

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

SUBDIVISION PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: NF DATE FILED: 2/25/22 PLAT NAME: Saint Francis Hospital South

CITY **COUNTY** REFERRAL CITIES: _____

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>3/17/22</u>	ZONING/PUD/CO CASE:	PUD-586-A
		TMAPC DATE:	
TMAPC:	<u>4/16/22</u>	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE/c of 91st St. S. & Hwy 169 TRACT SIZE: 40.93 ± acres

LEGAL DESCRIPTION: See attached

PRESENT USE: Hospital/Vacant PRESENT ZONING: CO/ T-R-S:18-14-18 COUNCIL DISTRICT: 7 CO COMM DISTRICT: 1

WATER SUPPLY: City of Tulsa PUD586A SANITARY SEWER: City of Tulsa

ELECTRIC: PSO GAS: ONG PHONE: _____ TV: _____ SCHOOL DISTRICT: _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Hospital

PROPOSED ZONING: CO/PUD586A LOTS PROPOSED: 2 + 1 Reserve BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Lou Reynolds</u>	NAME	<u>Saint Francis Health System</u>
ADDRESS	<u>2727 E. 21st St., Ste. 200</u>	ADDRESS	<u>6161 S. Yale Ave.</u>
CITY, ST, ZIP	<u>Tulsa, OK 74114</u>	CITY, ST, ZIP	<u>Tulsa, OK 74136</u>
DAYTIME PHONE	<u>(918) 747-8900</u>	DAYTIME PHONE	
EMAIL	<u>lreynolds@cellerdetrich.com</u>	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		<u>2/25/22</u>	

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Attorney

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION	
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
FINAL PLAT FEE:	\$900	DATE/VOTE:	
MINOR PLAT FEE:	\$650	CONDITIONS:	
TOTAL AMOUNT DUE:	\$		
RECEIPT NUMBER: <u>234359</u>			

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

Draft Final Plats – 4 folded full-size copies & PDF

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

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SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, _____ 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, _____ 1:30 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF - Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

INCOG

Two West 2nd Street #800
 Tulsa, OK 74103-3116
 (918)584-7526 Fax: (918)583-1024
 www.incog.org

Receipt No. 234359

RECEIPT

Customer Name ELLER & DETRICH

Date: 02/23/22

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
TMAPC RECEIPTS				
	Zoning Letter	Zoning Letter	\$ 75.00	
	Zoning Letter - w/in a Development Plan		150.00	
	Zoning - City	Zoning	1,000.00	
	Zoning - Optional Development Plan		250.00	
	Zoning - County		1,000.00	
	Zoning to AG or AG-R		500.00	
	Mixed Use Zoning (MX District)		1,250.00	
	Master Planned Development (MPD)		1,500.00	
	Special Area or Parking Impact Overlay		1,500.00	
	Historic Preservation Overlay		1,000.00	
	Expansion of existing Overlay District		500.00	
	Corridor Development Plan		1,500.00	
	PUD - County		1,500.00	
	TMAPC Agenda Fee		50.00	
	Detail Site Plan	Plan Review	250.00	
	Landscape Plan		150.00	
	Alternative Compliance Landscape Plan		150.00	
	Sign Plan (up to 2 signs)		200.00	
	Additional Signs (\$50.00 each)		50.00	
	Minor Revision to Site/Landscape Plans		50.00	
	Minor Amendment - PUD/CO/MPD/ODP		250.00	
	Major Amendment - PUD/CO/MPD/ODP		1,500.00	
	Abandonment of a PUD		500.00	
	Minor Subdivisions	Subdivisions	650.00	
1	Plat - Preliminary	PUD-586-A	1,200.00	1,200.00
	Plat - Final		900.00	
	Development Regulations Compliance		500.00	
	Exempt Land Division Application	Other	100.00	
	Plat - Reinstatement / Extension		100.00	
	Accelerated Release/Building Permit		500.00	
	Access Change		100.00	
	Lot Splits	Lots	150.00	
	Lot Line Adjustments		150.00	
	City of Tulsa Board of Adjustment	BOA	350.00	
	Tulsa County Board of Adjustment			
	Comprehensive Plan Amendment	CPA	250.00	
TOTAL TMAPC RECEIPTS				\$ 1,200.00
TOTAL INCOG RECEIPTS				\$ -
TOTAL DUE				\$ 1,200.00

Payment Details

Check No. 11590
 Cash

MC
 VISA
 Fees Waived

CREDIT CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS

Credit Card Charge

Cash/Check 1,200.00

5% credit card fee \$0.00

TOTAL AMOUNT PAID \$1,200.00

Receipt taken by: T HORNE

PRELIMINARY PLAT
**SAINT FRANCIS
HOSPITAL SOUTH**

CITY OF TULSA, TULSA COUNTY

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT

OWNER

SAINT FRANCIS HEALTH SYSTEM
6161 S. YALE AVE.
TULSA, OKLAHOMA 74138

ENGINEER

WALLACE DESIGN COLLECTIVE, PC
123 NORTH MARTIN LUTHER KING JR. BLVD.
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/23
ALAN TAYLOR P.E.
alan.taylor@wallace.design

SURVEYOR

BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-935-0350
RPLS 1556, CA #4502
EXPIRES 6/30/2022
wade@bennettsurveying.com

SUBDIVISION STATISTICS

TRACT OF LAND CONTAINS TWO (2) LOTS IN ONE BLOCK (1) AND ONE (1) RESERVE CONTAINING 40.93 ACRES MORE OR LESS.

MONUMENTATION

3/8" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK

BENCHMARK	BENCHMARK	BENCHMARK
BM-1 CHISELED "X" ELEV=710.90 N=383328.398 E=2601572.607	BM-2 CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.570	BM-3 CHISELED "X" ELEV=702.84 N=382790.868 E=2601924.355

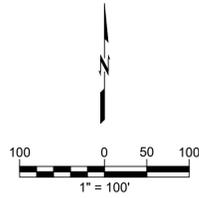
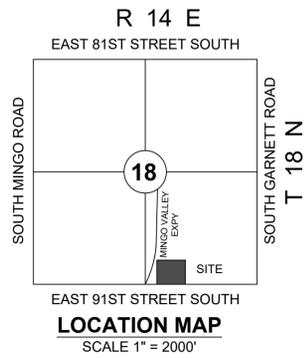
BENCHMARK	BENCHMARK	BENCHMARK
BM-4 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473	BM-5 CHISELED SQUARE ELEV=708.59 N=382896.290 E=2601554.628	BM-6 CHISELED "X" ELEV=710.21 N=383188.330 E=2601575.031

BASIS OF BEARINGS

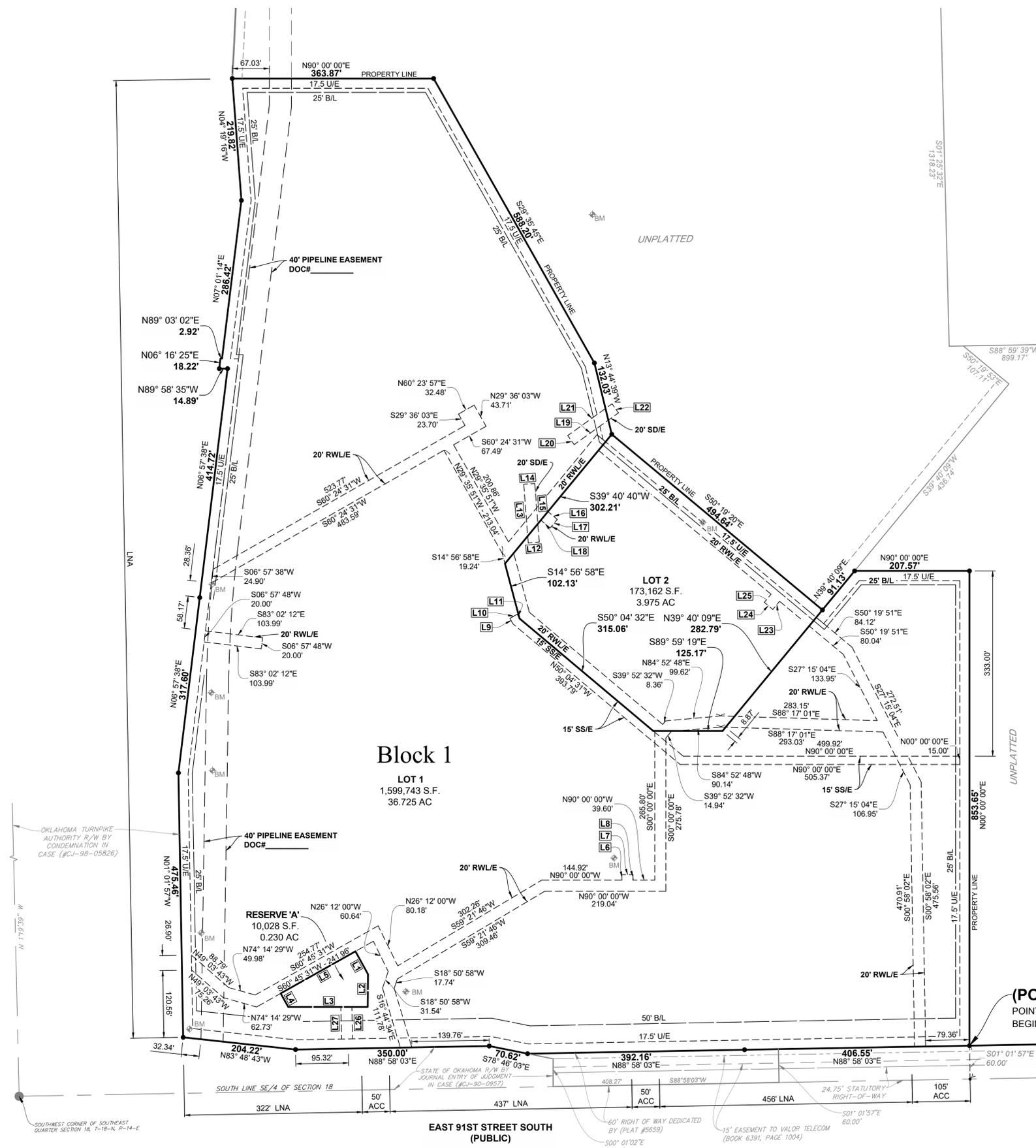
HORIZONTAL DATUM FOR THE SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD 83. VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

LEGEND

- ACC LIMITS OF ACCESS
- LNA NO LIMITS OF ACCESS
- B/L BUILDING LINE SETBACK
- RWL/E RESTRICTED WATER LINE EASEMENT
- SD/E STORM DRAIN EASEMENT
- U/E UTILITY EASEMENT
- ROW RIGHT OF WAY
- FOUND 3/8" IRON PIN
- SET 3/8" IRON PIN
- XXX- ADDRESS
- C20 LINE NUMBER TAG



LINE NO.	LENGTH (FT)	BEARING
L1	46.98	S28° 51' 10"E
L2	58.90	N0° 25' 00"E
L3	143.65	N90° 00' 00"E
L4	27.99	N29° 14' 29"W
L5	154.81	S60° 45' 31"W
L6	10.02	N0° 00' 00"E
L7	20.00	N90° 00' 00"E
L8	10.02	N0° 00' 00"W
L9	11.36	S29° 35' 51"E
L10	15.00	N60° 24' 09"E
L11	8.65	S29° 35' 51"E
L12	20.00	N85° 35' 29"E
L13	105.83	S4° 24' 31"E
L14	20.00	N85° 35' 29"E
L15	105.83	S4° 24' 31"E
L16	22.00	N50° 19' 20"W
L17	20.00	S39° 40' 40"W
L18	22.00	N50° 19' 20"W
L19	98.33	N54° 29' 38"E
L20	20.00	S35° 30' 22"E
L21	98.33	N54° 29' 38"E
L22	20.00	S35° 30' 22"E
L23	19.13	S39° 52' 32"W
L24	20.00	S50° 07' 28"E
L26	57.29	S0° 59' 31"E
L27	57.63	S0° 59' 31"E



Block 1
LOT 1
1,599,743 S.F.
36.725 AC

LOT 2
173,162 S.F.
3.975 AC

RESERVE 'A'
10,028 S.F.
0.230 AC

(POB)
POINT OF BEGINNING

(POC)
POINT OF COMMENCEMENT
SOUTHEAST CORNER (S/2)
OF THE (SE/4), SECTION 18,
T-18-N, R-14-E.

SAINT FRANCIS HOSPITAL SOUTH

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SAINT FRANCIS HOSPITAL SOUTH, L.L.C., AN OKLAHOMA NOT-FOR-PROFIT LIMITED LIABILITY CORPORATION, SAINT FRANCIS HOSPITAL, INC., AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC., AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, THE WARREN PROFESSIONAL BUILDING CORPORATION, AN OKLAHOMA CORPORATION (COLLECTIVELY, THE "OWNERS"), OWN THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA; THENCE S88°50'03"W AND ALONG THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF 916.28 FEET; THENCE N01°01'57"W FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S88°50'03"W OR A DISTANCE OF 406.55 FEET; THENCE S88°58'03"W FOR A DISTANCE OF 392.16 FEET; THENCE N78°46'03"W FOR A DISTANCE OF 70.62 FEET; THENCE S88°58'03"W FOR A DISTANCE OF 350.00 FEET; THENCE N83°48'43"W FOR A DISTANCE OF 204.22 FEET; THENCE N01°01'57"W FOR A DISTANCE OF 475.46 FEET; THENCE N06°57'38"E FOR A DISTANCE OF 317.60 FEET; THENCE N06°57'38"E FOR A DISTANCE OF 414.72 FEET; THENCE N89°58'39"W FOR A DISTANCE OF 14.89 FEET; THENCE N06°19'22"E FOR A DISTANCE OF 19.22 FEET; THENCE N89°30'02"E FOR A DISTANCE OF 23.92 FEET; THENCE N07°01'14"E FOR A DISTANCE OF 286.42 FEET; THENCE N04°19'19"W FOR A DISTANCE OF 219.82 FEET; THENCE N06°00'00"E FOR A DISTANCE OF 363.87 FEET; THENCE S29°35'45"E FOR A DISTANCE OF 588.20 FEET; THENCE S13°44'39"E FOR A DISTANCE OF 132.03 FEET; THENCE S50°19'20"E FOR A DISTANCE OF 484.64 FEET; THENCE N39°40'09"E FOR A DISTANCE OF 91.13 FEET; THENCE N00°00'00"E FOR A DISTANCE OF 207.57 FEET; THENCE S00°00'00"W A DISTANCE OF 853.65 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 49.53 ACRES MORE OR LESS.

THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, ONE (1) BLOCK AND RESERVE "A" CONFORMITY WITH THE ACCOMPANYING PLAN AND SURVEY THEREOF, AND HAVE DESIGNATED THE SUBDIVISION AS "SAINT FRANCIS HOSPITAL SOUTH", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

NOW, THEREFORE, THE OWNERS, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, THEIR GRANTEES, SUCCESSORS AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNERS OF ANY PROPERTY WITHIN THE SUBDIVISION (THE "LOT OWNERS") AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY.

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY, SANITARY SEWER, ELECTRIC, AND TELECOMMUNICATIONS EASEMENTS:

EASEMENT DEDICATION. THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "LINE" OR "UTILITY EASEMENT" AND THE SANITARY SEWER EASEMENTS DESIGNATED AS "SIDE" OR "SANITARY SEWER EASEMENT", AND THE STORM SEWER EASEMENTS DESIGNATED AS "SIDE" OR "STORM SEWER EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SUCH SANITARY SEWER, ELECTRIC, TELEPHONE, TELEVISION, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE CONDUCITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED, HOWEVER, THE OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAN, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAN. THE OWNERS HERIN IMPOSE A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAN, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF SUCH EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, SIGNAGE, CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE:

1. **UNDERGROUND SERVICE.** ALL SUPPLY LINES INCLUDING ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR SUCH SERVICES AS DEPICTED ON THE ACCOMPANYING PLAN. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SUCH EASEMENTWAYS. UNDERGROUND SERVICE CABLES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A FOOTWIDTH EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

2. **ACCESS.** THE SUPPLIER OF ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS SERVICES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTWAYS SHOWN ON THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

3. **PROTECTION OF FACILITIES.** THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

4. **ENFORCEMENT.** THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE:

1. **ACCESS.** THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTWAYS SHOWN ON THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REMOVING OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. **PROTECTION OF FACILITIES.** THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR ITS AGENTS OR CONTRACTORS.

3. **ENFORCEMENT.** THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER, SANITARY, STORM SEWER SERVICE, AND TRAFFIC CONTROL DEVICES:

1. **PROTECTION OF FACILITIES.** THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT, WITHIN THE UTILITY EASEMENTS, AND THE RESTRICTED WATERLINE, SANITARY SEWER, AND STORM SEWER EASEMENTS DEPICTED ON THE ACCOMPANYING PLAN, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, HIS AGENTS OR CONTRACTORS.

2. **ACCESS.** THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAN, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER FACILITIES OR TRAFFIC CONTROL DEVICES (INCLUDING TRAFFIC SIGNALS, SIGNS AND PAVEMENT MARKINGS).

3. **ENFORCEMENT.** THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE:

EACH LOT DEPICTED ON THE PLAN OF SAINT FRANCIS SOUTH, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE MAIN AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCIBLE OR OTHER OBSTRUCTION WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENT:

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS, RESTRICTED WATERLINE EASEMENTS, WATERLINE EASEMENTS, STORM SEWER EASEMENTS, AND TELECOMMUNICATIONS EASEMENTS. THE CITY OF TULSA, OKLAHOMA, SHALL BE RESPONSIBLE FOR THE ACCOMPANYING PLAN, PROVIDED HOWEVER THE CITY OF TULSA, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS:

THE OWNERS HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 9TH STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAN, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

H. STORM SEWER EASEMENT:

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, THE OWNERS HEREBY DEDICATE TO THE PUBLIC, AND HERIN ESTABLISH AND GRANT PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAN AS "SIDE" OR "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

I. STORMWATER DETENTION FACILITY RESERVE AREA "A":

1. THE OWNERS DO HEREBY DEDICATE TO THE CITY OF TULSA, OKLAHOMA FOR PUBLIC USE (SUBJECT TO EASEMENTS OF RECORD) A PERPETUAL EASEMENT ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAN AS STORMWATER DETENTION FACILITY RESERVE "A" (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN SAINT FRANCIS SOUTH AND FROM PROPERTIES NOT INCLUDED WITHIN SAINT FRANCIS SOUTH.

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREA OF RESERVE "A" SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION, AS DEFINED BELOW, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION, AS DEFINED BELOW, SHALL PROVIDE CUSTOMARY GRASS MAINTENANCE WITHIN THE DETENTION EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. GRASS AREAS SHALL BE MOWED (IN SEASON AT REGULAR INTERVALS NOT EXCEEDING FOUR WEEKS).

B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

C. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.

4. IN THE EVENT THE ASSOCIATION, AS DEFINED BELOW, SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE GRADE OR CONTOUR WITHIN THE DETENTION EASEMENT AREA, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION, AS DEFINED BELOW. IN THE EVENT THE ASSOCIATION, AS DEFINED BELOW, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST LOT ONE (1), BLOCK ONE (1), SAINT FRANCIS HOSPITAL SOUTH. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

J. RESTRICTED SANITARY SEWER EASEMENT:

THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAN AS "SIDE" OR "RESTRICTED SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

K. RESTRICTED WATERLINE EASEMENT:

THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAN AS "RWLINE" OR "RESTRICTED WATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

L. RESTRICTED ELECTRIC AND TELECOMMUNICATIONS EASEMENT:

THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE COMPANY PLAN AS "ELECTRIC AND TELECOMMUNICATIONS EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE PIPES, WELDS, CONDUCITS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, SAINT FRANCIS HOSPITAL SOUTH WAS SUBMITTED AS PART OF PLANNED UNIT DEVELOPMENT NO. 586-A-1, AS PROVIDED WITHIN SECTIONS 900A THROUGH 900M OF THE CITY OF TULSA ZONING CODE, AS THE SAME EXISTED ON JANUARY 1, 2002, WHICH PUD NO. 586-A-1 WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON JULY 24, 2002 AND SUBSEQUENTLY AMENDED WITH THE LATEST AMENDMENT BEING PUD 586-A-13 AS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON FEBRUARY 16, 2022; AND

WHEREAS, THE PROPERTY IS LOCATED WHOLLY WITHIN AND COMPRISES A PART OF DEVELOPMENT AREA A OF PUD NO. 586-A-13;

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS THEIR SUCCESSORS AND ASSIGNS, AND THE CITY.

THEREFORE, THE OWNERS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. DEVELOPMENT STANDARDS: PUD 586-A-13:

DEVELOPMENT AREA A

NET LAND AREA: 4+-81 ACRES*

* THE BOUNDARIES OF THE DEVELOPMENT AREAS ARE CONCEPTUAL AND MINOR MODIFICATIONS MAY BE MADE PURSUANT TO FINAL PLATTING; HOWEVER, THE ACREAGE OF SUCH DEVELOPMENT AREA SHALL NOT BE ALTERED BY MORE THAN TEN PERCENT (10%).

PERMITTED USES:

RESIDENTIAL
GROUP LIVING
ASSISTED LIVING FACILITY
COMMUNITY GROUP HOME
CONVENT/MONASTERY/NOVITATE
ELDERLY/RETIREMENT CENTER
LIFE CARE/RETIREMENT CENTER
RESIDENTIAL TREATMENT CENTER

PUBLIC, CIVIC AND INSTITUTIONAL
HELIPAD
HOSPITAL
WIRELESS COMMUNICATION FACILITY

COMMERCIAL
COMMERCIAL SERVICE
LODGING, LIMITED TO HOTEL/MOTEL
OFFICE
PARKING - NON-ACCESSORY
RESTAURANT
RETAIL SALES

OTHER
OFF-PREMISE OUTDOOR ADVERTISING SIGNS

AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES.

MAXIMUM FLOOR AREA RATIO OF ANY LOT:

NONRESIDENTIAL 0.60

RESIDENTIAL EXCEPT ELDERLY/RETIREMENT HOUSING 50

MAXIMUM LIVABILITY SPACE PER LOT:

ELDERLY/RETIREMENT CENTER:
200 SF PER DWELLING UNIT.

MAXIMUM NUMBER OF DWELLING UNITS/LOT:

30 DWELLING UNITS PER ACRE.

MAXIMUM BUILDING HEIGHT:

160 FT*

* ARCHITECTURAL ELEMENTS MAY EXCEED MAXIMUM BUILDING HEIGHT WITH DETAILED SITE PLAN APPROVAL.

MINIMUM BUILDING SETBACKS:

AS ESTABLISHED BY DETAIL SITE PLAN REVIEW AND APPROVAL.

OFF-STREET PARKING:

AS PROVIDED IN SECTION 55.020 OF THE ZONING CODE.*

* THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES MAY BE REDUCED WITH DETAIL SITE PLAN APPROVAL.

MINIMUM LANDSCAPED OPEN SPACE PER LOT (NON-RESIDENTIAL USES):

15% OF THE NET AREA.

SCREENING:

AS PERMITTED BY THE ZONING CODE, EXCEPTING THAT TRASH COMPACTORS MUST BE FULLY SEALED AND SELF-CONTAINED AND THAT NO "OVER-TOP LIDS" (TYPICAL DUMPSTERS), TRASH BINS, OR DUMPSTERS BE ALLOWED PER APPROVAL OF PUD-586-A-2.

* APPROVAL OF PUD-586-A-2 WAS APPLICABLE TO THE COOLING TOWER AND COMPACTOR FOR THE ORIGINAL HOSPITAL CONSTRUCTION ONLY. FUTURE WAIVER OF THIS REQUIREMENT WOULD REQUIRE APPROVAL OF A DETAIL SITE PLAN.

BUSINESS SIGNS:

A. BUSINESS SIGNS SHALL BE SUBJECT TO THE GENERAL USE CONDITIONS SET FORTH IN SECTION 60.080, EXCEPT AS OTHERWISE PROVIDED HEREIN:

B. THE NUMBER OF GROUND SIGNS IN THE DEVELOPMENT AREA A SHALL NOT EXCEED*:

(1) FOUR (4) ON EAST 9TH STREET SOUTH;

(2) THREE (3) ON SOUTH GARNETT ROAD;

(3) SIX (6) ON INTERNAL COLLECTORS; AND

(4) THREE (3) ON THE MINGO VALLEY EXPRESSWAY.

* THIS DOES NOT INCLUDE THE ETCHED STONE SIGN INSTALLED AS PART OF THE RETAINING WALL.

C. GROUND SIGNS SHALL NOT EXCEED TWELVE (12) FEET IN HEIGHT WITH AN AGGREGATE DISPLAY SURFACE AREA OF 210 OF ONE SQUARE FOOT FOR EACH LINEAL FOOT OF STREET FRONTAGE WHEN ADJACENT TO A COLLECTOR STREET OR PUBLIC OR PRIVATE MINOR AND INTERIOR STREETS.

D. GROUND SIGNS ADJACENT TO 9TH STREET, GARNETT ROAD, AND OUTSIDE OF THE FREEWAY SIGN CORRIDOR SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF ARTERIAL STREET FRONTAGE AND SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT.

E. GROUND SIGNS WITHIN THE FREEWAY SIGN CORRIDOR ORIENTED TOWARD THE FREEWAY SHALL:

(1) NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF FREEWAY FRONTAGE WITHIN THE LOT;

(2) NOT EXCEED FIFTY-SEVEN (57) FEET IN HEIGHT; AND

(3) BE SPACED AT LEAST 300 FEET FROM ANY OTHER GROUND SIGN.

F. FOR NON-RESIDENTIAL USES, WALL AND CANOPY SIGNS SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF TWO (2) SQUARE FEET FOR EACH LINEAL FOOT OF BUILDING WALL TO WHICH THE SIGN IS AFFIXED.

OUTDOOR ADVERTISING SIGNS:

A. OUTDOOR ADVERTISING SIGNS SHALL BE SUBJECT TO THE GENERAL USE CONDITIONS SET FORTH IN SECTION 60.080.F, EXCEPT AS OTHERWISE PROVIDED HEREIN:

B. THERE SHALL BE A MAXIMUM OF TWO (2) OUTDOOR ADVERTISING SIGNS PERMITTED IN DEVELOPMENT AREA A.

B. ONE (1) OUTDOOR ADVERTISING SIGN MUST BE LOCATED NOT LESS THAN 575 FEET NOR MORE THAN 600 FEET FROM THE CENTERLINE OF EAST 9TH STREET ALONG THE MINGO VALLEY EXPRESSWAY/US 169.

C. ONE (1) OUTDOOR ADVERTISING SIGN MUST BE LOCATED NOT LESS THAN 200 FEET NOR MORE THAN 250 FEET FROM THE NORTH BOUNDARY OF DEVELOPMENT AREA A.

D. THE OUTDOOR ADVERTISING SIGN CLOSEST TO THE NORTH BOUNDARY OF DEVELOPMENT AREA A MAY HAVE DYNAMIC DISPLAY/DIGITAL SIGN FACES.

B. **COLLECTOR STREETS.** THE PRINCIPAL ACCESS TO ALL DEVELOPMENT AREAS SHALL BE FROM A CORRIDOR COLLECTOR STREET WHICH CORRIDOR COLLECTOR STREET MAY BE PUBLIC OR PRIVATE. A PRIVATE COLLECTOR MUST BE A MINIMUM OF 24 FEET WIDE. UNLESS THE PRIVATE COLLECTOR STREET HAS AT LEAST FOUR (4) LANES, THERE SHALL BE NO PARKING ON THE PRIVATE COLLECTOR.

COLLECTOR STREETS, WHICH ARE PRIVATE, MUST BE OPEN TO THE PUBLIC.

C. **ZONING CLEARANCE PERMIT.** NO ZONING CLEARANCE PERMIT SHALL BE ISSUED FOR A LOT WITHIN THE PUD UNTIL A DETAIL SITE PLAN FOR THE LOT, WHICH INCLUDES ALL BUILDINGS AND REQUIRING PARKING AND LANDSCAPING AREAS, HAS BEEN SUBMITTED TO THE TMAPC AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

D. **LANDSCAPE PLAN.** A DETAIL LANDSCAPE PLAN FOR EACH LOT IN THE ADDITION SHALL BE SUBMITTED TO THE TMAPC FOR REVIEW AND APPROVAL. A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE ZONING OFFICER THAT ALL REQUIRED LANDSCAPING AND SCREENING FENCES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN FOR THAT LOT PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. THE LANDSCAPING MATERIALS REQUIRED UNDER THE APPROVED PLAN SHALL BE MAINTAINED AND REPLACED AS NEEDED, AS A CONTINUING CONDITION OF THE GRANTING OF AN OCCUPANCY PERMIT.

E. **SIGN PERMITS.** NO SIGN PERMITS SHALL BE ISSUED FOR ERECTION OF A SIGN WITHIN A LOT UNTIL A DETAIL SIGN PLAN FOR SUCH LOT HAS BEEN SUBMITTED TO THE TMAPC AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

F. **SCREENING.** UNLESS OTHERWISE PROVIDED IN PUD-586-A-13 ABOVE, ALL TRASH, MECHANICAL AND EQUIPMENT AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY PERSONS STANDING AT GROUND LEVEL.

G. **LIGHTING.** LIGHTING USED TO ILLUMINATE A LOT SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. SHIELDING OF SUCH LIGHT SHALL BE DESIGNED SO AS TO PREVENT THE LIGHT-PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO A PERSON STANDING IN THE ADJACENT RESIDENTIAL AREAS OR STREET RIGHT-OF-WAY. NO LIGHT SIGNAGE NOR BUILDING-MOUNTED LIGHT SHALL EXCEED 25 FEET IN HEIGHT AND ALL SUCH LIGHTS SHALL BE SET BACK AT LEAST 75 FEET FROM A SINGLE-FAMILY DWELLING.

H. **STORMWATER STRUCTURES.** THE DEPARTMENT OF PUBLIC WORKS OR A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE ZONING OFFICER THAT ALL REQUIRED STORMWATER DRAINAGE STRUCTURES AND DETENTION AREAS SERVING THE ADDITION HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.

I. **PLATTING REQUIRED.** NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE REQUIREMENTS OF SECTION 30.010.B OF THE ZONING CODE HAVE BEEN SATISFIED AND APPROVED BY THE TMAPC AND FILED OF RECORD IN THE COUNTY CLERK'S OFFICE, INCORPORATING WITHIN THE RESTRICTIVE COVENANTS THE PUD CONDITIONS OF APPROVAL AND MAKING THE CITY BENEFICIARY TO SAID COVENANTS.

SECTION II. ARROWHEAD RIDGE OWNERS ASSOCIATION, INC.

A. THE ASSOCIATION:

EACH LOT OWNER SHALL BE A MEMBER OF THE ASSOCIATION. THE ASSOCIATION WAS FORMED TO, AMONG OTHER THINGS, MAINTAIN, REPAIR AND REPLACE RESERVE "A". THE ACCESS EASEMENT RECORDED AS DOCUMENT NO. 2010072858, IN THE OFFICE OF THE TULSA COUNTY CLERK, THE PRIVATE STREETS BENEFITING THE SUBDIVISION, LANDSCAPING, ENTRYWAYS AND OTHER IMPROVEMENTS IN PROPERTY BOTH WITHIN AND OUTSIDE OF THE SUBDIVISION AS THE OWNERS MAY, FROM TIME TO TIME, DETERMINE OR FOR THE COMMON USE AND BENEFIT OF THE LOTS.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT:

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE COMMON AREAS, AND OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE RECORD OWNERS OF THE LOTS.

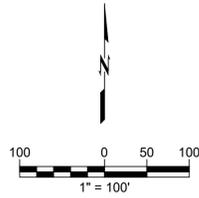
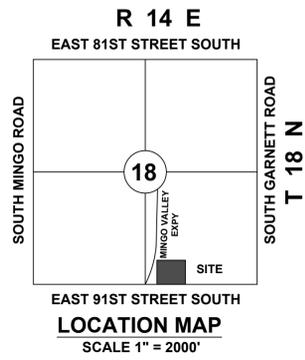
D. ASSOCIATION TO BE BENEFICIARY:

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE ADDITION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

SECTION IV. MISCELLANEOUS

A. MUTUAL ACCESS EASEMENT.

THE OWNERS HEREBY GRANT AND ESTABLISH A PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS



CONCEPTUAL UTILITY PLAN
**SAINT FRANCIS
HOSPITAL SOUTH**
CITY OF TULSA, TULSA COUNTY

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT

OWNER SAINT FRANCIS HEALTH SYSTEM 6161 S. YALE AVE. TULSA, OKLAHOMA 74136	ENGINEER WALLACE DESIGN COLLECTIVE, PC 123 NORTH MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 (918) 594-5858 OKLAHOMA CA #1460 EXP DATE 6/30/23 ALAN TAYLOR P.E. alan.taylor@wallace.design	SURVEYOR BENNETT SURVEYING, INC. 210 CHOUTEAU AVENUE CHOUTEAU, OK 74337 TEL: 918-935-0350 RPLS 1556, CA #4502 EXPIRES 6/30/2022 wade@bennettsurveying.com
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BENCHMARK

BENCHMARK BM-1 CHISELED "X" ELEV=710.90 N=383328.398 E=2601572.607	BENCHMARK BM-2 CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.570	BENCHMARK BM-3 CHISELED "X" ELEV=702.84 N=382790.868 E=2601924.355
BENCHMARK BM-4 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473	BENCHMARK BM-5 CHISELED SQUARE ELEV=708.59 N=382896.290 E=2601554.628	BENCHMARK BM-6 CHISELED "X" ELEV=710.21 N=383188.330 E=2601575.031

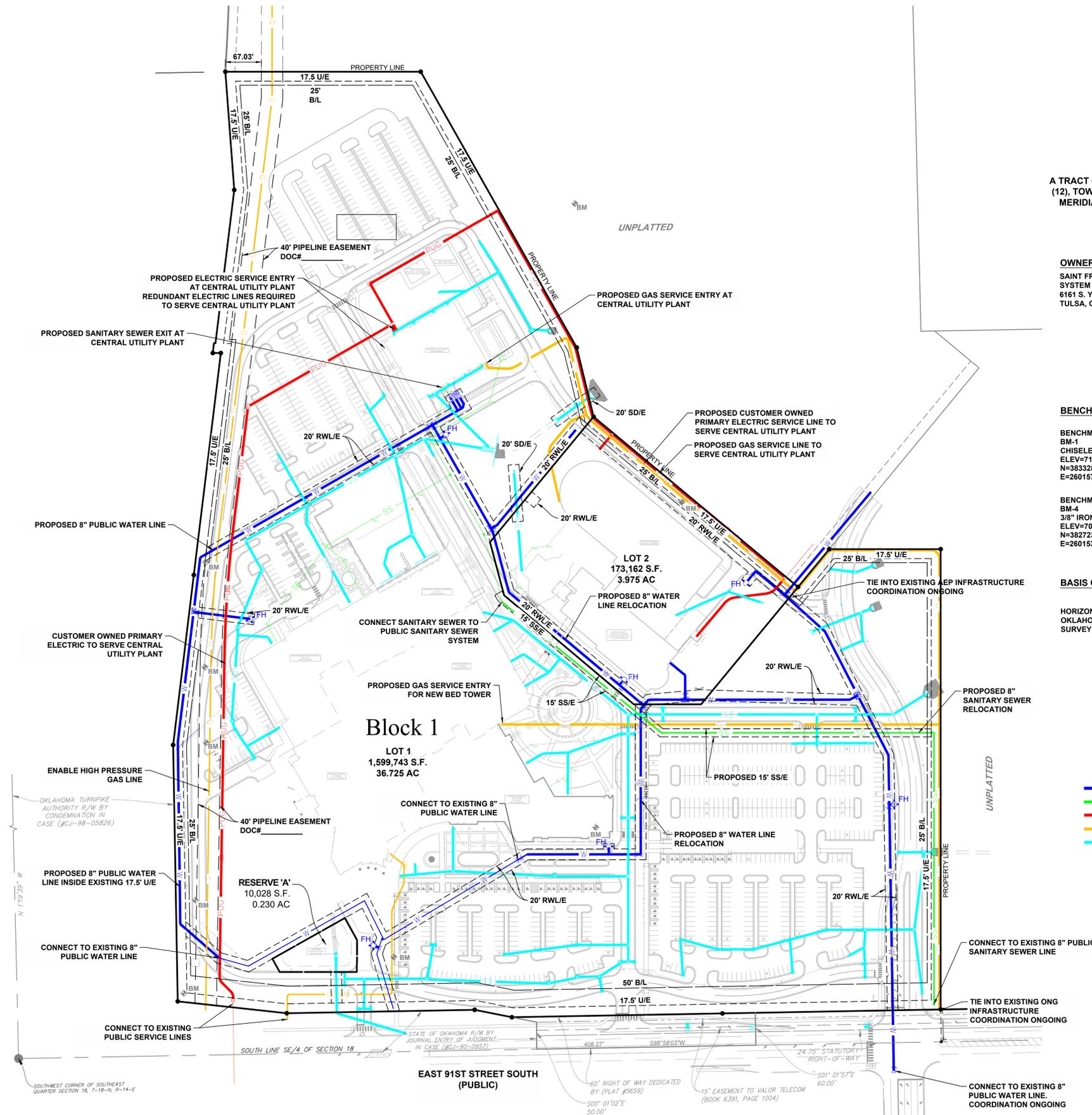
BASIS OF BEARINGS

HORIZONTAL DATUM FOR THE SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD 83, VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

LEGEND

ACC	LIMITS OF ACCESS
LNA	NO LIMITS OF ACCESS
B/L	BUILDING LINE SETBACK
RWL/E	RESTRICTED WATER LINE EASEMENT
SD/E	STORM DRAIN EASEMENT
U/E	UTILITY EASEMENT
ROW	RIGHT OF WAY
●	FOUND 3/8" IRON PIN
●	SET 3/8" IRON PIN

	NEW WATER LINE
	NEW SANITARY SEWER LINE
	NEW ELECTRICAL & COMMUNICATIONS
	NEW GAS
	LINE NEW STORM LINE



V:\DWG\SERIES\PROJECTS\2020\2020-02-11\11-17-2020\11-17-2020 11:39:17 AM AutoCAD PLOT (General Documentation).dwg
 ARCH (Full Line) D:\CADD\BENNETT\