



December 7, 2015

Hillside Crossing - PUD 207 Proposed Amendment – Development Area B

The development parcel is Lot 5 and part of Lot 4, Block 2, Hillside Crossings, a development located at the northwest corner of South 9th Street and State Highway 51.

A lot split is in process on Lot 4 to create two tracts, "A" and "B", as shown on the attached 'Lot Split Exhibit "A"'. The development parcel is "Tract A" and consists of approximately 4.2 acres.

The current proposed concept site plan is attached.

The requested Minor Amendment would allow:

1. The northernmost row of parking spaces to be closer to Hillside Drive than the minimum required 25 feet, as indicated on the site plan;
2. The southwesterly corner of the proposed building to encroach upon the required setback along Highway 51, as indicated on the site plan.

All other provisions of the PUD shall remain in effect as previously approved by the City of Broken Arrow.



Wallace Engineering
Structural Consultants, Inc.
200 East Brady Street
Tulsa, Oklahoma 74103
918.584.5858, Fax 918.584.8689
www.wallacesc.com

LOT SPLIT EXHIBIT "A"

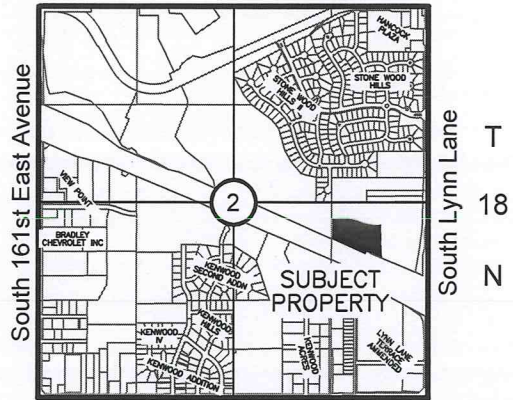
Page 1 of 4



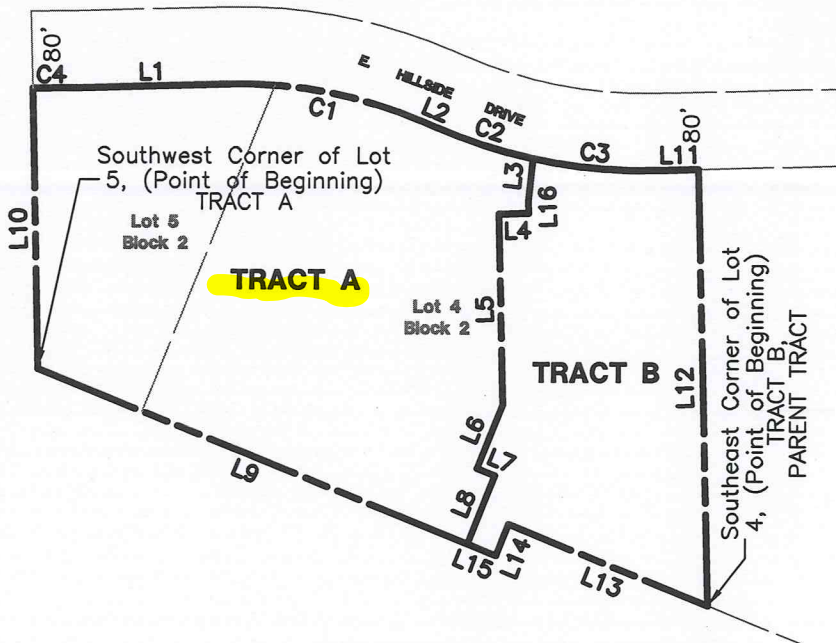
Scale: 1"=200'



R 14 E
East 61st Street South



East 71st Street South
Location Map



Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	203.05	480.00	201.54	S79°17'13"E
C2	105.33	560.00	105.18	S72°33'24"E
C3	131.56	560.00	131.26	S84°40'38"E
C4	39.27	1040.00	39.27	N89°40'33"E

Line Table

Line #	Length	Direction
L1	167.43	N88°35'39"E
L2	19.06	S67°10'06"E
L3	44.24	N05°54'04"E
L4	31.08	S88°35'40"W
L5	198.19	N01°24'20"W
L6	71.39	S21°56'28"W
L7	20.00	S68°03'32"E
L8	76.50	S21°56'28"W
L9	484.07	N68°03'31"W
L10	291.81	N01°15'50"W
L11	42.94	N88°35'39"E
L12	453.29	N01°24'21"W
L13	225.34	N68°03'34"W
L14	35.00	S21°56'28"W
L15	32.12	N68°03'39"W
L16	13.00	S01°24'20"E

FILE: 153011 LG-A

Notes

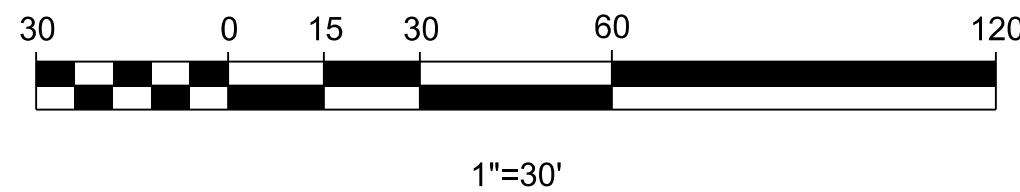
1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE WEST LINE OF LOT 5 AS BEING N68°03'33"W.
2. SEE EXHIBIT "A" PAGE 2 THRU 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOATEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/16

RECEIVED
December 7, 2015
BROKEN ARROW
DEVELOPMENT SERVICES

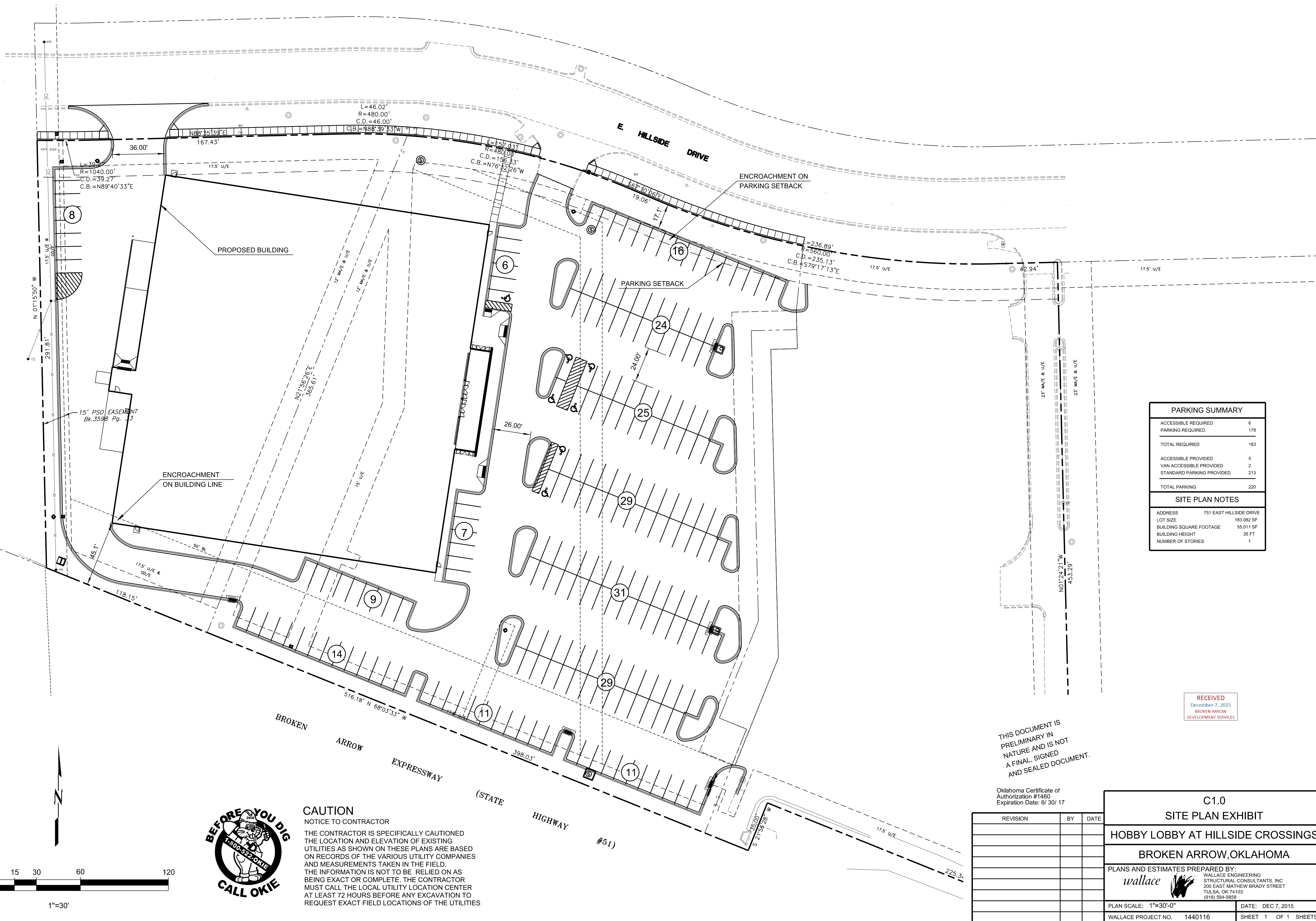
12/7/2015 3:02:53 PM \\civil-server\projects\1440116 Hobby Lobby\Drawings\Amendment\CO1Site.dgn



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



PARKING SUMMARY	
ACCESSIBLE REQUIRED	6
PARKING REQUIRED	178
TOTAL REQUIRED	183
ACCESSIBLE PROVIDED	5
VAN ACCESSIBLE PROVIDED	2
STANDARD PARKING PROVIDED	213
TOTAL PARKING	220
SITE PLAN NOTES	
ADDRESS	751 EAST HILLSIDE DRIVE
LOT SIZE	183,062 SF
BUILDING SQUARE FOOTAGE	55,011 SF
BUILDING HEIGHT	35 FT
NUMBER OF STORIES	1

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DEVELOPMENT SERVICES

THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED DOCUMENT.

Oklahoma Certificate of
Authorization #1460
Expiration Date: 6/30/17

REVISION	BY	DATE

C1.0 SITE PLAN EXHIBIT	
HOBBY LOBBY AT HILLSIDE CROSSINGS	
BROKEN ARROW, OKLAHOMA	
PLANS AND ESTIMATES PREPARED BY: <i>wallace</i> 	
WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC. 200 EAST MATHEW BRADY STREET TULSA, OK 74103 (918) 584-5858	
PLAN SCALE: 1"=30'-0"	DATE: DEC 7, 2015
WALLACE PROJECT NO. 1440116	SHEET 1 OF 1 SHEETS