



**Tulsa Metropolitan Area
Planning Commission**

Preliminary Plat Extension Staff Report

Hearing Date: April 17th, 2024
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

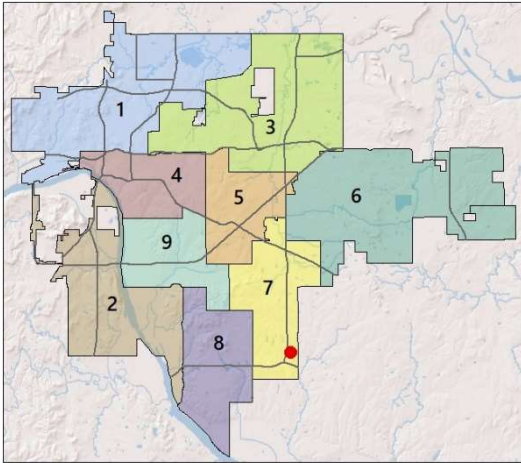
Applicant: Nathalie Cornett
Property Owner: Saint Francis Health system

Property Location

Northeast corner of East 91st Street South and Highway 169

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter-Wright
County Commission: District 3, Kelley Dunkerley

Public Notice Required

Mailed Notice to adjacent property owners a minimum of 10 days in advance

Staff Recommendation

Staff recommends approval of the extension for an additional 1-year period.

Request Summary

Applicant is requesting an extension of the preliminary plat approval for a new subdivision named Saint Francis Hospital South. Applicant has made substantial progress completing the IDP work needed for final approval of the plat. All infrastructure work is expected to be complete by early fall of 2024.

Preliminary plat was approved by TMAPC on April 6th, 2022.
Tract Size: ±40.93 acres

Zoning

Existing Zoning: CO\PUD-586-A

Existing Overlays: None

Use

Current Use: Hospital

Case History:

Item was continued from the April 3rd TMAPC Hearing to correct a noticing deficiency.

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump Jr.
Sloane Ryan Lile
Nathalie M. Cornett
Natalie J. Marra
Jacob W. Purdum

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Writer's E-Mail
NCornett@EllerDetrich.com

Of Counsel
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietsort

March 7, 2024

Donald L. Detrich, *Retired*

Nathan Foster, Principal Planner
Tulsa Planning Office
175 E. 2nd St., 4th Floor
Tulsa, OK 74103

Re: Request for Extension of Preliminary Plat Approval for Saint Francis Hospital

Dear Nathan:

This letter serves as the Applicant's request for an extension of the Preliminary Plat of Saint Francis Hospital South pursuant to Section 10-040.4(G) of the Subdivision and Development Regulations. The Preliminary Plat was approved by the TMAPC on April 6, 2022. The most recent version of the Plat is attached.

The Project is a major expansion of the Saint Francis South campus. Infrastructure work for IDP # 112350-2022 commenced in May of 2022. As of the date of this request, approximately 85% of the IDP work is completed. The developer of the project anticipates that the remaining infrastructure will be finished early fall of this year, 2024. Enclosed are development plans showing the remaining utilities to be demolished as well as the remaining public and private utilities to be installed on the site.

In addition to the IDP construction, the original Saint Francis South Plat must be vacated. This process includes the added complexity of the fact that a majority of the easements on the original plat were dedicated by separate instrument. There are currently eighteen (18) pending easement closures associated with the Project. The easements cannot be closed and vacated until the completion of the IDP process this fall.



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

Due to the scale and complexity of the Project, the Applicant requests a one (1) year extension of the Preliminary Plat approval to allow time to complete the necessary IDP work and vacate the current Saint Francis South Plat and associated utility easements.

Sincerely,

ELLER & DETRICH
A Professional Corporation



Nathalie M. Cornett

Enclosures

I:\1027\0074\Plat and Deed of Dedication\Plat Extension\Request for Extension (2024 0307).docx

DRAFT FINAL 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 SURVEY THEREOF

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) 584-5858
 OKLAHOMA CA #1460
 EXP DATE 6/30/25
 ALAN TAYLOR P.E.
 alan.taylor@wallace.design

SURVEYOR
 WALLACE DESIGN COLLECTIVE, PC
 123 NORTH MARTIN LUTHER KING JR. BLVD.
 TULSA, OK 74103
 (918) 584-5858
 OKLAHOMA CA #1460
 EXP DATE 6/30/25
 R. WESLEY BENNETT, PLS 1562
 wes.bennett@wallace.design

SUBDIVISION STATISTICS

TRACT OF LAND CONTAINS TWO (2) LOTS IN ONE BLOCK (1) AND ONE (1) RESERVE CONTAINING 40.85 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
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

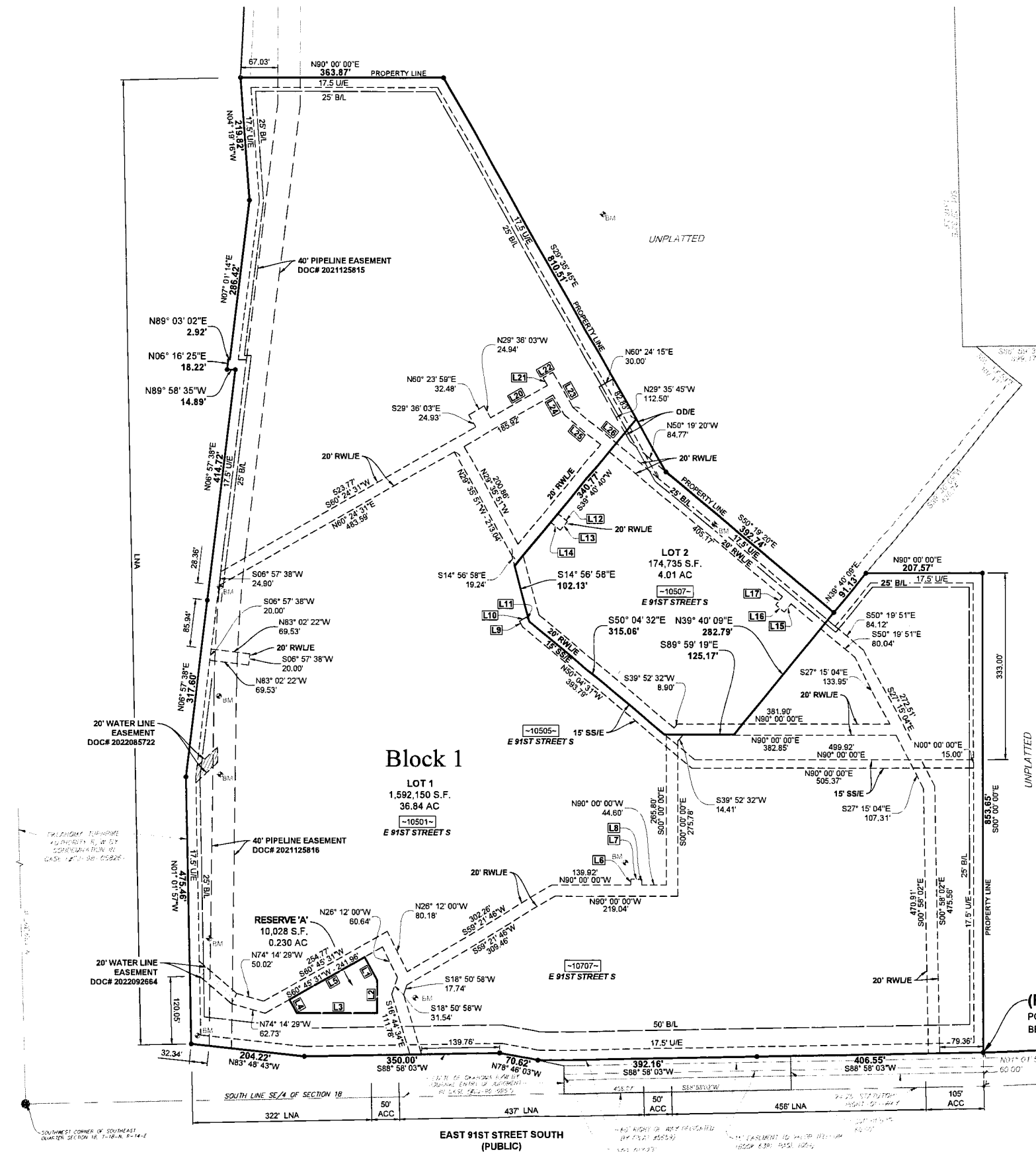
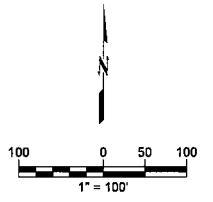
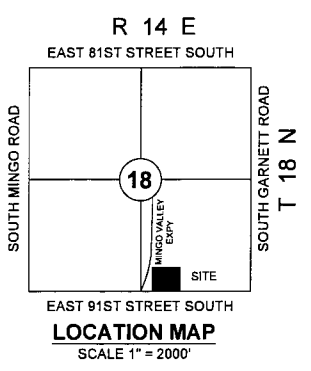
HORIZONTAL DATUM FOR THE SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD 83. VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

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 OVERLAND DRAINAGE EASEMENT
- OD/E UTILITY EASEMENT
- ROW RIGHT OF WAY
- FOUND 3/8" IRON PIN
- SET 3/8" IRON PIN
- ~XXX~ ADDRESS
- [C20] LINE NUMBER TAG

LINE TABLE

LINE NO.	LENGTH (FT)	BEARING
L1	46.88	S28° 51' 10"E
L2	58.90	N0° 25' 00"E
L3	143.65	N90° 00' 00"E
L4	27.99	N28° 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"E
L9	11.36	S29° 35' 51"E
L10	15.00	N60° 24' 09"E
L11	8.65	S29° 35' 51"E
L12	22.00	S50° 18' 20"E
L13	20.00	S39° 40' 40"W
L14	22.00	N50° 19' 20"W
L15	19.13	S39° 52' 32"W
L16	20.00	N50° 07' 28"W
L17	19.07	N39° 52' 32"E
L20	118.43	N60° 24' 31"E
L21	15.65	N28° 35' 51"W
L22	20.00	N60° 24' 02"E
L23	72.72	S29° 35' 51"E
L24	40.75	N29° 35' 51"W
L25	83.96	N50° 19' 20"W
L26	198.01	S50° 19' 20"E



FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____ CHAIR

_____ MAYOR

_____ ATTEST: CITY CLERK

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

_____ CITY ATTORNEY

Approval Date: _____

The approval of the Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$_____ per trust receipt no. _____ to be applied to 20_____ taxes. This certificate in NOT to be construed as payment of 20_____ taxes in full but is given in order that this plat may be filed on record. 20_____ taxes may exceed the amount of the security deposit.

Dated: _____
 JOHN M. FOTHERGILL
 Tulsa County Treasurer

By: _____
 Deputy

(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 COMPANY (SAINT FRANCIS HOSPITAL, INC. AN OKLAHOMA NOT-FOR-PROFIT CORPORATION...

A TRACT OF LAND BEING PART OF THE SOUTH-EAST QUARTER (SE1/4) OF SECTION TWELVE (12) TOWNSHIP TWENTY-FOUR (24) NORTH RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF...

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH RANGE FOURTEEN (14) EAST OF THE NOWA BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S89°50'00"W...

THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS: ONE (1) BLOCK AND RESERVE A, IN CONFORMANCE WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF...

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...

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY, WATER, SANITARY SEWER, ELECTRIC, AND TELECOMMUNICATIONS EASEMENTS: EASEMENT DEDICATION. THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS 'UTILITY' OR 'UTILITY EASEMENT'...

B. UNDERGROUND SERVICE: 1. UNDERGROUND SERVICE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELECOMMUNICATIONS, CABLE, TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT AREAS DESIGNATED FOR SUCH SERVICES...

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 EASEMENTS SHOWN ON THE PLAT...

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 ITS LOT...

E. SURFACE DRAINAGE: EACH LOT DEPICTED ON THE PLAT OF SAINT FRANCIS HOSPITAL SOUTH SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND DRIVEWAYS...

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, AND/OR REMOVALS OF UTILITY EASEMENTS...

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...

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 PLAT AS 'SEWER' OR 'RESTRICTED SANITARY SEWER EASEMENT'...

K. RESTRICTED WATERLINE EASEMENT: THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS 'WATER' OR 'RESTRICTED WATERLINE EASEMENT'...

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 PLAT AS 'WIRE' OR 'ELECTRIC AND TELECOMMUNICATIONS EASEMENT'...

M. SIDEWALKS: SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS...

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 SECTION 580A THROUGH 580G OF THE CITY OF TULSA ZONING CODE AS THE SAME EXISTED ON JANUARY 1, 2002...

SECTION III. ARROWHEAD RIDGE OWNERS ASSOCIATION, INC.: THE OWNERS HEREBY GRANT AND ESTABLISH A PERPETUAL, NON-EXCLUSIVE, MUTUAL ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS AND REGRESS OVER, UPON AND ACROSS ANY PORTION OF THE PROPERTY THAT FROM TIME TO TIME, IS IMPROVED FOR VEHICULAR AND PEDESTRIAN ACCESS PURPOSES...

SECTION V. TERM, AMENDMENT AND ENFORCEMENT: A. ENFORCEMENT. THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS...

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

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 61ST STREET, GARNETT ROAD AND OUTSIDE OF THE FREENWAY SIGN CORRIDOR SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF SERIAL STREET FRONTAGE...

E. GROUND SIGNS WITHIN THE FREENWAY SIGN CORRIDOR ORIENTED TOWARD THE FREENWAY SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF FREENWAY FRONTAGE...

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...

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 AND REGRESS OVER, UPON AND ACROSS ANY PORTION OF THE PROPERTY...

B. FINAL CONSTRUCTION PLANS: FINA CONSTRUCTION PLANS FOR ANY IMPROVEMENTS REGARDING STREETS, WATER SYSTEMS, SANITARY SEWERS, DRAINAGE AND STORM SEWERS, SIDEWALKS, MEDIAN AND PEDESTRIANWAYS, IN ACCORDANCE WITH SUBDIVISION AND DEVELOPMENT REGULATIONS...

C. AMENDMENT: THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCELS TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE...

D. SEVERABILITY: INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF BY AN ORDER, JUDGMENT OR DECREE OF ANY COURT OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT...

IN WITNESS WHEREOF THE CITY OF TULSA, AN OKLAHOMA MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 20th DAY OF FEBRUARY 2024.

THE CITY OF TULSA, AN OKLAHOMA MUNICIPAL CORPORATION

BY: G.T. BYNUM, MAYOR ATTEST

CITY CLERK STATE OF OKLAHOMA) SS COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, ON THE 20th DAY OF FEBRUARY 2024 PERSONALLY APPEARED G.T. BYNUM, TO ME KNOWN TO BE THE VENIUAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF TULSA, OKLAHOMA...

MY COMMISSION EXPIRES NOTARY PUBLIC APPROVED ASSISTANT CITY ATTORNEY

SAINT FRANCIS HOSPITAL SOUTH, L.L.C. AN OKLAHOMA NOT-FOR-PROFIT LIMITED LIABILITY COMPANY BY: ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA) SS COUNTY OF TULSA) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF FEBRUARY 2024, BY AS PRESIDENT AND CHIEF EXECUTIVE OFFICER OF SAINT FRANCIS HOSPITAL SOUTH, L.L.C., AN OKLAHOMA NOT-FOR-PROFIT LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES NOTARY SAINT FRANCIS HOSPITAL, INC. AN OKLAHOMA NOT-FOR-PROFIT CORPORATION BY: ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA) SS COUNTY OF TULSA) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF FEBRUARY 2024, BY AS PRESIDENT AND CHIEF EXECUTIVE OFFICER OF SAINT FRANCIS HOSPITAL, INC., AN OKLAHOMA NOT-FOR-PROFIT CORPORATION.

MY COMMISSION EXPIRES NOTARY THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC. AN OKLAHOMA NOT-FOR-PROFIT CORPORATION BY: ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA) SS COUNTY OF TULSA) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF FEBRUARY 2024, BY AS PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC., AN OKLAHOMA NOT-FOR-PROFIT CORPORATION.

MY COMMISSION EXPIRES NOTARY THE WARREN PROFESSIONAL BUILDING CORPORATION, AN OKLAHOMA CORPORATION BY: ITS CHAIRMAN AND CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA) SS COUNTY OF TULSA) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF FEBRUARY 2024, BY AS CHAIRMAN AND CHIEF EXECUTIVE OFFICER OF THE WARREN PROFESSIONAL BUILDING CORPORATION, AN OKLAHOMA CORPORATION.

MY COMMISSION EXPIRES NOTARY STATE OF OKLAHOMA) SS COUNTY OF TULSA)

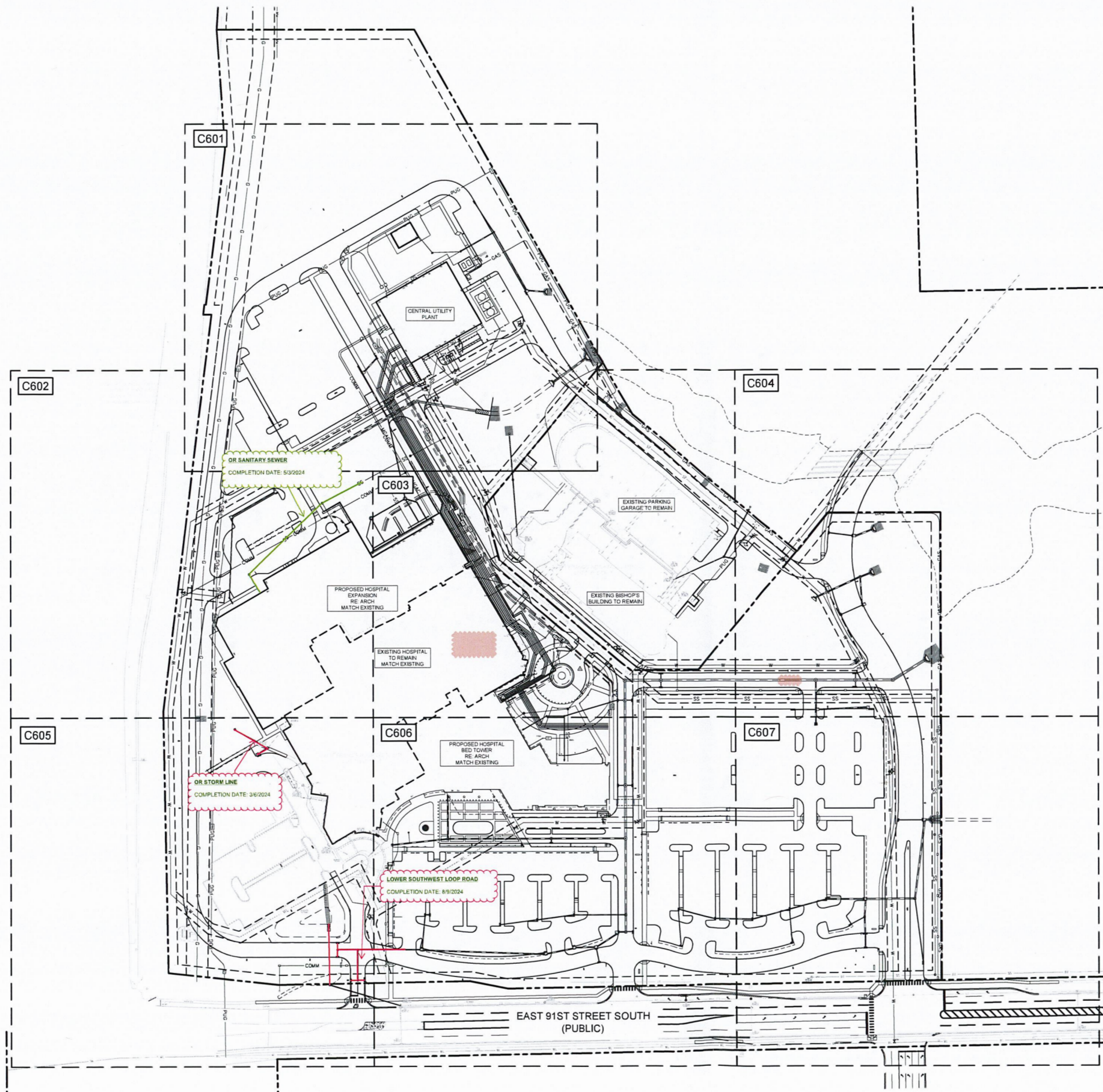
STATE OF OKLAHOMA) SS COUNTY OF TULSA) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF FEBRUARY 2024, BY AS A REGISTERED LAND SURVEYOR.

MY COMMISSION EXPIRES NOTARY STATE OF OKLAHOMA) SS COUNTY OF TULSA) THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF FEBRUARY 2024, BY AS A REGISTERED LAND SURVEYOR.

MY COMMISSION EXPIRES NOTARY

CERTIFICATE OF SURVEY I, CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND DESCRIBED AND PLATTED THE TRACT OF LAND DESCRIBED AND PLATTED HEREIN AS 'SAINT FRANCIS HOSPITAL SOUTH', A REPLAT OF ARROWHEAD RIDGE, A DIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA...

NotarNemmetProjects20240215-SaintFrancisSouthWpPDDUCTICN-Draft-Final-Plat-2022-08-26.dwg

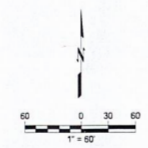


- GENERAL UTILITY NOTES**
1. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL, STATE REGULATIONS.
 2. PRIOR TO CONSTRUCTION, LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.
 3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINES IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 4. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 6. TERMINATE SERVICE PIPING FROM BUILDING WALL UNTIL BUILDING PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP PLUG OR FLANGE AS REQUIRED FOR PIPING MATERIALS. MAKE CONNECTIONS TO BUILDING PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED.
 7. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE.
 8. UTILITY TRENCH DETAIL RE. 15C401. STORM TRENCH DETAIL RE. 21C401.
 9. REFER TO MEP FOR CONTINUATION OF UTILITIES AT BUILDING.
 10. REFER TO PLUMBING AND/OR FIRE PROTECTION SHEETS FOR FIRE LINE LEADER LOCATION AND DETAIL.
 11. CONSTRUCT CLAY TRENCH PLUG THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHALL CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOIL'S OPTIMUM WATER CONTENT. THE CLAY FILL SHALL BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED TO AT LEAST 80% STANDARD PROCTOR DENSITY.
 12. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
 13. RESTRAINED JOINTS SHALL BE PROVIDED ON 4" AND LARGER WATER LINES AT ALL BENDS, TEES AND FIRE HYDRANTS FOR A MINIMUM 2 JOINTS BOTH SIDES OF FITTING PER AWWA MINIMUM STANDARDS.
 14. CONTRACTOR SHALL UTILIZE AWWA AND FACTORY MUTUAL TEST AND CERTIFICATIONS FOR ALL UNDERGROUND FIRE PROTECTION LINES AS A MINIMUM. LOCAL OR STATE AUTHORITIES MAY REQUIRE MORE STRINGENT TESTING WHICH SHALL BE PROVIDED BY THE GC IF REQUIRED.
 15. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY BENNETT SURVEYING, INC. UPDATED 07/01/2021

BENCHMARK	BENCHMARK	BENCHMARK
3/8" IRON PIN ELEV=711.72 N=38323.346 E=2601574.099	CHESELED 7" X ELEV=710.21 N=383186.330 E=2601575.031	CHESELED 7" X ELEV=700.85 N=383031.104 E=2602300.569
P-K NAIL ELEV=687.67 N=38354.721 E=2602461.037	3/8" IRON PIN ELEV=694.32 N=384186.023 E=2602261.535	3/8" IRON PIN ELEV=707.88 N=383723.967 E=2601533.473

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.



Private Utilities



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.

Saint Francis Health System
Project
SITE DEVELOPMENT
SAINT FRANCIS HOSPITAL SOUTH - RENOVATION AND EXPANSION
10501 E 91st St.
Tulsa, OK 74133
Prepared For
Saint Francis Health System
6161 South Yale Avenue
Tulsa, OK 74136



10 South Broadway, Suite 200
St. Louis, MO 63102 USA
T +1 314 421 2000 F +1 314 421 6073

IMEG
4400 N. UNIVERSITY
TULSA, OK 74109

WALLACE DESIGN COLLECTIVE
2000 W. 10TH ST. SUITE 100
TULSA, OK 74106

ROSS & BARRIZINI
1000 W. 10TH ST. SUITE 100
TULSA, OK 74106

VERMUELEN
1000 W. 10TH ST. SUITE 100
TULSA, OK 74106

CCI
1000 W. 10TH ST. SUITE 100
TULSA, OK 74106

Key Plan



No.	Description	Date
1	DESIGN DEVELOPMENT PROJECT PLAN	12-12-2017
2	PRELIMINARY CONSTRUCTION DOCUMENTS	03-13-2020
3	REVISION FOR PERMITS	03-18-2020
4	ADDENDUM #1	03-28-2020
5	ADDENDUM #2	04-17-2020
6	BULLETIN C-017	03-24-2020
7	BULLETIN NO. 35 - CONFORMED SET	1-09-2022

Project No. 20.01024.00
Sheet No.

OVERALL UTILITY PLAN

C600



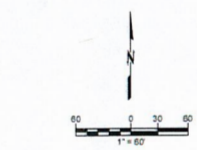
GENERAL DEMOLITION NOTES

1. ALL CONCRETE AND ASPHALT NOTED FOR REMOVAL SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE.
2. CONTRACTOR SHALL PROTECT OR RE-ESTABLISH ALL SURVEY CONTROL POINTS.
3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS OFF SITE.
4. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ALL COST SHALL BE INCLUDED IN BASE BID.
5. WITH PRIOR APPROVAL, CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION. SECURITY OF STAGING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ON-SITE VEGETATION SHALL BE PROTECTED AS NOTED. IN DESIGNATED PROTECTION AREAS WHERE THE CONTRACTOR DOES NOT PROTECT VEGETATION AS NOTED, CONTRACTOR SHALL RESTORE VEGETATION TO EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER. TO THE SATISFACTION OF THE ARCHITECT.
7. CONTRACTOR SHALL PROTECT ALL ABOVE GROUND UTILITY FEATURES NOT BEING REMOVED INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVES AND ALLEYS. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
8. TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE, WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY SEED AND MULCH PER SPECIFICATIONS ON THE GENERAL NOTES AND STORMWATER POLLUTION PREVENTION PLAN.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LANE CLOSURES, DETOURS, ETC. BOTH VEHICULAR AND PEDESTRIAN.
10. CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY SERVICE IF REQUIRED.
11. CONTRACTOR SHALL ENSURE CONSTRUCTION SITE HAS POSITIVE DRAINAGE THROUGHOUT THE DURATION OF CONSTRUCTION.
12. SIX (6) FOOT CHAINLINK CONSTRUCTION FENCE SHALL BE MAINTAINED AND SECURED AROUND PERIMETER OF CONSTRUCTION SITE FOR DURATION OF PROJECT.
13. PRIOR TO UTILITY DEMOLITION COORDINATE WITH AUTHORITY HAVING JURISDICTION.
14. UTILITIES BEING REMOVED OR RELOCATED SHALL BE ISOLATED AND SERVICE DISCONNECTED PRIOR TO ANY DEMOLITION.
15. NO UTILITY INTERRUPTIONS WILL BE ALLOWED WITHOUT CONSENT OF THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT A MINIMUM OF FOUR WORKING DAYS PRIOR TO THE REQUESTED SHUT DOWN.
16. REMOVE ALL LANDSCAPING WITHIN LIMITS OF CONSTRUCTION.
17. ALL EXISTING EASEMENTS TO BE VACATED BY RE-PLATTING PROCESS.
18. ALL ITEMS REFERENCING EIP PLANS REQUIRE EIP PERMIT TO BE ISSUED SEPARATELY.
19. CONTRACTOR TO ENSURE ADEQUATE HOSPITAL ACCESS IS MAINTAINED THROUGHOUT CONSTRUCTION. FOR DURATION OF PROJECT, CONTRACTOR TO PROVIDE PARKING PLANS INDICATING AREAS OF WORK AND HOSPITAL ACCESS POINTS FOR OWNER APPROVAL.

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY BENNETT SURVEYING, INC. UPDATED 07/01/2021

BENCHMARK	BENCHMARK	BENCHMARK
3/8" IRON PIN ELEV=711.72 N=383523.346 E=2601574.069	CHISELED "X" ELEV=710.21 N=3835188.330 E=2601575.031	CHISELED "X" ELEV=700.85 N=383521.104 E=2602300.589
P/K NAIL ELEV=697.87 N=383534.721 E=2602481.037	3/8" IRON PIN ELEV=707.88 N=384188.023 E=2602281.535	3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473

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



Utility Demo



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 THE CONTRACTOR TAKES 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.

Saint Francis Health System
Project: **SITE DEVELOPMENT**
SAINT FRANCIS HOSPITAL SOUTH - RENOVATION AND EXPANSION
10501 E 91st St
Tulsa, OK 74133
Prepared For: **Saint Francis Health System**
6161 South Yale Avenue
Tulsa, OK 74136

h+k
10 South Broadway, Suite 200
St. Louis, MO 63102 USA
T +1 314 421 2000 F +1 314 421 6073

WALLACE DESIGN COLLECTIVE
1001 W. 17th Street, Suite 200
Tulsa, OK 74103
Tel: 918.438.8181

ROSS & BARRUZINI
Professional Engineers
1001 W. 17th Street, Suite 200
Tulsa, OK 74103
Tel: 918.438.8181

VERMUELENS
Professional Engineers
1001 W. 17th Street, Suite 200
Tulsa, OK 74103
Tel: 918.438.8181

CCI
1001 W. 17th Street, Suite 200
Tulsa, OK 74103
Tel: 918.438.8181

Professional Seal

No.	Description	Date
1	ISSUE FOR PERMIT	11/09/2023
2	ISSUE FOR PERMIT	11/09/2023
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9	ISSUE FOR PERMIT	11/09/2023
10	ISSUE FOR PERMIT	11/09/2023

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Sheet No: **C300**
OVERALL DEMOLITION & EROSION CONTROL PLAN
C300