

Tulsa Metropolitan Area Planning Commission

Owner and Applicant Information

Applicant: Nathalie Cornett

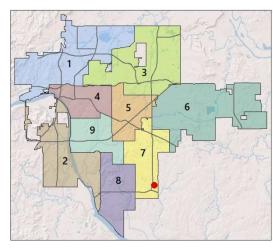
Property Owner: Saint Francis Health system

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

<u>City Council:</u> District 7, Lori Decter-Wright <u>County Commission:</u> 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.

Preliminary Plat Extension Staff Report

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

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

<u>Zoning</u>

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.

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

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

Donald L. Detrich, Retired

March 7, 2024

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.

Telephone (918) 747-8900

Toll Free (866) 547-8900

Facsimile (918) 747-2665

Writer's E-Mail <u>NCornett@EllerDetrich.com</u> 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.

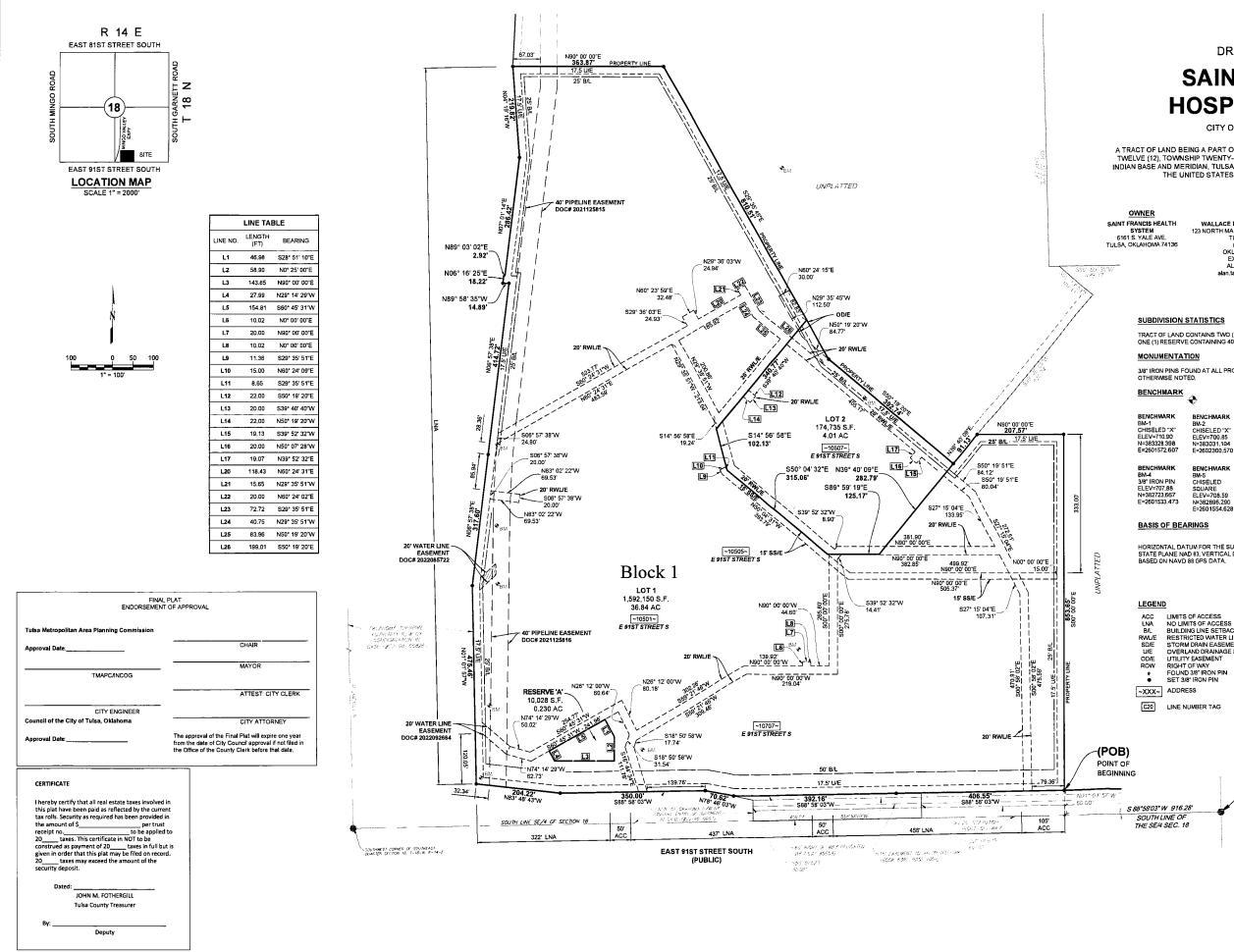
Sincerely,

ELLER & DETRICH A Professional Corporation

Marhani Count

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

ENGINEER

WALLACE DESIGN COLLECTIVE, PC 123 NORTH MARTIN LUTHERKING JR. BLVD. TULSA, OK 74103 123 NORTH MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 TH MARTIN LUTHERKING TULSA, OK 74103 (918) 584-5858 OKLAHOMA CA #1460 EXP DATE 6/30/25 ALAN TAYLOR P.E.

| | JUNICION |
|---------|------------------------|
| LLACE | DESIGN COLLECTIVE, PC |
| 1111144 | DTINU UTUED KING ID DI |

018) 584-5858 0KLAHOMA CA #1460 EXP DATE 6/30/25 R. WESLEY BENNETT, PLS 1562 wes.bennett@wallace.design

TRACT OF LAND CONTAINS TWO (2) LOTS IN ONE BLOCK (1) AND ONE (1) RESERVE CONTAINING 40.85 ACRES MORE OR LESS.

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

| BENCHMARK | BENCHMARK | BENCHMARK |
|---------------|---------------|---------------|
| BM-1 | BM-2 | BM-3 |
| CHISELED "X" | CHISELED "X" | CHISELED "X" |
| ELEV=710.90 | ELEV=700.85 | ELEV=702.84 |
| N=383328,398 | N=383031.104 | N=382790.868 |
| E=2601572,607 | E=2602300.570 | E=2601924.355 |
| BENCHMARK | BENCHMARK | BENCHMARK |
| BM-4 | BM-5 | BM-6 |
| 3/8" IRON PIN | CHISELED | CHISELED "X" |
| ELEV=707.88 | SQUARE | ELEV=710.21 |
| N=382723.667 | ELEV=708.59 | N=383188.330 |
| E=2601533.473 | N=382896.290 | E=2601575.031 |

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.

| 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 |



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

SAINT FRANCIS HOSPITAL SOUTH DRAFT FINAL PLAT FEBRUARY 26, 2024 SHEE 1 0F 2

SAINT FRANCIS HOSPITAL SOUTH

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SAINT FRANCIS HOSPITAL SOUTH, LLC. AN OKLAHOMA NOT-FOR-PROFIT LIWITED LABILITY COMPANY SAINT FRANCIS HOSPITAL, INC., AN OKLAHOMA, NOT-FOR-PROFIT: CORPORATION, MILLIAM K, WARREN, MEDICAL RESEARCH CENTER, INC., AN OKLAHOM, NOT-FOR-PROFIT COLORIDORTION, THE WARREN, REPORTSIONAL BUILDING CORPORATION, NO KLAHOM COPORATION (COLLETPLE), THE <u>VENUERS</u>), OWN THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-MTI

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SERI) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH. RANGE FME (5) EAST OF THE INDUM BASE AND MERIDIAN, GITY OF TULSA, TULSA, TOLSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEIN MOME PARTICULARLY DESCRIBED AS FOLLOWS TOWNT

GOVERNMENT SURVEY THENEOP, AND BEIND MORE PARTICULARY DESCRIED AS FOLLOWS TO WIT COMMENSENS AT THE SOUTHEAST CORRER OF THE SOUTH HAR (19) OF THE SOUTHEAST QUARTER (SEV) OF SAID SECTION EXCHTEEN (16) TOWARDH EICHTEEN (16) NORTH, RANGE FOURTEEN (16) EAST OF THE INDOW BASE AND MERDIAN, TUSA COUNTY STATE OF ORLAHOMA, THENCE OF SOUTHEAST AD ADON'THE SOUTH HAR (19), FAST OF THE INDOW BASE AND MERDIAN, TUSA COUNTY STATE OF ORLAHOMA, THENCE OF SOUTHEAST AD ADON'THE SOUTH HAR (19), FAST OF THE INDOW BASE AND MERDIAN, TUSA COUNTY STATE OF ORLAHOMA, THENCE OF SOUTHEAST AD ADON'THE SOUTH CE RECEIVENCE AND MERDIAN, TUSA COUNTY STATE OF DUBLICATION OF SOUTHEAST ADDARD THE SOUTH CE RECEIVENCE AND MERDIAN TO A DISTANCE OF SOUTH FERIOR TO ADDITANCE OF SOUTH DISTANCE OF 2022 FEET. THENCE NUMPER'S THE ADDITANCE OF SOUTH FE OF A DISTANCE OF SOUTH FE OF AD DISTANCE O

THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED, STAKED, FLATTED AND SUBDMIDED INTO TWO (2) LOTS. DNE (1) BLOCK AND REBERVE & N CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND HAVE DESIGNATED THE SUBDIVISION AS "SANT FRANCIS HOBITAL SUBTIL A SUBDIVISION THE CITY OF TUDENT. TUDEN CONFY, STATE OF DICALFORM.

NOW. THEREFORE THE OWNERS. FOR THE PURPOSE OF PROVIDING FOR THE GROEPRIV DEVELOPMENT OF THE SUBCIVISION, AND FOR THE PURPOSE OF INSURING ADSOLATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, THER GRANTEES, SUCCESSION AND ASSENSE AND THE BENEFICIANES OF THE COVENINTS SET FORTH IN <u>BECTIVE</u>) INFORM WITH RESPECT TO SUCH COVENINTS GUILY ON UPDOE THE FOLLOWING RESTRICTIONS AND COVENINTS, WHICH SHILL BE COVENINTS RUNNING WITH THE LAND AND WACH SHALL BE ENFORCEMEDED THE COVENING RESTRICTIONS AND COVENINTS, WHICH SHILL BE SUPCISION TO SUCH COVENING FOR THE SUBCESSION AND SET FOLLOWING RESTRICTIONS AND COVENINGS, WHICH SHALL BE SUPCISED AND ASSENCE TO ADDRESS OF ANY FORCEPT WITHIN THE SUBOXISMULTING THE "LOT OWNER(S)" AND BY THE BENEFICIANCES OF THE COVENING'S SET FORTH IN <u>SECTION I</u> BELOW, WITH RESPECT TO SUCH COVENING'S GMLY.

SECTION L EASEMENTS AND UTILITIES

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

A. UTUTY, WATER, SANTARY SEWER, ELECTRIC, AND TELECOMMUNICATIONE BASEMENTS: **EXAMINED TREDEXISTEN**: THE CONVERTIGE NEEREN DEDOCATE TO THE FURCE CET UNITY EASEMENTS DEBONATED AS TWET ON "UTER'S FASEMENT" AND THE WATER CASEMENTS DEBONATED AS "WAY_" ON "SECRECIZED WATER LINE CASEMENTS DEBONATED AS "DUE" ON "UTER'S FASEMENT" AND THE WATER CASEMENTS DEBONATED AS "WAY_" ON "SECRECIZED WATER LINE CASEMENTS DEBONATED AS "DUE" ON "UTER'S FASEMENT" FOR THE EXPERAL FURNICISES OF CONSTRUCTION, MAINTAINING, DIFERINTING, REPARIND, REPLACED AND ONE OF WELL CASEMENT" ON THE EXPERAL FURNICISES OF CONSTRUCTION, MAINTAINING, DIFERINTING, REPARIND, REPLACED AND ONE FOR EXPOSE FASEMENT" FOR THE EXPERAL FURNICISES OF CONSTRUCTION, MAINTAINING, DIFERINTING, REPLACING AND ONE FOR EXPOSE TOTAL THE EXPERIMENT OF THE EXPERIMENT SPECIES DO AND ONE STOME SHORE AS EQUID EXPLANT FURNITION WITH THE EXPERIMENT AND THE SECOND AND THE LINES. TOTAL THE CONSTRUCTION AND THE INFORMATION ONESS AND CORRESS AND CORRESS TOR SUCH CONSTRUCTION, MAINTEINANCE, DIFERINTING, REPLACING AND REALYING OVER TOGETHER WITH THE RENOT OF INGRESS AND CORRESS TOR SUCH CONSTRUCTION, MAINTEINANCE, DIFERINTING, AND REALYING OVER AND THE RUNTS OF CONSTRUCTION OF THE LINES AND REALY THE CONSTRUCTION, MAINTEINANCE, DIFERINTING AND REALYING OVER TOGETHER WITH THE RENOT OF INGRESS AND CORRESS TOR SUCH CONSTRUCTION, MAINTEINANCE, DIFERINTING AND REALYING OVER TOROTHER WITH THE RUNTS OF CONSTRUCTION OF THE LINE AND AND DEAL THE CONSTRUCTION, MAINTEINANCE, DIFERINTING AND REALYING OVER TOROTHER WITH THE RUNTS OF CONSTRUCTION OF CONSTRUCTION, MAINTEINANCE, DIFERINTING AND REALYING OVER SERVICES TO THE AREA AND CORRESS AND CORRESS FOR SUCH CONSTRUCTION, MAINTEINANCE, DIFERINTING AND REALYING OVER SERVICES TO THE AREA AND SHALL BE AND CORRESS FOR SUCH CONSTRUCTION, MAINTEINANCE, DIFERINTING AND SHALL BE BADING ON THAT WITH THE UTUTITY EASEMENTS DEPICTED ON THE PLAT, FOR THE RUNDED AND AND REALYING OVER THAT WITHEN THE UTUTITY EASEMENTS DEPICTED ON THE PLAT, FOR

B. UNDERGROUND SERVICE

1. UNDERGROUND SERVICE ALL SUPPLY LINES INCLUDING ELECTRIC TELECOMMUNICATIONS. CARLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE CASEMENTWAYS DEDICATED FOR SUCH SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN SUCH ASSEMENTWAYS. UNDERGROUND SERVICE DALES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION WHICH RAW RE RUN FROM THE MARREST GAS MAIN, SERVICE DEDESTAL OR TRANSFORMER TO THE POOL FOR UNDER STRUCTURE. DOATION AND CONSTRUCTION OF SUCH STRUCTURE: AS MAY BE LOCATED UPON THE LOT PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS BERVICE LINE TO A MAINCLARA STRUCTURE THE SUBJECT OF SUBJECT ON THE LOT OF SUBJECT OF THE ADDIVISION AND CONSTRUCTION OF NON-DECLUSIONE INCIT CAME AND FASSING TO THE LOT OF SUBJECT ON THE ADDIVISION OF THE SERVICE CABLE ON CASE SERVICE LINE TO A GAS LINK STRUCTURE THE SUBJECT OF SERVICE FOR ALL INFORMATING TO THE DETENDING 35 FEET ON EACH SERVICE CABLE OR GAS LINK STRUCTURE THE SUBJECT OF SERVICE FOR ALL AND MAIN AND ADDIVISIONER TO THE SERVICE DETANDED 35 FEET ON EACH SERVICE CABLE OR GAS LINK STRUCTURE THE SUBJECT OF SERVICE FOR ALL AND AND AND THE LOCATION AS FOR CONSTRUCTURE. THE SERVICE DATE

ACCESS, THE SUPPLER OF ELECTRIC TELECOMMUNICATIONS CABLE TELEVISION AND GAS SERVICES SHALL AT ALL TIMES HAVE RICHT OF ACCESS TO ALL GENERAL UTLITY EASEMENTWAYS SHOWN ON THE PLAT OR OTHERMISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING: MAINTAINING, REMOVING OR REPLACING MAY PORTION OF THE UNDERGROUND ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTLITY SERVICE.

3. <u>PROTECTION OF FACILITIES</u>, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOLLD INTERFERE WITH THE LECTOR TELECOMMUNICATIONS, OBJECT TELEVISION OR GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOLLD INTERFERE GROUMARY MANTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL BAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED ON INECESSATIZED ACTIS OF THE OWNER OR ITS AGAINTES. THE OWNER SHALL BAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED ON INECESSATIZED ACTIS OF THE OWNER OR ITS AGAINTES OF THE OWNER SHALL BAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED ON INECESSATIZED ACTIS OF THE OWNER OR ITS AGAINTES OF THE OWNER SHALL BAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED ON INECESSATIZED ACTIS OF THE OWNER ON ITS AGAINTES. THE OWNER SHALL BAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED ON INECESSATIZED ACTIS OF THE OWNER ON ITS AGAINTES OF THE OWNER SHALL BAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED ON INCESSATIZED ACTIS OF THE OWNER ON ITS AGAINTES OF THE OWNER THE ACTORS.

4. ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 8 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 EASENESTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPLIES OF ASSENCE. REMOVING, REPAREMO, OR REPOLICION ON PORTION OF THE FACILITIES NETALLIED IN THE SUPPLIER OF GAS SERVICE.

2. <u>PROTECTION OF FACILITES</u>. THE OWNER OF THE LOT SHALL BE RESPONSED FOR EVERYTHEE OF MIS BENYCLE. LOCATED IN THEM LOT MAD SHALL PROYENT THE ALTERATION OF GRADE. OR ANY OTHER ODSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS BERYCLE. THE SUPPLEXE OF THE GAS SERVICE SHALL BE RESPONSED FOR THE CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS BERYCLE. THE SUPPLEXE OF THE GAS SERVICE SHALL BE RESPONSED FOR THE CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH LOT GOWRER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT COMMER, 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. <u>PROTECTION OF FACILITIES</u>, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS SAMITARY SERVER MAINS AND STORM SERVERS LOCATED ON ITS LOT. WITHIN THE UTLITY EXEMPLATE, AND THE RESTRUCTED WITERINGS USETING UPON THE COMPLETON OF THE INSTALLATION OF A PUBLIC WATER MAINS, SANITARY SERVER MAIN, OR STORM SERVER OF ANY CONSTITUCTION ACTIVITY WHICH YOULD INTERFORE WITH PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVER SHALL BE PONIBILED. THE COMPLETON OF THE INSTALLATION OF A PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVER SHALL BE PONIBILED. THE CONFULNCE ONLENDING THE INSTALLE RESPONSES FOR ODINARY MAINTERANCE OF PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVERS BUT THE LOT OWNER SHALL BE RESPONSES FOR ODINARY MAINTERANCE OF PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVERS BUT THE LOT OWNER SHALL BE RESPONSES FOR ODINARY MAINTERANCE OF PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVERS BUT THE LOT OWNER SHALL BE RESPONSED FOR ODINARY MAINTERANCE OF PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVERS BUT THE LOT OWNER SHALL BE RESPONSED FOR ODINARY MAINTERANCE OF PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVERS BUT THE LOT OWNER SHALL BE RESPONSED FOR ODINARY MAINTERANCE OF PUBLIC WATER MAINS, SANITARY SERVER MAINS, AND STORM SERVERS BUT THE COT OWNER SHALL BE RESPONSED.

ACCESSA, THE CITY OF TULSA ORLAHOMA OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DES ON THE ACCOMPANYING JULT, OR OTHERWASS PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MANTA RECURNIG OR REPLADING ANY PORTION OF LIVERED MANUALING MAINTARY SEMER STORM SEWER FACILITIES OR TRAFFIC ONTROL DE (INCLUDING TRAFFIC SIGNALS, SIGNS AND PAVEMENT WARKINGS).

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

E. SURFACE DRAINAGE:

EACH LOT DEPICTED ON THE PLAT OF SAINT FRANCIS HOSPITAL SOUTH SHALL RECEIVE AND DRAIN. IN AN UNDISTRUCTED MANNER, THE STORM AND SUMPACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNERSIB SHALL DOWNTINGLY OF SPHIIT TO BE CONSTRUCTED ANY TECHNICA OF OTHER DISTRUCTORS WHICH WOLLD AWART THE DRAINAGE OF STORM AND SIGNATION THEO SONE AND ASTIGUES ANY LOT. THE POREGONG COVEMANTS SET FORTH IN THIS PARAGRAPH E SHALL BE EMFORCEABLE BY ANY AFFECTED LOT OWNER AND STICKS OF THE FOR STORMAND.

F. PAVING AND LANDSCAPING WITHIN EASEMENT:

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NEOBSARY PLACEMENTS REPLACEMENTS OR MUNITIANCE OF WITER, SEVER STORN SEWER, NATURAL CAS, COMMUNICATION, CABLE TERMINENCE ELECTRE, FOLLITES WITEN THE UTILITY LARGENER TARGES, RESPIRED WITER, BLE REALMENTS, WITER, BLE SUBJECTS, ACCOMPANYING PLAT, REVOLED HOWEVER THE CITY OF TULSA, ORLAHOMA OR THE SUPPLER OF THE UTILITY SERVICE DHALL USE REASONABLE CARLE IN THE REPROVIDED HOWEVER THE CITY OF TULSA, ORLAHOMA OR THE SUPPLER OF THE UTILITY SERVICE DHALL USE REASONABLE CARLE IN THE REPROVIDED HOWEVER THE CITY OF TULSA. ORLAHOMA OR THE SUPPLER OF THE UTILITY SERVICE DHALL USE REASONABLE CARLE IN THE REPROVIDED HOWEVER THE CITY OF TULSA. ORLAHOMA OR THE SUPPLER OF THE UTILITY SERVICE DHALL USE REASONABLE CARLE IN THE REPROVIDED HOWEVER THE CITY OF TULSA. ORLAHOMA OR THE SUPPLER OF THE UTILITY SERVICE DHALL USE REASONABLE CARLE IN THE REPROVIDED HOWEVER THE CITY OF TULSA.

O. LINTS OF NO ACCESS

THE OWNERS MEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST SY⁵⁷ STREET SOUTH WITHIN THE BOUNDS DESIGNINGED AS "LIMITS OF NO ACCESS" (L.N.J.) ON THE ACCOMMANYING PLAT, WHOT, UNITS OF NO ACCESS NAV BE AUXINOED OR RELEASE DY THE TULAS VERYORY DAY THAN TO COMMISSION, OR THIS SUCCESSION, AND WITH THE APPROVAL OF THE CITY OF TULAS, OKLAHOWA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOWA. LIMITS OF NO ACCESS SMLL BE EMPORTORABLE DY THE OT OF TULAS.

N STODU SEWED EASENENT

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 HEREN BSTARLISH AND CRANT PERPETUAL EASEMBITS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMMINING BLVI AS MEET OR STORM SWEET RESELECT. TOR THE PURPOSE OF CONSTRUCTION, MANTAINING, OFENITING, REPARING, REPARING AND/ON REMOVING STORMS STORMS, TOBELTS, TOR THE ALMOSS OF CONSTRUCTION, MANTAINING, OFENITING, REPARING, REPARING AND/ON REMOVING STORMS SWEET, STORETER, WITH ALL ITTINGS INCLUSION. THE PIPES, AND OTHER APPUNTENANCES. THERETO TOBELFOR WITH THE REMOVES OF OWNER DEGRESS TO AND UPON THE EASEMDIT.

STORMWATER DETENTION FACILITY RESERVE AREA "A":

I. THE OWNERS DO HEREBY DEDICATE TO THE CITY OF TULSA, OKLAHOMA FOR PUBLIC USE (SUBJECT TO EASEMENTS OF RECORD) A PERPETUAL EASEMENT ON, CVER, AND ACKOSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMMANYLIS (PULT AS STORMATER DETINTION FACUTIVE RESERVE: "A MERIANATER REFERED TO AS THE <u>'USTENTION EASEMULT ARET</u> FOR THE PURPOSE OF PERUITING THE ROW, COMMENACE, RETENTION, DETENTION AND DISCHARGE OF STORMATER RUNDEF FROM THE VARIOUS LOTS WITHIN SANT FRANCE SHORTAS, DUILNO FROM PROFENETIES NOT INLUCED MININ SANT FRANCES HOFTING STOLET.

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 DIVER DRAWAGE FACULTIES SHALL BE MANUARED BY THE ASSOCIATION, AS DEFINED BLOW, TO THE EXTENT NECESSARY TO ACHINE THE MININGED DRAWAGE RETENTION, MAD DETENTION FLUCTIONES INCLUDING PARAMETERS. REMOVAL OF DISTRUCTIONS AND SILVATION AND THE ASSOCIATION AS DEFINITION FLUCTIONS INTO ACHINE THE ASSOCIATION AS DEFINITION FLUCTION STATUS AND THE ASSOCIATION AS DEFINITION FLUCTIONS AND SILVATION AND THE ASSOCIATION AS DEFINITION FLUCTIONS FLUCTION ASSOCIATION AND DETAILOR FLUCTIONES SHALL PROVIDE CLUSTOMARY GROUNDS MANIFELANCES MINITIN THE DETENTION EASE BENEFIT AREA IN ACCORDANCE MITH THE CLUCIANUS STANDARDS.

- A. GRASS AREAS SHALL BE MOWED (IN SEASON AT REGULAR INTERVALS NOT EXCEEDING FOUR WEEKS)
- 8. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- C. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.

J. RESTRICTED SANITARY SEWER EASEMENT:

THE OWARRS DO LIVERED TEDROLTE FOR PUBLIC USE PERFECTIVE BASEMENTS ON LOVER, AND ACROSS THOSE AND SEAL OSDITED ON IN-ACCUMANNUS LA 16 SSEC OF SESTEMETE SAME MAINTY EXHE REASEMENT FOR HE PROSSES OF CONSTRUCTIVE, MAINTANNE, OSDITATE REPARING, REPLACING, AND/OR REMOVING SAMITARY SEXVER SAME TOORTHAN THAT, ALL FITTINGS INCLUDING THE PRES AND DUTENT APPRITUMENTS THERETO TOORTHEM WITH INCIDER OF GARGES AND CONCERSS TOOR THAT WITH ALL FITTINGS INCLUDING THE PRES AND DURADES AFORESAND.

RESTRICTED WATERLINE EASEMENT:

THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOUNTAINING PLAT AS <u>WAVE</u> OR <u>RESTRUCTED WATERING EASEMENT</u> FOR THE PURPOSES OF CONSTRUCTING, MUNTIANING, OFERATING, REPAIRING, REPUGATO, ANDOR REMOVING WATERING STOCHTHER WITH ALL HITTINGS INCLUDING THE PIRES VALVES, WATERS AND DUPWENT AND OTHER APPURTEMANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESALD.

L. RESTRICTED ELECTRIC AND TELECOMMUNICATIONS EASEMENT:

THE OWNERS DO HERRY DEDUCTE FOR FUEL CUSE PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DEPICTED ON THE COMMANY FIRST AS SELECT ON SECTIONE AND TELECOMMANDATIONS EXEMENT FOR THE PREPOSE OF CONSTRUCTING, MARTINAMIC, OPERATING TELEVISION UNDER TOTAL THE AND TELEVISION OF PROVIDENT FOR THE PREPOSE OF CONSTRUCTING, MARTINAMIC, OPERATING TELEVISION UNDER TOTELEME WITH ALL FITTINGS, INCLUDENT FOR FORE WITHS CONSTRUCTING MARTING FOR FOR OTHER ANY OTHER APPLICEMENCES THERETO. WITH THE RIGHTS OF INCRESS AND EGRESS TO AND UPON SUCH EASEMENTS FOR THE USES AND DIRFORME AFOREMACIS.

M. SIDEWALKS

SEQNULKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREET DESIGNATED BY AND M ACCORANCE MITH THE TULGA METROPHILMAN AREA SUBJONISMON NO DOYLO OVER REGULATIONS AND THE GORDANNESS OF THE CITY OF TULSA CARANOMA AND ALL SUCH SEGNULKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUMNCE OF THE FIRST OCCUPANCY FERMIT FOR ANY BULDING WITHIN THE SUBDIVISION SEQNALKS SHALL BE CONSTRUCTED IN CONFORMED WITH CITY OF TULBA LEXANDERING DESIGN STANAPORE.

SECTION I. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHERAS, SANT TRANCIE HOSTIAL SOUTH WAS SUBWITED AS PART OF PLANEEU UNT DEVECAMENT NO. 556-4-1, SA PROVIDED WITHIN SECTIONS 800 - HIRDURI 550.0 (THE CITY OF TUS ZONING COEL AN HIS SAVE ESSET OL NUMARY 1-200 WHEN PLO NO SALA WAS APROVED BY THE TULSA METROFOLITAN AREA PLANNING COMMISSION ON JULY 24, 2002 AND SUBSEQUENTLY AWENDED WITH THE LAIEST AMENDIMENT BERNING FUDSA-4-13 AS PROPORD BY THE ULSA METROFOLITAN AREA PLANNING COMMISSION ON BERNINGY 15, 2002 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 TULBA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, MURING TO AND ENFORCEABLE BY THE CITY, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANED 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: +/- 81 ACRES*

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

PERMITTED USES:

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

- PUBLIC, CIVIC AND INSTITUTIONAL
- IOSPITAL VIRELESS COMMUNICATION FACILITY
- COMMERCIAL COMMERCIAL SERVICE LODDING, 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
- RESIDENTIAL EXCEPT ELDERLY/RETIREMENT HOUSING 0.50
- MAXMUM LIVABILITY SPACE PER LOT:
- ELDERLY/RETIREMENT CENTER
- 200 SF PER DWELLING UNIT
- MAXINUM NUMBER OF DWELLING UNITS/LOT
- 30 DWELLING UNITS PER ACRE.
- MAXIMUM BUILDING HEIGHT:
- * ARCHITECTURAL ELEMENTS MAY EXCEED MAXIMUM BUILDING HEIGHT WITH DETAILED SITE PLAN APPROVA

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 UNITS" (TYPICAL DUMPSTERS), TRASH BINS, OR DUMPSTERS BE ALLOWED PER APPROVAL OF PUD-586-A-2". APPROVAL OF PUD-585-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

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

- (1) FOUR (4) ON EAST 91ST STREET SOUTH
- (2) THREE (3) ON SOUTH GARNETT ROAD.
- (3) SIX (5) ON INTERNAL COLLECTORS AND
- (4) THREE (3) ON THE MINGO VALLEY EXPRESSION

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

C GROWD SKINS SHALL NOT EXCEED TWELVE (12) SEET IN NEXH'I WITH AN ADDREDATE DISPLAY SURFACE AREA OF 2/13 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.

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

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

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

OUTDOOR ADVERTISING SIGNS:

A. THE ASSOCIATION:

B. MEMBERSHIP:

C. ASSESSMENT:

D. ASSOCIATION TO BE BENEFICIARY;

A. MUTUAL ACCESS EASEMENT.

B. FINAL CONSTRUCTION PLANS

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

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

D. GROWING SKINS AQUACENT TO SIG¹⁵ STREET, GARNETT ROAD, AND OUTSIDE OF THE FREEWAY SKIN 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-FWE (25) FEET IN HEIGHT.

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

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 AFFIRED.

A. OUTDOOR ADVERTISING SIGNS SHALL BE SUBJECT TO THE GENERAL USE CONDITIONS SET FORTH IN SECTION 50,080.F, EXCEPT AS DTHERWISE PROVIDED HEREIN

B. DNE (1) OUTDOOR ADVERTISING SIGN MUST BE LOCATED NOT LESS THAN 575 FEET NOR MORE THAN 600 FEET FROM THE CENTERLINE OF EAST 31⁵¹ STREET ALONG THE MINGO VALLEY EXPRESSWAYULS. 159.

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. <u>COLLECTOR STREETS</u>, THE PRINCIPAL ACCESS TO ALL DEVELOPMENT AREAS SHALL BE FROM A CORRIDOR COLLECTOR STREET WHICH CORRIDOR COLLECTOR STREET MAY BE FUBLIC OR PRIVATE. A PRIVATE COLLECTOR MUST BE A MINIMUM OF 24 FEET WIDE. UNLESS THE PRIVATE COLLECTOR STREET MAS AT LEAST FOUR (4) LANES. THERE SHALL BE NO PARKING ON THE PRIVATE COLLECTOR.

C. ZONNO CLEARANCE PERMIT, NO ZONING CLEARANCE PERMIT SHALL BE ISSUED FOR A LOT WITHIN THE PLD UNTEL A DETAIL SITE PLAN FOR THE LOT, WHICH INCLUDES ALL BUILDING AND REQUIRING PARKING AND LANDSCAPING AREAS. HAS BEEN SUBMITTED TO THE TWAPC AND APPROVED AS BEING IN COMPUNED WITH THE APPROVED PUD DEVELOPMENT STANARDS.

D. LANDSCAPE PLAN. A DETAIL LANDSCAPE PLAN FOR EACH LOT IN THE ADDITION SHALL BE SUBILITED TO THE TWAPC FOR REVIEW AND APPROVAL. A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF DILANDMA SHALL CERTIFY TO THE ZONING OFFICIENT THAT ALL REQUIRED LANDSCAPEN AND SCREENING FIRSTEN HAVE BEEN BRAILED IN ACCOMMENCE WITH THE PHPROVED LANDSCAPE PLAN FOR THAT LLI REQUIRED SSUANCE OF AN OCCUPANCY FIRMIT. THE LANDSCAPEN DATERILLS REQUIRED UNDER THE APPROVED LANDSCAPE PLAN FOR THAT LLI BE MAINTAINED AND REPLACED AS HOUSDED, AS A CONTINUE CONCISION OF THE GRAINTER OF AN OCCUPANCY FIEMIT.

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

5. <u>SCREENING.</u> UNLESS OTHERWISE PROVIDED IN PUD-586-A-13 ABOVE, ALL TRASH, MECHANICAL AND EQUIPMENT AREAS SHALL BE SCREENED ROM PUBLIC VIEW BY PERSONS STANDING AT GROUND LEVEL.

0. LIGHTING, LIGHTING USED TO ILLUMINATE A LOT SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIA, AREAS, SHIELDING OF SUCH LIGHT SHALL BE DESIGNED SO AS TO PREVENT THE LIGHT APRODUCING ELEWENT AREAS FOR REFLECTION OF THE LIGHT FRITARE FROM BEING VISIBLE TO A FERSION STANDRIGH. THE ADJACENT RESIDENTIAL AREAS OF STREET RIGHTG/#WAY. NO LIGHT STANDARD NOR BUILDIM-QUOLITED LIGHT SHALL EXCEED 25 FEET IN HEIDHT AND ALL SUCH LIGHTS SHALL BE SET BACK AT LEAST 75 FEET FROM A SMGLEFAULT DIVELING.

STORHWATER STRUCTURES, THE DEPARTMENT OF PUBLIC WORKS OR A PROFESSIONAL ENGINEER REDISTERED IN THE STATE OF AFOM SHALL CERTIFY TO THE ZONING OFFICER THAT ALL REQUIRED STORHWATER ORANAGE STRUCTURES AND DETENTION AREAS SERVING ADDITION HAVE DEEN ISTALLED IN ACCORDANCE UNIT IN HE APPROVED PLANS PRIOR TO ISSUNCE OF AN ACCURPANCY PERMIT.

PLATTING REQUIRED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE REQUIREMENTS OF SECTION 30:01-0. OF THE ZONING CODE HAVE IN SATISFIED AND APPROVED BY THE THAPC AND FILED OF RECORD IN THE COLINITY CLERKS OFFICE, NOORPORATING WITHIN THE RESTRICTIVE VEXANTS THE PUC CONDITIONS OF APPRICALA AND ANIMARY THE CIT BENEFICIARY TO SATIS COVENNITS.

SECTION III. ARROWHEAD RIDGE OWNERS ASSOCIATION, INC.

SUCH LOT OWNERS SHALL BE A MEMBER OF THE ASSOCIATION. THE ASSOCIATION WAS FORMED TO JAMONG OTHER THROUGH AWAITURN BEARE HAD REPLACE RESIDENT OF 1. THE ACCESSED BASERIES RECORDED AS DOCUMENT TO <u>STORING</u> IN THE OFFICE OF THE TUBA CONSTY OF A PERVACE SIREFES BENEFITTING THE SUBDIVISION LANDSCAPINO. ENTRYWING AND OTHER IMPROVEMENTS IN REOPERATION OF UNDER OF THE BUILDINGHINA SHI DE WIERS WAS "FROM THE OTHER OWNERS AND OTHER IMPROVEMENTS. IN REOPERATION OF UNDER OF THE BUILDINGHINA SHI DE WIERS WAS "FROM THE OTHER OTHER OTHER OWNERS AND BENEFIT OF THE LOTS.

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 APPURTEMANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

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 BERKETT OF THE RECORD OWNERS OF THE LOTS.

WITHOUT LIMITATION OF SUCH OTHER ROWDER AND ROWTEAS THE ASSOCIATION MAY MAKE. THE ASSOCIATION PANLLE DEDEMED A BENERRIKANT OF THE VARIOUS CONFINING CONTONS AND REPORTED AND CONTACTS IN THE DEDECT OF DEDECTION THE SAME EXTENT AS ALL OTHER ESPERIDARES THEREON ROULDING FACH LOT OWNER. THE OTH AND THE SAME REPORT ANY UTILITY OR OTHER SERVICE WITHIN THE ADDITION, AND DIALL, MAY LEFT ROWT TO ROWTE HERE DEDECTIONS CONTACTS INTO A DIAL OTHER SAME REPORT.

SECTION IV. MISCELLANFOUS

A BUTTALLACCESS LABELENT. THE CONVERSE HEREBY GRANT AND ESTABLISH A PERPETUAL NON-EXCLUSIVE WUTUAL ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIM ACCESS INGRESS, GRAESS AND REGRESS OVER, UPON AND ACROSS MAY PORTION OF THE PROPERTY THAT FROM THE TO THE, IS IMPROVED OR OF PERMITTING THE OWNER OF BACH. OT, THEIR GRATEES, TEMANTS, ADDRTS, CONTRACTORS, MINTER, OLBEST BLADDESS, BURDOSS AND STEMPORT OF DESTRIMA ACCESS SUPPOSS. AND ACCESS TEMANTS, ADDRTS, CONTRACTORS, MINTER, OLBEST BLADDESS, BURDOSS AND AND FROM THE OWNER OF BACH. OT, THEIR GRATEES, TEMANTS, ADDRTS, CONTRACTORS, MINTER, OLBEST BLADDESS, BURDOSS AND FROM THE DUBLC AND PRIVE STEMPS TABLESS. TEMANTS, ADDRTS, CONTRACTORS, MINTER, OLBEST BLADDESS, BURDOSS MOTIN, BACH. DOT THAT IS MINT PARKET. THE STEMPS TABLESS AND STALL BE FOR THE OWNER AND ACROSS SUCCESSORS MOTINS ACCESS FAREMENT BETHERS TABLESS TO ACCESS AND SECURE AND ACROSS SUCCESSORS MOTINS ACCESS FAREMENT BULL BEFORT THE SOLE AND EXCLUSIVE USE AND BERNET OF THE OWNERS OF EACH LOT WITHIN "BANT FORMEDSIPE OF EACH LOT WITHIN "BANT FRAME, ENDERS, MITCES, OLIVERS, BURCOSS AND SEXUE AND BE AND THE DESTRIMA ACCESS SERVICES TO STANDING AND THE SOLE AND PRIVELE STAND RESETTO THE OWNERS OF EACH LOT WITHIN "BANT FRAMENTERS FOR THE OWNERS OF EACH LOT WITHIN "BANT FRAMENTERS FOR THE OWNERS OF EACH LOT WITHIN "BANT FRAMENT BOATS, BURCH AND ACCESS AND BEALL BE FOR THE OWNERS OF EACH LOT WITHIN "BANT FRAMENT BANCE HORIZON TO THE ADDRT AND THE BURCH AND THE OWNERS OF EACH LOT WITHIN "BANT FRAMENT FOR THE OWNERS AND AND THE LIVE THE USE OF SUCH AREAS, SECOND AND ASCH AND BEALL BE FOR THE OWNERS OF THE OWNERS OF EACH LOT WITHIN "BANT FRAMENT BANCE HORIZON TO THE HEAD THE ADDRT AND ADDRT AND THE ADDRT AND ADDRT AND ADDRT AND THE ADDRT AND ADDRT ADDRT AND ADDRT AND THE ADDR

SECTION V. TERM, AMENDMENT AND ENFORCEMENT

A ENFORCEMENT, THE RESTRICTION BY TERM AND ADDRESS TO RESTORATE TO ROW WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNME. WITHIN THE PROVISIONS OF <u>BICTION L BASEMINTS AND UTLIERS</u> AND <u>UTLIERS</u> AND <u>UTLIERS</u>

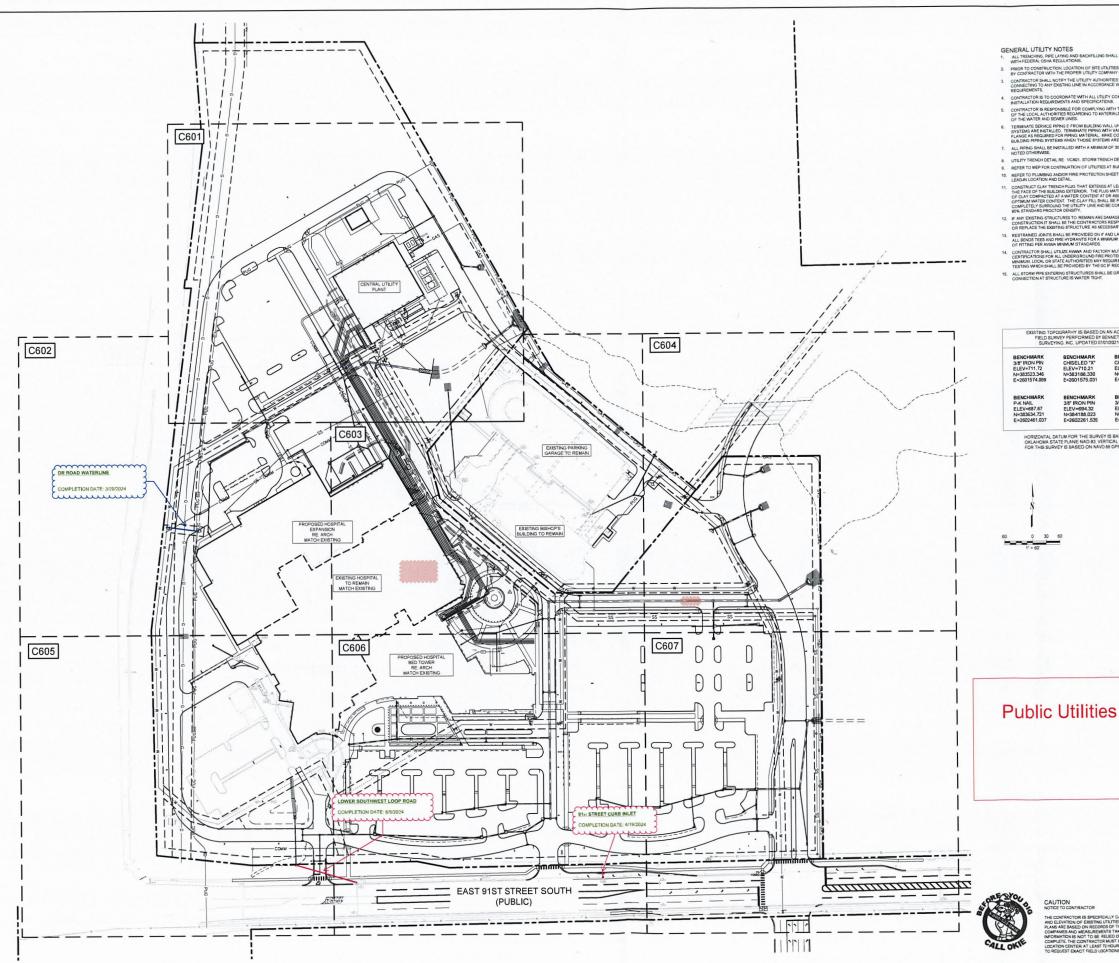
B. <u>DURATION.</u> THESE RESTRICTIONS. TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FULL FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) "EARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR MENDEDAS HERINATER PROVIDED.

C. AMENOMENT, THE COVENANTS CONTAINED WITHIN SECTION I EASEMENTS AND UTITIES MY BE AMENDED OR TERMINATED AT ANY TIME BY A WAITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE GOWER OF THE LOT OR PARCEL TO WAICH THE AMENDMENT OR TERMINATION IS TO E APPLICABLE. AND APPROVED BY THE TULKAN ENTERDING COMMISSION OR IT SUCCESSORS AND THE CITY OF TULKAN. THE COVENANTS CONTAINED WITHIN SECTION II PLANING COMMISSION OR IT SUCCESSORS AND THE CITY OF TULKAN. THE COVENING TO MUSICE DATE OF A COMMISSION AND THE CITY OF TULKAN. THE COVENING TO MUSICE DATE OF A COMMISSION AND THE CITY OF TULKAN. THE COVENING TO MUSICE DATE OF A COMMISSION AND THE CITY OF TULKAN. THE COVENING TO MUSICE DATE OF A COMMISSION AND THE CITY OF TULKAN. THE COVENING TO MUSICE DATE OF A COMMISSION AND THE CITY OF A COMMISSION AND THE CITY OF A COMMISSION AND THE A COMMISSION AND THE A CITY OF A CITY O

D. SEVERABULTY, INAULDATION OF ANY RESTRICTON SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT OR DECREE OF ANY COURT OR OTHERWISE, SHALL NOT INVALIDATE OR APPECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN WHICH SHALL REMAIN IN FULL RORCE AND EFFECT.

ATTEST

IN WITNESS WHEREOF THE CITY OF TUUSA, AN OKLAHOMA MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS THE CITY OF TULSA. AN OKLAHOMA MUNICIPAL CORPORATION BY: CITY CLEDK STATE OF OKLAHOMA)) SS. COUNTY OF TULSA) BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ______DAY OF _____2024 PERSONALLY APPEARED G.T. BYNUM, TO ME NORWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FORECOMON INSTRUMENT AS MAYOR OF THE CITY OF TULBA. OR NUMERIAL AND AND THE DIRENTIAL AND ADDREADED DO NE THAT HE EXECUTED THE WITHIN AND PORECOMON INSTRUMENT AS HAYOR EXAMPLE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CITY OF TULBA. AN ONLAHOMA MUNICIPAL CORPORATION, FOR THE USES AND INVERPOSES THEORES BET FORTH. NOTARY PUBLIC MY COMMISSION EXPIRES 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 OKLAHOWA)) SS COUNTY OF TULSA THIS INSTRUMENT WAS ACKNOW EDGED BEFORE ME ON THIS _____ DAY OF _____ DAY OF _____ AS PRESIDENT AND CHEF EXECUTIVE OFFICER OF SAINT FRANCIS HOSPITAL SOUTH, LL.C., AN OKLAHOWA NOT-FOR-PROTIT LIMITED LIABILITY COMPANY. MY COMMISSION EXPIRES NO TARY SAINT FRANCIS HOSPITAL. INC., AN OKLAHOMA NOT-FOR-PROFIT CORPORATION BY: _____ ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER STATE OF OKLAHOMA COUNTY OF TULSA THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE WE ON THIS ______ DAY OF . 2022, BY ______ AS PRESIDENT AND CHEF EXECUTIVE OFFICER OF SAINT FRANCIS HOSPITAL, INC., AN OKLAHOMA 2022, BY ______ NOT-FOR-PROFIT CORPORATION. MY COMMISSION EXPIRES NOTARY THE WILLIAM K, WARREN MEDICAL RESEARCH CENTER, INC. AN OKLAHOMA NDT-FOR-PROFIT CORPORATION BY _____ ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER STATE OF OKLAHOWA)) SS COUNTY OF TULSA THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF 2024, BY _______ AS PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC, AN CKUAHDMA NOTFOR-PROFIT CORPORATION. MY COMMISSION EXPIRES IES NOTARY THE WARREN PROFESSIONAL BUILDING CORPORATION AN OKLAHOMA CORPORATION BY: ____ ITS CHAIRMAN AND CHIEF EXECUTIVE OFFICER STATE OF OKLAHOWA)) SS MY COMMISSION EXPIRES NOTARY CERTIFICATE OF SURVEY L CAREFULLY AND ACCURATELY SURVEYED, SUBOYDED, AND PLATED THE TRACT OF LAND DISCHRED ABOVE, AND THE ACCUMPANYMO PLAT DESIGNATED HEREIN AS 'SWAT FRANCIS MOSTING LAND', ALTER THE TRACT OF LAND DISCHRED ABOVE, AND THE ACCOMPANYMO COUNTY, STATE OF OKLANDAM, S A REPRESENTATION OF THE SURVEY MADE ON THE GROUND UBING DENERALLY ACCEPTED PRACTICES AND MEETS OR SUCCESS THE CONJUNCAME WINNING SYSTAMBORS FOR THE FRANCISCE OF LAND SUMPYING WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ by:_____ REGISTERED LAND SURVEYOR OKLAHOMA NO. STATE OF OKLAHOMA) SS COUNTY OF TULSA THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2024. BY _______, AS A REGISTERED LAND SURVEYOR MY COMMISSION EXPIRES NOTARY SAINT FRANCIS HOSPITAL SOUTH DRAFT FINAL PLAT FEBRUARY 26, 2024 SHEET 2 OF 2 8,5



GENERAL UTILITY NOTES

ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

PRIOR TO CONSTRUCTION LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTOR CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.

CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

INSTALLATION REQUIREMENTS AND DEPERTICITIONS. CONTRACTOR IS REPORTING TO COMPUTING WITH THE EPERTICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SERVER LINES. TERMINATE SERVICE PIPENS OF IN VALUE AUTHORIZED AND INSTALLATION VALUES AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS VALUES AND ADDRESS ADDRESS AND ADDRESS ADDRESS AND ADDRESS ADDRESS ADDRESS AND ADDRESS ADDRESS ADDRESS AND ADDRESS ADDRE

ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE.

NOTED DIFFERMEE UTLITY TREND EETAIL RE 1/CR01. STORM TRENCH DETAIL RE 2/CR01. REFER TO MEP FOR CONTRULTION OF UTLITIES AT BUILDING. REFER TO FLUMBING JADOR FIRE PROTECTION SHEETS FOR FIRE LINE LENDIN LOCATION AND GETAIL.

CONSTRUCT CAN TREACHEUR. CONSTRUCT CAN TREACHEUR THAT EXTENDS AT LEAST SPEET OUT THE FACE OF THE BUILDING DATERIOR. THE PLUG INITERIAL SHALL OC OF CAN COMPACTED AT ANY TRE CONTENT AT OR ADOVE THE SOLS OFTIMAL WATER CONTENT. THE CONTENT AT ONCE THE SOLS OFTIMAL WATER CONTENT. THE SHALL BE PLACED TO COMPLETELY SURFACE ONTENT. THE AND BE COMPACTED TO AT IESN STANDARD PROCTOR DESIGN.

IF ANY DOSTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAR OR REPLACE THE DUSTING STRUCTURE AS MECSARAY. RESTRAINED JOINTS SHALL BE PROVIDED OIL HAD LARDER WATER UNES A ALL BROGS TEES AND FREM MORANTS FOR A NORMAN 2 JOINTS BOTH SIDES OF HITTING FER ANWA MINIMUM STANDARDS.

OF FITTING PER AWAY MINIMUM STANDARDS. CONTRACTOR SHALL UTILIZE AWAYA AND PACTORY MUTUAL TEST AND CERTIFICATIONS FOR ALL UNDERGROUND FIRE PROTECTION LINES AS A MINIMUM. LOCAL OR STATE AUTHORITIES MAY REQUIRE MORE STRINGE TESTING WHICH SHALL BE PROVIDED BY THE GCIF REQUIRED. 15. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.

XISTING TOPOGRAPHY IS BASED ON AN ACTUA FIELD SURVEY PERFORMED BY BENNETT SURVEYING, INC, UPDATED 07/01/2021 BENCHMARK 3/8" IRON PIN ELEV=711.72 N=383523.346 E=2601574.099 BENCHMARK CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.569 BENCHMARK CHISELED "X" ELEV=710.21 N=383188.330 E=2601575.031

BENCHMARK P-K NAIL ELEV=687.67 N=383634.721 E=2602461.037

BENCHMARK 3/8* IRON PIN ELEV=694.32 N=384188.023 E=2602261.535

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.

BENCHMARK 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473

SaintFrancis Health System

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

Helinum Chata a Kassarbaum Int. Calabarna Cantonia of Automic (Kerhördtan radditer

All resolution & reducted

IMEG WERKER ENGANDER 122-125-1440 NUE REC'A BLAND BLATCH TEL 188 76-764

WALLACE DESIGN COLLECTIVE CMUSTRUCTURE, INSPIREMUNACE LARCHTECTS 1211, MLA, RVD TULEA OF 19182 TEL, HEARTER

ROSS & BARRUZINI ECONVENTI TECHNEAL ENGINEERS STET SKENE BLVD SUTTE DIO NORTHEAD TEL HITALI 2000

VERMUELENS COST ESTIMATORS 201 NORTH ST PAUL STREET. BUTTE 210 DALLAS TA INSCI TEL 480 PRC1222

CCI COLCEPTION TANTS WAT VICTOLING PARYWAY SUFE 200 61 LOAN WATSTALL TLL 21430-2123

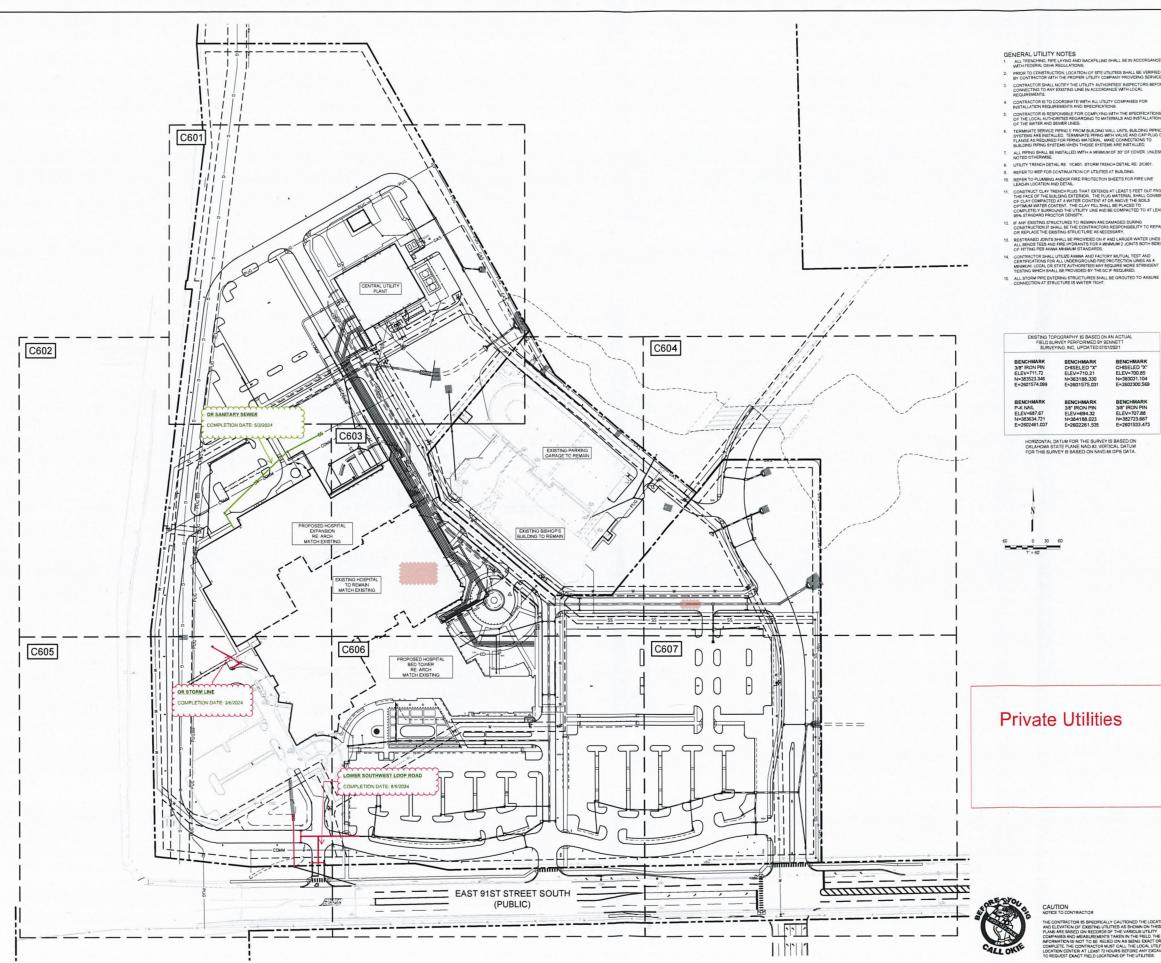




CAUTION NOTICE TO COM







 PRIOR TO CONSTRUCTION, LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS BEF CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.

CONTRACTOR IS TO COORDINATE WITH ALL UTILITY CO INSTALLATION REQUIREMENTS AND RECOVERED CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECI OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INST OF THE WATER AND SEWER LINES.

OF THE WATER AND SERVICE DIVISOS FROM BUILDING WALL UNTIL BUILDIN SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAL FUNDE AS REQUIRED FOR PIPING MATERIAL, MAKE CONNECTIONS BUILDING PIPING SYSTEMS ARE INSTALLED.

ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLINOTED OTHERWISE.

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IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGE CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPO OR REPLACE THE EXISTING STRUCTURE AS NECESSARY

RESTRAINED JOINTS SHALL BE PROVIDED ON 4" AND LARGER WATER LINES A" ALL BENDS TEES AND FIRE HYDRANT'S FOR A MINIMUM 2 JOINTS BOTH SIDES OF FITTING PER AWWA MINIMUM STANDARDS. OF FITTING PER AWAYA MININUM SI ANDARUS. CONTRACTOR SHALL UNDERGROUND FIRE PROTECTION LINES AS A MININUM LOCAL OR STATE AUTHORITIES MAY REQUIRE WORE STRINGEN TESTING WHICH SHALL BE PROVIDED BY THE OLI F REQUIRE MORE STRINGEN

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.

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

BENCHMARK CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.569 BENCHMARK CHISELED *X* ELEV=710,21 N=383188.330 E=2601575.031

BENCHMARK 3/8* IRON PIN ELEV=694.32 N=384188.023 E=2602261.535 BENCHMARK 3/8* IRON PIN ELEV=707.88 N=382723.667 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 86 GPS DATA.

Private Utilities



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 f +1 314 421 2000 f +1 314 421 6073

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ROSS & BARRUZINI ECHPHENT/TECHNEAL ENGINEERS 1101 SACHE BLKO SUITE 210 NORTHERS TEL HITATUSHS

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Key Plan

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OVERALL UTILITY PLAN

Project No. 20.01024.00 Sheet Tife

Sheet No.

8.7



1. ALL CONCRETE AND ASPHALT NOTED FOR REMOVAL SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE.

UP 7 IF. RAL OUGS IMPALTE PRULIED IN EASE BID WITH PRICE APPROVAL CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA CONTRACTOR BHALL BE RESPONSELFOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION SECURITY OF STAGING AREA SHALL BE THE RESPONSELITY OF THE CONTRACTOR.

RESPONSIBILITO THE CONTINUE OF A DATE OF A DATE OF A DESIGNATED PROTECTION AREAS WHERE THE CONTRACT POSES NOT PROTECT VEGETATION ANOTED, CONTRACTOR SHALL RESOLVE VEGETATION TO EXISTING CONDITION AT 100 ADDITIONAL EXPONSE TO THE OWNER. TO THE AND ADDITION AT 100 ADDITIONAL EXPONSE TO THE OWNER. TO THE

SX (6) FOOT CHAINLINK CONSTRUCTION FENCE SHALL BE MAINTAINED AND SECURED AROUND PERIMETER OF CONSTRUCTION SITE FOR DURATION OF PROJECT.

3. PRIOR TO UTILITY DEMOLITION COORDINATE WITH AUTHORITY HAVING JURISDICTION.

UTILITIES BEING REMOVED OR RELOCATED SHALL BE ISOLATED AND SERVICE DISCONNECTED PRIOR TO ANY DEMOLITION.



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 f +1 314 421 2000 / +1 314 421 6073

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Key Par

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ROSS & BARRUZINI

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BENCHMARK CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.565 BENCHMARK 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473



Project No 20.01024.00 OVERALL DEMOLITION & EROSION CONTROL PLAN



Charles M

8.8