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



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

EXIT

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

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

OTHER
TRUCKS &
VEHICLES
Express Wash

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

TRACTORS/ TRAILERS

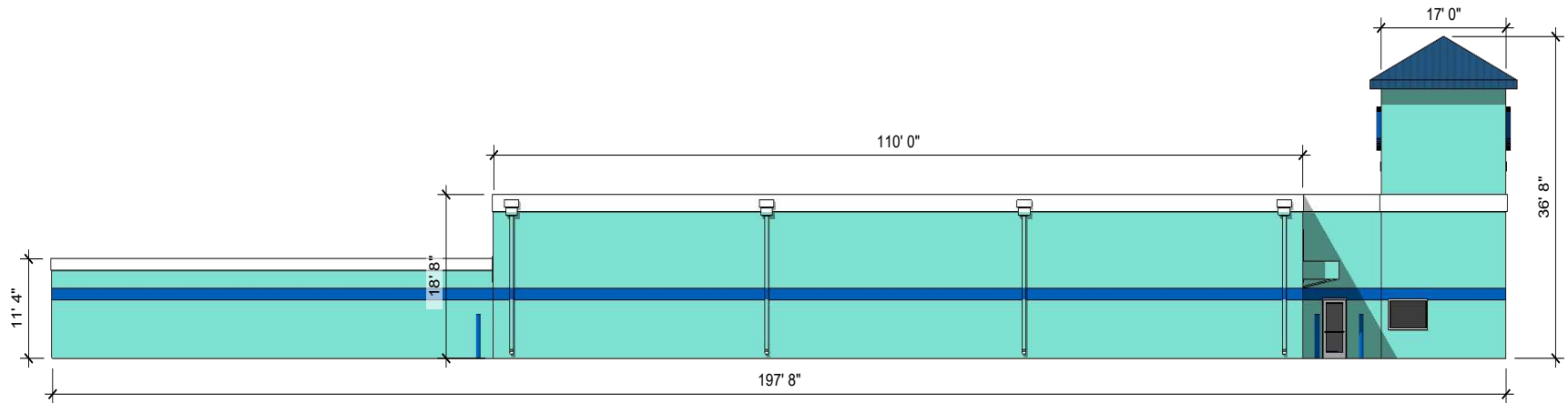
You asked, we listened
2 BAYS JUST FOR YOU
Getting you back on the
road, faster than ever.

8'x6'=48 sq.ft.

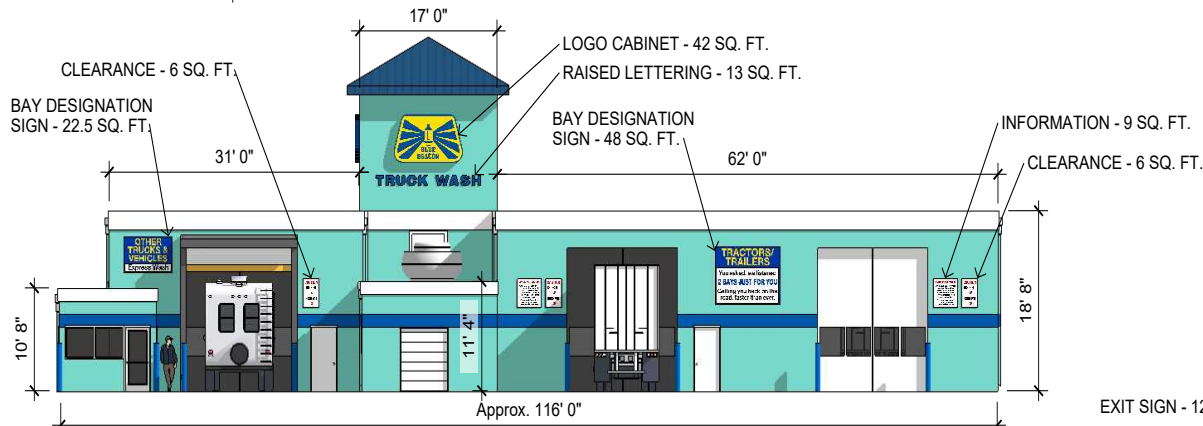


SITE SIGNING PLAN
(Not To Scale)

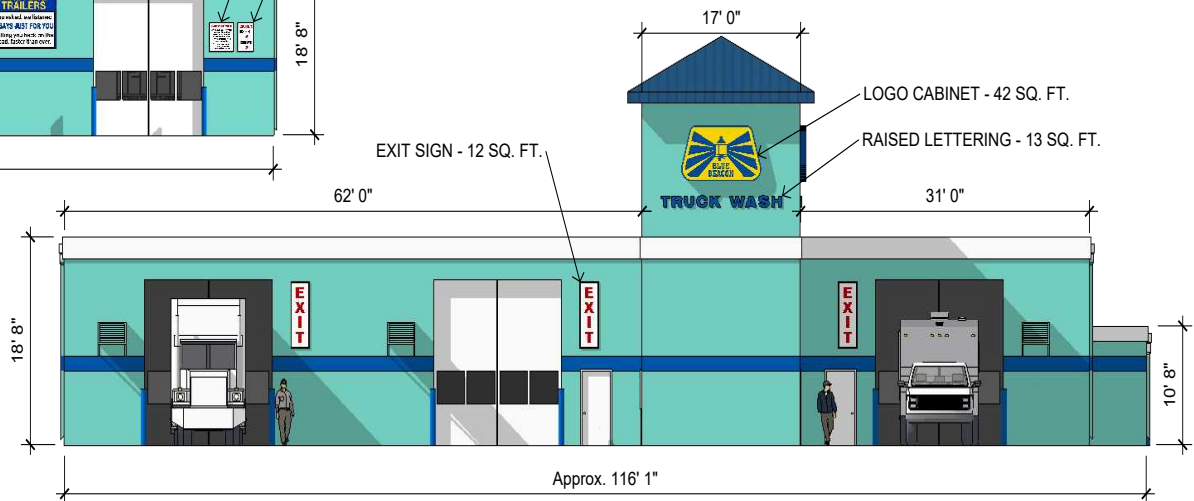




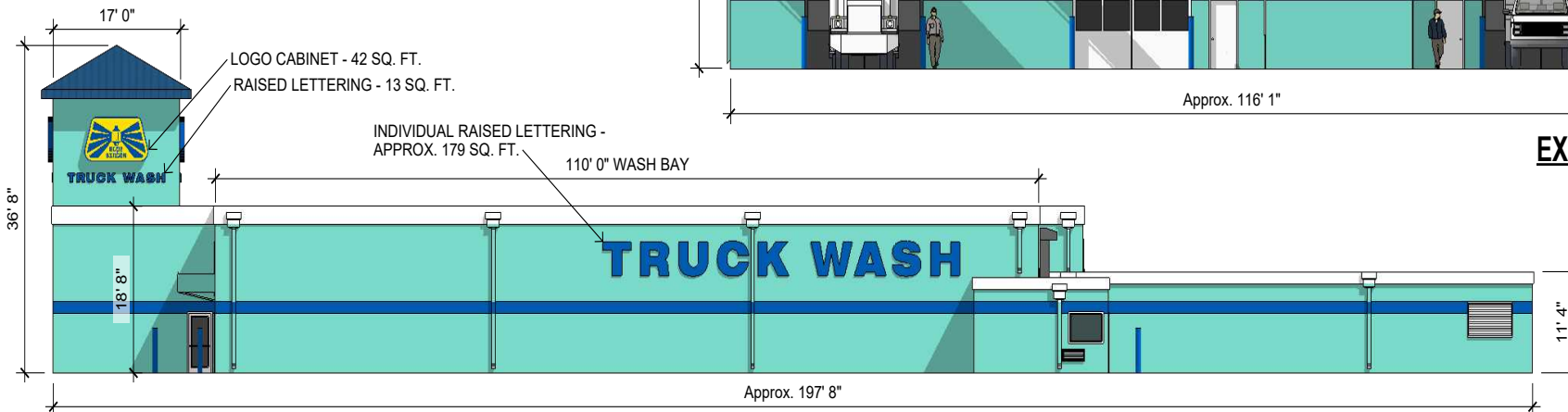
SPECIALTY BAY ELEVATION



ENTRANCE ELEVATION

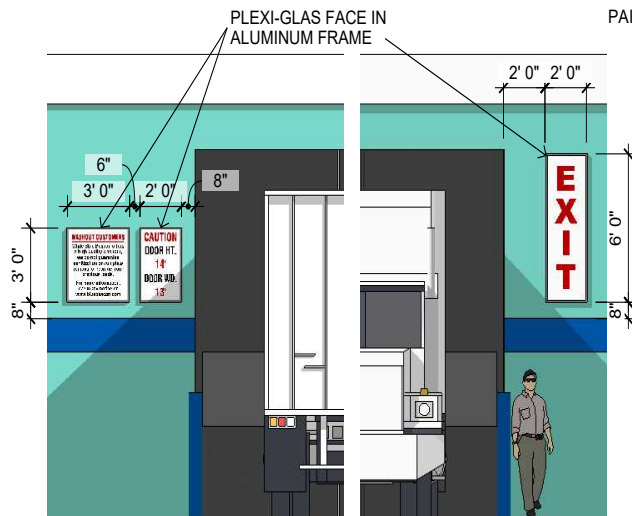


EXIT ELEVATION



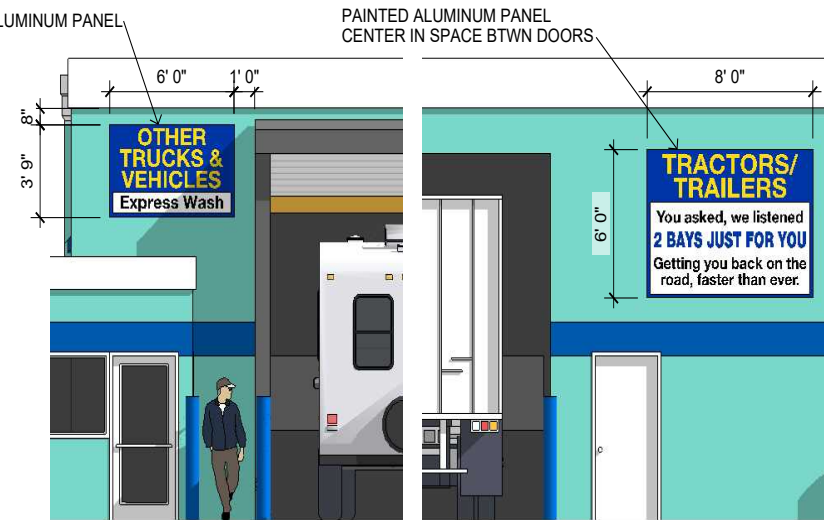
WASH BAY ELEVATION



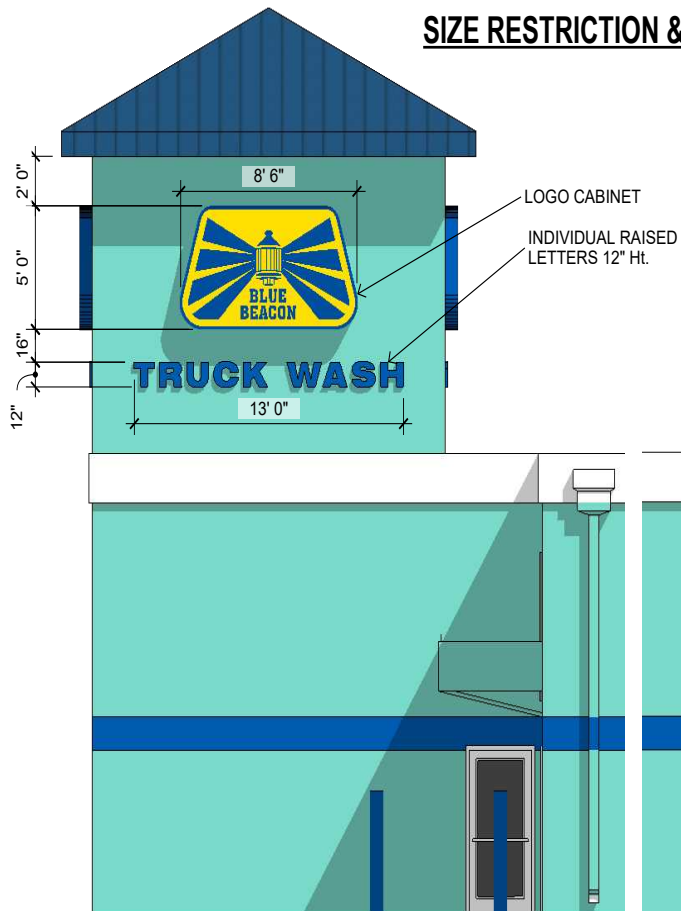


SIZE RESTRICTION &

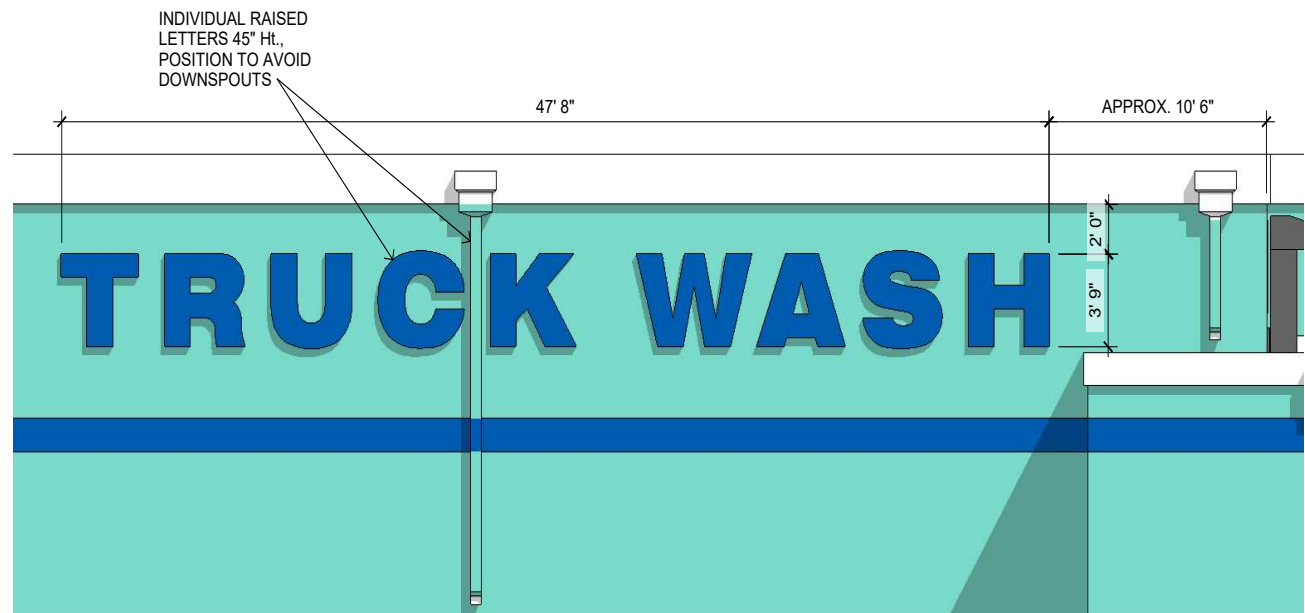
EXIT DESIGNATION



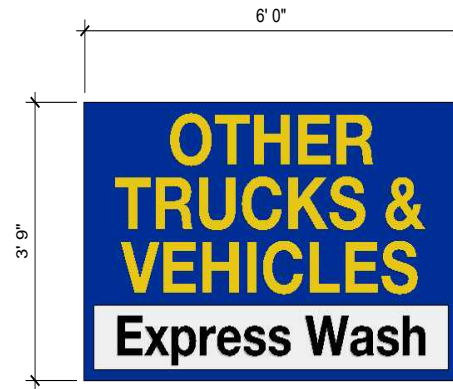
BAY DESIGNATION SIGNS



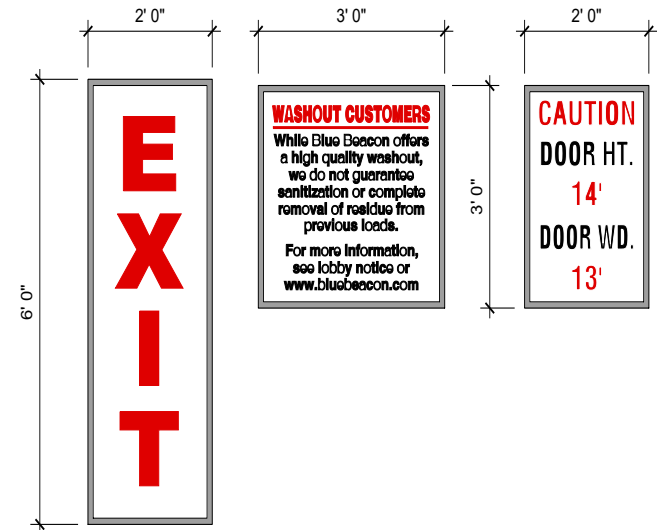
**LOGO CABINET & INDIVIDUAL
RAISED LETTERS**



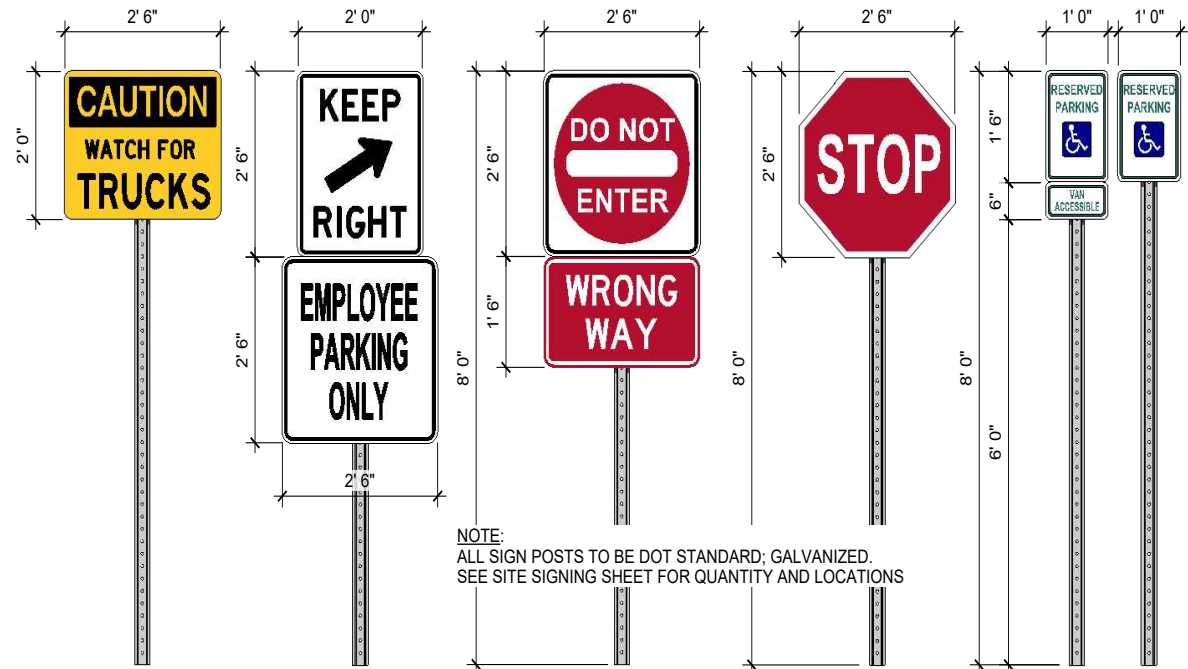
INDIVIDUAL RAISED LETTERS



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)



Case No: PUD-2000 Applicant: Hefner Commerce Park, LLC
Existing Zoning: PUD-701
Location: 11100 N. I-35 Service Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development

