

May 5th, 2025

SEC of Aspen Avenue & Creek Turnpike, Broken Arrow, OK 74011
Part of Section 34, Township 18, Range 14
Hackberry Market
PUD-001818-2024

Proposed Minor Amendment

The development parcel that is a part of the west half of the southwest quarter of section 34, township 18 North, range 14 East of the Indian base and meridian, Tulsa County, State of Oklahoma. Located at the southeast corner of South Aspen Avenue & Creek Turnpike.

The current proposed concept site plan is attached.

The requested Minor Amendment would allow:

1. For there to be partial rooftop screening of equipment from the rear, by reducing the rear parapet wall to a height of 3'. Complete screening of equipment, from the front and side view, will be maintained.
2. Expanded metal mesh to be the material used for fencing on the Garden Center.

As a part of this minor amendment, the applicant will increase the tree planting requirements by 20% for the landscape edge at the north side of the proposed Home Depot parcel. See attached planting plan markup for more information.

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

End of amendment.

FINAL PLAT

HACKBERRY MARKET

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THIRTY-FOUR (34),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD-001818-2024

OWNER:
Royce Enterprises, Inc.
12910 Pierce Street, Suite 110
Omaha, Nebraska 68144
Phone: (402) 933-3663
CONTACT: LAWRENCE R. JAMES II
chip@lockwooddev.com

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
A. NICOLE WATTS, P.E.
nicole.watts@wallace.design

SURVEYOR:
Sisemore & Associates, Inc.
6660 South Sheridan Road, Suite 210
Tulsa, Oklahoma, 74133
Phone: (918) 665-3600
OK CA NO. 2421, EXPIRES 6/30/2025
SHAWN A. COLLINS, PLS 1788
scollins@sw-assoc.com

LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
L/E = LANDSCAPE EASEMENT
SWE = SIDEWALK EASEMENT
U/E = UTILITY EASEMENT
ESMT. = EASEMENT
BK./PG. = BOOK/PAGE
OTA = OKLAHOMA TURNPIKE AUTHORITY
L-OTA = LEGAL BEARING PER FILED DOCUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

5991 ADDRESS
1 BLOCK NUMBER
2 LOT NUMBER
O IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK AND
ONE (1) RESERVE AREA.
RESERVE AREA A CONTAINS 31,035 SF (0.71 ACRES)
SUBDIVISION CONTAINS 1,330,506 SF (30.54 ACRES)
R/W DEDICATED BY PLAT CONTAINS 23,827 SF (0.55 ACRES)

PROPERTY ZONED: (COMMERCIAL GENERAL)/PUD-001818-2024

MONUMENTATION
3/8" IRON PIN FOUND AT ALL PROPERTY CORNERS UNLESS
OTHERWISE NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

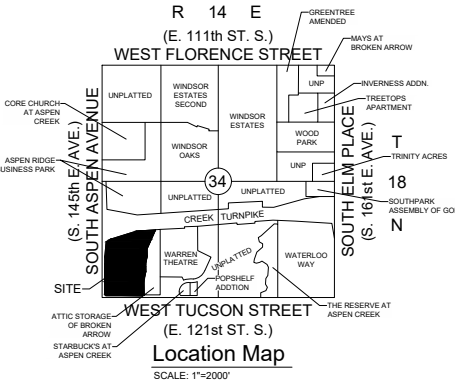
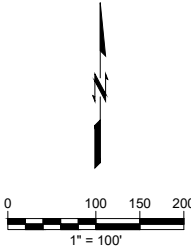
BENCHMARK
CHISELED SQUARE ON CONCRETE CURB
NORTHING=366998.0560
EASTING=2615937.0190
ELEV=661.19
VERTICAL DATUM NAVD 1988

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF
LEGAL DESCRIPTION.

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, OKLAHOMA AND INCORPORATED AREAS. MAP NO.
4014302452L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS
THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON
AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR
FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
FEBRUARY 17, 2025



LINE TABLE					
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	25.00'	S 88°04'59" W	L22	15.00'	S 01°34'27" E
L2	22.63'	S 55°02'50" E	L23	10.75'	S 88°04'59" W
L3	2.27'	S 02°51'04" W	L24	35.35'	S 62°55'36" W
L4	10.00'	S 02°11'22" E	L25	241.04'	S 88°02'07" W
L5	10.00'	N 61°18'44" W	L26	35.17'	S 79°05'01" W
L6	35.35'	N 46°18'39" W	L27	59.68'	S 01°55'01" E
L7	10.00'	N 31°18'33" W	L28	10.46'	N 01°57'53" W
L8	12.65'	S 01°55'01" E	L29	15.00'	N 88°02'07" E
L9	204.70'	S 88°04'59" W	L30	10.46'	S 01°57'53" E
L10	225.86'	N 88°04'59" E	L31	10.46'	N 01°57'53" W
L11	165.60'	S 01°55'01" E	L32	15.00'	N 88°02'07" E
L12	30.00'	N 01°55'01" W	L33	10.46'	S 01°57'53" E
L13	24.66'	N 88°04'59" E	L34	14.30'	N 51°12'47" E
L14	15.00'	S 01°55'01" E	L35	7.00'	N 01°57'53" W
L15	10.66'	S 88°04'59" W	L36	69.09'	N 01°55'01" W
L16	171.37'	S 01°55'01" E	L37	360.53'	N 88°02'07" E
L17	10.78'	N 88°32'49" E	L38	43.36'	S 76°03'24" W
L18	15.00'	S 01°30'02" E	L39	10.80'	S 64°03'35" W
L19	10.67'	S 88°29'58" W	L40	131.85'	N 88°02'07" E
L20	120.87'	S 01°55'01" E	L41	43.36'	N 76°03'24" E
L21	10.84'	N 88°04'59" E	L42	16.18'	S 41°03'43" E

LOT AREA TABLE (BLOCK 1)		
LOT #	AREA (SF)	(ACRE)
1	600,869	13.79
2	64,937	1.49
3	62,100	1.43
4	185,067	4.25
5	219,929	5.05
6	142,741	3.28

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma,

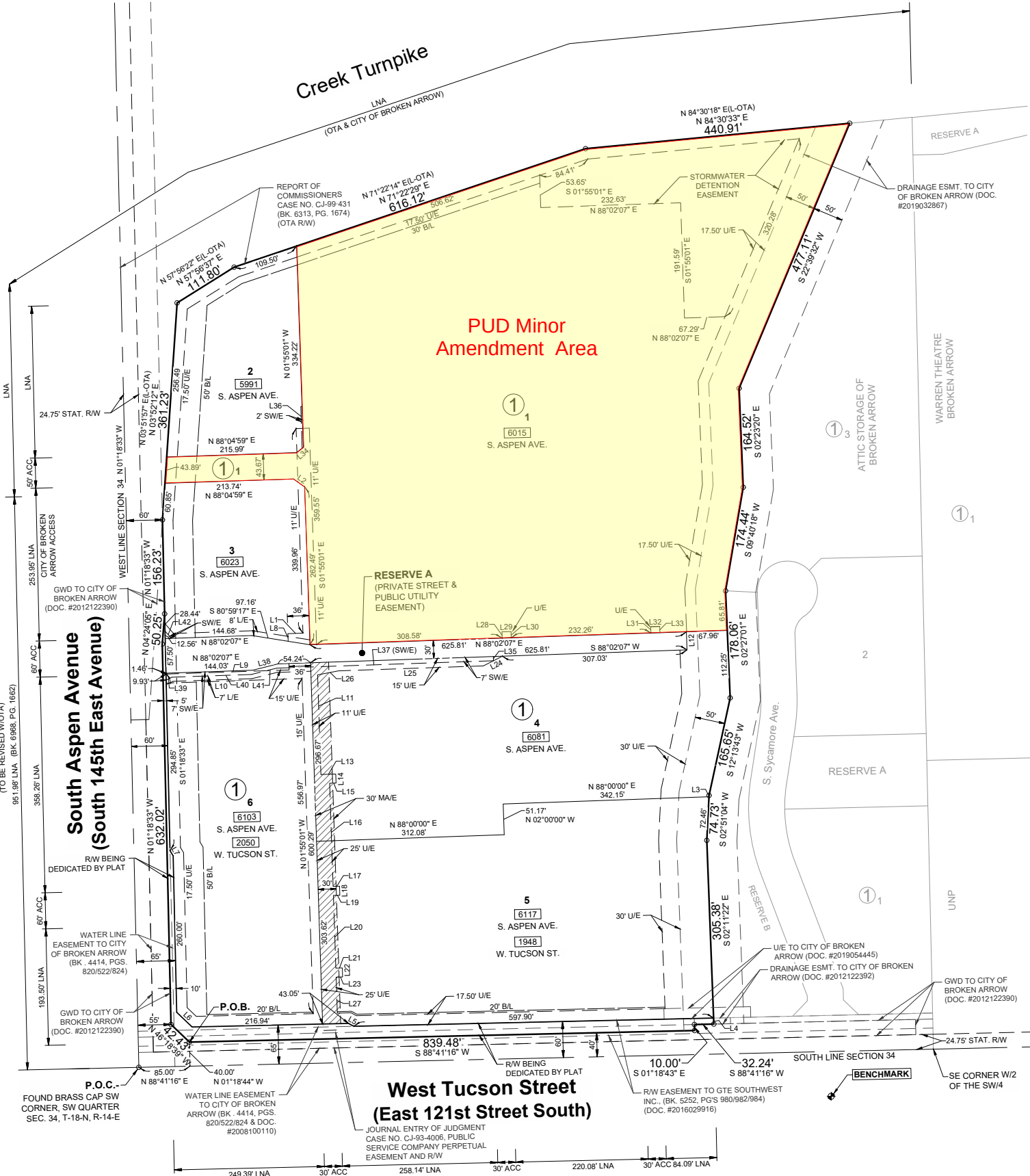
Mayor

Attest: City Clerk

BACKFLOW PREVENTER NOTE

"ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL
A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES
AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER."
BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.
ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

STORMWATER DETENTION ACCOMODATIONS FOR THIS SITE
ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF
DETENTION DETERMINATION NO.: DD-090924-52



ORIG SIZE: 24" X 36"

PLOT: 4/23/25

\\civil-server\projects\2440478 Broken Arrow Commercial Development\04 Production\01 Design Drawings\04 Plat\2440478 Final Plat.dwg

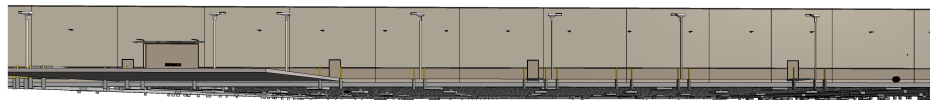
DATE: 4/23/2025
HACKBERRY MARKET
PR-000784-2024
FINAL PLAT
SHEET 1 OF 3



2 perspective
SCALE |



3 perspective
SCALE |



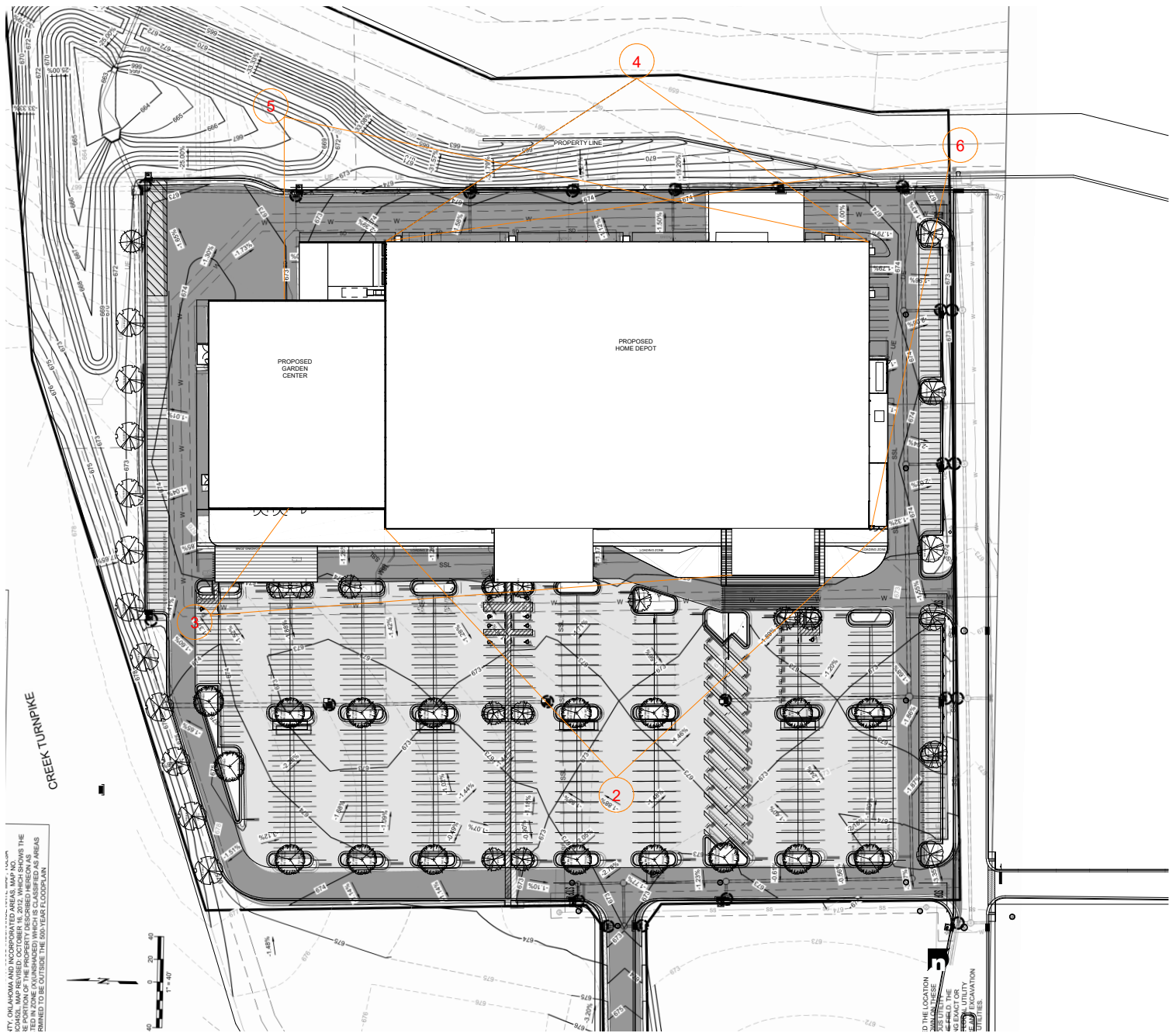
4 perspective
SCALE |



5 perspective
SCALE |



6 perspective
SCALE |



1 sightline study plan
SCALE | 1" = 40'-0"





exterior material legend

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	ACCENT BAND	METAL	PRE-FINISHED	THD HOMER BUCKET ORANGE	CUSTOM PPG
2	TILT PANEL SMOOTH	CONCRETE	PAINT	THD BEIGE	CUSTOM PPG
3	TILT PANEL SMOOTH	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
4	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
5	TILT PANEL SIDING FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
6	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	WICKER BASKET	PPG
7	ACCENT BAND	METAL	PRE-FINISHED	THD BRONZE	CUSTOM PPG
8	PARAPET CAP	METAL	PRE-FINISHED	DARK GREY	STANDARD
9	SECURITY FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
10	CHAIN LINK FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
11	CANOPY	METAL	PRE-FINISHED	BRONZE	STANDARD
12	PIPE BOLLARD	METAL	PAINTED	YELLOW	STANDARD
13	CONCRETE CURB	CONCRETE	TROWEL	N	
14	SIGNAGE	METAL	PRE-FINISHED	C	
15	STOREFRONT	ALUMINUM	PRE-FINISHED	BRON	
16	LIGHTING	METAL	PRE-FINISHED	E	
17	EQUIPMENT	STEEL	PRE-FINISHED		
18	OVERHEAD COILING DOOR PERFORATED	STEEL	PRE-FINISHED		
19	OVERHEAD COILING DOOR	STEEL	PRE-FINISHED	BE	
20	SECTIONAL DOCK DOOR	STEEL	PRE-FINISHED	BE	

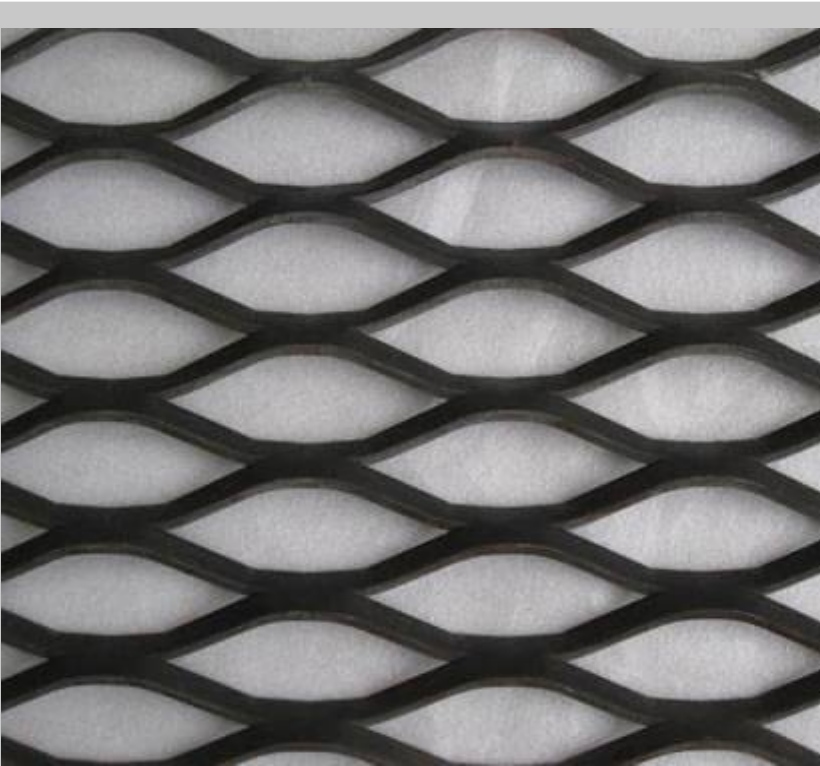
paint finish schedule

MARK	PITT COLOR NAME AND NO.
P-2	THD BEIGE
P-3	THD SUEDE
P-4	"WICKER BASKET" PPG1020-6
P-5	THD BRONZE
P-6	CLOUDY SLATE PP0996-4
P-7	SAFETY YELLOW
P-8	SAFETY RED
P-9	(PACKAGED WHITE (NO TNT))
P-10	STARLESS SKY PP0996-7
*PITT DOES NOT IDENTIFY CUSTOM COLORS WITH A PAINT NUMBER OR COLOR	

BLACK EXPANDED METAL MESH
0'-0" TO 10'-0" (TO PREVENT TH



CONCRETE TILT PA
BROKEN ARROW, C
COLOR ELEVATIONS



\\csl-server\Projects\2440517 Home Depot - Broken Arrow\04 Design Drawings\2440517 - Broken Arrow Home Depot - sheet1 - lscp.dwg PLOT:5/5/2025 11:25:11 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.

LANDSCAPE REQUIREMENT SUMMARY

LANDSCAPED EDGE

REQUIRED: 1 TREE PER 40 LF (PER PUD MINOR AMENDMENT)

CREEK TURNPIKE (NORTH SIDE)- 633':

STREET TREES REQUIRED: 16 TREES
STREET TREES PROVIDED: 16 TREES

REQUIRED: 10 SHRUBS PER 50LF

(LANDSCAPE EDGE IS LESS THAN 30FT IN WIDTH)

CREEK TURNPIKE (NORTH SIDE)- 210':
PROVIDED: 42 SHRUBS
44 SHRUBS

INTERIOR PARKING LOT LANDSCAPE

REQUIRED: 1 TREE PER 15 PARKING SPACES

TOTAL PARKING SPACES 456 SPACES

REQUIRED: 31 TREES

PROVIDED: 35 TREES

LANDSCAPED AREA SUMMARY

LOT AREA 480,360 S.F.

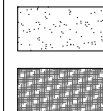
LANDSCAPED AREA REQUIRED 48,036 S.F.

PERCENTAGE OF LOT 10%

LANDSCAPED AREA PROVIDED 57,311 S.F.

PERCENTAGE OF LOT 12%

LEGEND



SOLID SOD BERMUDAGRASS

3" DEPTH DOUBLE GROUND
HARDWOOD MULCH

3/16" STEEL BED EDGING



DECIDUOUS TREE



EVERGREEN TREE



wallace design
collective
wallace design collective, pc
structural-civil-landscape-survey
410 n walnut ave., suite 200
oklahoma city, oklahoma 73104
405.236.5858
oklahoma ca #CA03146
exp. date 06/30/25

**THE HOME DEPOT
BROKEN ARROW STORE # 3912
CONSTRUCTION PLANS
BROKEN ARROW, OKLAHOMA**

DATE
04/08/2025

DESCRIPTION
CITY SUBMITTAL

DATE 5/5/2025
PROJECT NO. 2440517
SHEET NAME

PUD
AMENDMENT
LANDSCAPE PLAN
SHEET NO.

L-101

