KNOW ALL MEN BY THESE PRESENTS:

MEYER HOLDINGS, LLC, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN WAGONER COUNTY, STATE OF OKLAHOMA. TO-WIT:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT SEVEN (7) AND THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING (P.O.B.) AT THE NORTHWEST CORNER OF LOT FIVE (5), BLOCK THREE (3) OF THE AMENDED PLAT OF LOTS 1 THRU 8, BLOCK 1, LOTS 1 THRU 5 AND 28 THRU 32, BLOCK 2 AND LOTS 1 THRU 11, BLOCK 3 ROLLING HILLS ADDITION, THENCE S 88°47'04" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF ADMIRAL PLACE A DISTANCE OF 90.47 FEET TO A POINT; THENCE S 08°56'34" E A DISTANCE OF 85.99 FEET TO A POINT; THENCE S 01°25'17" E A DISTANCE OF 101.39 FEET TO A POINT; THENCE S 08°08'21" W A DISTANCE OF 95.98 FEET TO A POINT; THENCE S 86°34'17" W A DISTANCE OF 150.00 FEET TO A POINT; THENCE N 01°51'52" W A DISTANCE OF 287.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ADMIRAL PLACE; THENCE S 88°47'04" W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 694.86 FEET TO A POINT; THENCE S 01°49'06" E A DISTANCE OF 525.26 FEET TO A POINT; THENCE N 88°34'54" E A DISTANCE OF 264.35 FEET TO A POINT; THENCE S 01°25'06" E A DISTANCE OF 246.29 FEET TO A POINT; THENCE N 88°34'54" E A DISTANCE OF 642.83 FEET TO A POINT; THENCE N 01°51'52" W A DISTANCE OF 270.04 FEET TO A POINT; THENCE N 88°08'08" E A DISTANCE OF 37.26 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE AMENDED PLAT OF LOTS 1 THRU 8, BLOCK 1, LOTS 1 THRU 5 AND 28 THRU 32, BLOCK 2 AND LOTS 1 THRU 11, BLOCK 3 ROLLING HILLS ADDITION; THENCE N 01°51'52" W ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 497.90 FEET TO THE POINT OF BEGINNING (P.O.B.),

SAID TRACT CONTAINS 13.875 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS AND ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND HAS DESIGNATED THE SUBDIVISION AS "OAKMONT AT CATOOSA", A SUBDIVISION IN THE CITY OF CATOOSA, WAGONER COUNTY, OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, 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 THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED FOREVER, THE OWNER/DEVELOPER HEREBY RESERVES 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 EASEMENT DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF CATOOSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN THE EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAYBE LOCATED WITHIN THE SUBDIVISION MAYBE 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 MAYBE 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 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. EACH SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES THROUGH ITS AGENTS AND EMPLOYEE, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF EACH 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, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH 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.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT.
2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT. THE ALTERATION OF GRADE IN EXCESS OF 3 FEET 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.
3. THE CITY OF CATOOSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC STORM SEWER, WATER MAINS AND SANITARY SEWER MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CITY OF CATOOSA, OKLAHOMA, OR THEIR SUCCESSORS, SHALL AT ALL TIME HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, 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 OR STORM SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF CATOOSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF CATOOSA, OKLAHOMA.

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING OR REPLACING AND PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT ALTERATION, 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR ITS AGENTS OR CONTRACTORS.
3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

FINAL PLAT
of
OAKMONT AT CATOOSA

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

1. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHTS-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN, OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY.
2. IF IT IS DETERMINED BY THE MUNICIPALITY THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHTS-OF-WAY. THE CITY SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE AND SAVE.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO ADMIRAL PLACE WITH THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CATOOSA AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF CATOOSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

SECTION II. DETENTION

1. EACH LOT IS REQUIRED TO PROVIDE DETENTION ON-SITE PER THE CITY OF CATOOSA'S STANDARDS AND APPROVED BY THE CITY OF CATOOSA. THE DETENTION FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL DETENTION AREAS, INCLUDING MATINENCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES WILL BE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
3. IN THE EVENT THE PROPERTY OWNERS ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION AREAS AND FACILITIES THEREON LOCATED AS ABOVE PROVIDED, THE CITY OF CATOOSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION AREAS AND PERFORM SUCH MAINTENCE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OWNER.
4. IN THE EVENT THE HOME OWNER ASSOCIATION FAILS TO PAY THE COST OF SAID MAINTNECE AFTER COMPLETION OF THE MAINTENCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF CATOOSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENTS OF COTS, AND THEREAFTER, THE COSTS SHALL BE A LIEN AGAINST THE LOT OWNER. SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON ALL LOTS AS HEREINAFTER DEFINED, WHICH MAY BE FORECLOSED BY THE CITY OF CATOOSA, OKLAHOMA, OR THE CATOOSA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATE UPON THE LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF CATOOSA.
5. THESE COVENANTS SHALL BE IN FULL AFFECT UNTIL MODIFIED BY 60% OF THE LOT OWNERS AND THE APPROVAL OF THE CITY OF CATOOSA CITY COUNCIL.

SECTION III. MUTUAL ACCESS

EACH LOT SHALL HAVE MUTUAL ACCESS ACROSS LOT LINES BETWEEN EACH LOTS WHERE DRIVEWAYS AND DRIVE ISLES ARE LOCATED.

SECTION IV. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS OAKMONT AT CATOOSA WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT PURSUANT TO THE CITY OF CATOOSA ZONING ORDINANCES. WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISION OF THE ZONING CODE REQUIRES THE ESTABLISHMENT OF COVENANTS OR RECORD, INCURRING TO AND ENFORCEABLE BY THE CITY OF CATOOSA OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND
WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF CATOOSA, OKLAHOMA.
THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

NET LAND AREA:	18.99 ACRES	827,506 S.F.
PHASE 1 BEING PLATTED:	13.75 ACRES	604,407.25 S.F.

UNDERLAYING ZONING: RM-1 WITH PUD

A. PERMITTED USES
USE UNIT 8 MULTI-FAMILY APARTMENTS AND CUSTOMARY ACCESSORY USES, INCLUDING CLUBHOUSE, POOLS, TENNIS COURTS, AND SUCH RELATED USES.
USE UNIT 8 ASSISTED LIVING AND CUSTOMARY ACCESSORY USES INCLUDING MINOR AMBULATORY CARE.
USE UNIT 2 NURSING HOME AND CUSTOMARY ACCESSORY USES INCLUDING MINOR AMBULATORY CARE.

B. MAXIMUM PERMITTED NO. OF DWELLING UNITS
TOTAL PUD: 240 APARTMENT UNITS
PHASE 1: 200 APARTMENT UNITS
TOTAL PUD: 100 ASSISTED LIVING UNITS
PHASE 1: 72 ASSISTED LIVING UNITS

C. MAXIMUM PERMITTED LOT COVERAGE
50% OF LOT AREA MAY BE COVERED BY PARKING AND BUILDINGS WITH 50% LANDSCAPED OPEN SPACE.

D. MAXIMUM PERMITTED BUILDING HEIGHT
3 STORY: 45 FEET MAX. STRUCTURE HEIGHT

E. YARD REQUIREMENTS (BUILDING LINE TO LOT LINE)
FRONT: 40' MINIMUM ON ADMIRAL
REAR/SOUTH: 100' MINIMUM
SIDE/EAST: 100' MINIMUM FOR MORE THAN ONE STORY FROM R DISTRICT BOUNDARY.
SIDE/WEST: 44' MINIMUM FOR MORE THAN ONE STORY FROM C DISTRICT.
100' MINIMUM FOR MORE THAN ONE STORY FROM R DISTRICT BOUNDARY.
SETBACK FROM INTERIOR BOUNDARY OF OUT PARCEL NOT IN PUD:
20' MINIMUM AS PER ZONING CODE TABLE 4-3 REAR YARD REQUIREMENTS FOR BUILDINGS.

F. MINIMUM PARKING
1.5 SPACES PER ONE BEDROOM DWELLING UNIT
2.0 SPACES PER TWO OR MORE BEDROOM UNIT
0.8 SPACES PER ASSISTED LIVING DWELLING UNIT

G. MINIMUM PARKING DIMENSIONS

STALL WIDTH	9'
AISLE WIDTH	26'
STALL LENGTH	18'

H. SIGNS
SIGNS SHALL CONFORM WITH THE CURRENT ORDINANCE REQUIREMENTS FOR RESIDENTIAL MULTI-FAMILY USES (AS OF THE DATE OF APPROVAL OF THE RM-1/PUD)

I. WINDOWS
NO WINDOWS IN UNITS ON ELEVATIONS ABOVE THE FIRST FLOOR THAT FACE ABUTTING SINGLE FAMILY RESIDENTIALLY ZONED AND DEVELOPED AREAS.

J. SITE PLAN
A DETAIL SITE PLAN SHALL BE APPROVED BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT WHICH SHOWS THE SCALED LOCATIONS OF STORMWATER DETENTION, BUILDINGS, TYPE, ARRANGEMENT OF PARKING AND DRIVES, GATES AND SIGNS AND LIGHTING.

K. LANDSCAPE PLAN
A DETAIL LANDSCAPE PLAN FOR THE PUD SHALL BE APPROVED BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT. 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 THE PUD PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT. THE LANDSCAPING MATERIALS REQUIRED UNDER THE APPROVAL PLAN SHALL BE MAINTAINED AND REPLACED AS NEEDED, AS A CONTINUING CONDITION OF THE GRANTING OF AN OCCUPANCY PERMIT.

L. LANDSCAPING AND SCREENING
PERIMETER LANDSCAPING AND SCREENING IS REQUIRED AS PER THE ZONING CODE AND THE SUBMITTED DETAIL LANDSCAPE PLAN.

M. DEVELOPMENT REGULATIONS
THE FOLLOWING SPECIAL DEVELOPMENT REGULATIONS AND/OR LIMITATIONS ARE PLACED UPON THE DEVELOPMENT CARRIED OUT UNDER THE RM-1/PUD. CERTAIN ZONING DISTRICT AND REGULATIONS REFERRED TO IN THE PUD TEXT SHALL BE THOSE WHICH APPEAR IN THE ZONING CODE FOR THE CITY OF CATOOSA, AS AMENDED. FOR PURPOSES OF CLARIFICATION AND INTERPRETATION, THE OPERATIVE AND CONTROLLING LANGUAGE OF SUCH ZONING DISTRICTS SHALL BE THE LANGUAGE AND REGULATIONS APPLICABLE TO REFERENCED ZONING DISTRICTS AS CONTAINED IN THE CITY OF CATOOSA ZONING CODE, AS AMENDED. IN CASES OF CONFLICT BETWEEN PROVISIONS OF THE ZONING CODE, AS AMENDED AND THE PROVISIONS OF THIS PUD, THE PUD DEVELOPMENT PROVISIONS MAY SUPERSEDE AS SPECIFICALLY APPROVED AND DESCRIBED HEREIN.

N. DEVELOPMENT CONCEPT
a. DEVELOPMENT PROFILE: OAKMONT APARTMENTS IS A PLANNED RESEIDENTIAL COMMUNITY DESIGNED TO PROVIDE RESIDENTIAL OPPORTUNITIES TO PEOPLE THAT LIVE AND WORK IN THE CATOOSA AREA. THE DEVELOPMENT CONSISTS OF A COMBINATION OF ONE, TWO AND THREE BEDROOM FLAT UNITS AND A SERIES OF ASSISTED LIVING UNITS WITH DIFFERING LEVELS OF ASSISTED NURSING CARE. IT ADDITIONALLY INCLUDES A COMMUNITY CENTER WITH A MAIL STATION FOR THE FLAT UNITS, TRASH COLLECTIONS AREAS CONTAINED IN ENCLOSURES, A POOL AND A PLAY GROUND AREA.
b. ZONING: THE EXISTING ZONING FOR THE OAKMONT PROPERTY IS CH/RS-25 AND IS REZONED RM-1/PUD IN ORDER TO CONSTRUCT THE PROPOSED APARTMENT PROJECT AND ASSISTED LIVING/NURSING CARE FACILITY.
c. PERMITTED USES: THE EXSITING PRINCIPAL PERMITTED USE WOULD BE MULTI-FAMILY RESIDENTIAL PER THE DEVELOPMENT STANDARDS AS DISCUSSED ABOVE. THESE STANDARDS MUST BE COMPLIED WITH THE PLATTING AND FUTURE USE OF THE PROPERTY.
d. RESIDENTIAL USES: THE PERMITTED USES WOULD BE LIMITED TO USE UNIT 8 MULTI-FAMILY AND ASSISTED LIVING, USE UNIT 2 NURSING CARE FACILITY, AND CUSTOMARY ACCESSORY USES.
e. ACCESS FROM ADMIRAL BOULEVARD: IN RECOGNITION OF THE PENDING IMPROVEMENTS TO THE FRONTAGE STREET OF ADMIRAL BOULEVARD, OAKMONT APPARTMENTS LLC PLANNED UNIT DEVELOPMENT RESTRICTS THE POINTS OF INGRESS AND EGRESS FROM THE SITE TO THOSE SHOWN ON THE MASTER PLAN. GATED ENTRY IS PROPOSED ON THE WEST AND EMERGENCY ENTRANCE PROVIDED ON THE EAST FROM ADMIRAL BOULEVARD. THE INTERNAL CIRCULATION PLAN ELIMINATES ANY DIRECT ACCESS TO ADJACENT RESIDENTIAL DEVELOPMENT TO THE SOUTH AND EAST OF THE PROPERTY. THE BUILDING SETBACKS AND LANDSCAPE BUFFER REQUIREMENTS ARE DESIGNED TO PROVIDE AN ACCEPTABLE TRANSITION FROM OAKMONT TO THE EXISTING ADJACENT DEVELOPMENTS IN THE NEIGHBORHOOD.
f. APARTMENTS: THE APARTMENTS SHALL BE LARGE ONE, TWO AND THREE BEDROOM FLATS AVAILABLE TO THE GENERAL PUBLIC AT MARKET RATE RENTS. THERE ARE NO INCOME CAPS THAT DETERMINE RENTABILITY OF UNITS. RENTS SHALL BE DETERMINED BY THE MANAGAMENT/DEVELOPMENT OWNER BASED ON THE RENT MARKET OF THE AREA.
g. AMENITIES: AMENITIES OF THE DEVELOPMENT SHALL INCLUDE A CHILDREN'S PLAYGROUND AREA, A CLUBHOUSE WITH A SWIMMING POOL, AND FORMAL GARDENS AT THE ASSISTED LIVING/NURSING CARE FACILITY. THERE WILL ALSO BE A SERIES OF LANDSCPAED PATIO AREAS THAT WILL HAVE CHARCOLARS, TABLES AND BENCHES AVAILABLE FOR USE IN THE COURTYARD AREAS BETWEEN BUILDINGS. TENANTS MAY CHOOSE TO RENT A PRIVATE DETACHED GARAGE SPACE WHICH WILL BE AVAILABLE IN A SERIES OF AREAS IN AND AROUND THE BUILDINGS SPREAD THROUGH THE COMPLEX.
h. LIGHTING: THE COMMON AREAS IN AND AROUND THE BUILDINGS WILL BE LIT WITH A COMBINATION OF ORNAMENTAL POLE MOUNTED LIGHTS. ALL ENTRY AND PATIO/BALCONY DOORS SHALL HAVE A WALL MOUNTED LIGHT. ALL BREEZEWAY AND STAIR AREAS SHALL BE LIT BY CEILING MOUNTED LIGHTS ON LIGHT SENSORS. ALL SUCH LIGHTING SHALL BE A MAXIMUM OF 12-FEET TALL AND SHIELDED TO DIRECT LIGHT DOWNWARD AND AWAY FROM ADJACENT SINGLE-FAMILY DEVELOPMENT.
i. LANDSCAPING: THE LANDSCAPING SHALL BE TREES INTENDED TO PROVIDE SHADE OVER PARKING AREAS AS WELL AS BUILDINGS TO REDUCE SOLAR HEAT GAIN IN SPRING AND SUMMER MONTHS. THE TREES WILL ALSO PROVIDE NOISE SCREENING FROM THE STREET AND HIGHWAY AREA AS WELL. PERENIAL AND ANNUAL LANDSCAPING BEDS SHALL BE PROVIDED AROUND BUILDINGS AND ALONG SIDEWALK AREAS TO PROVIDE COLOR AND VARIETY TO THE OVERALL LANDSCAPING. THIS COMBINED WITH A VARIETY OF TALL SHADE TREES, MEDIUM UNDER STORY TREES, AS WELL AS A VARIEY OF ORNAMENTAL TREES WILL CREATE A PLEASANT EVER-CHANGING LANDSCAPE.
j. ONSITE STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER AND SHALL BE DESIGNED TO PREVENT STORMWATER RUNOFF ONTO THE RESIDENTIAL PROPERTIES ADJOINING THE WEST, EAST AND SOUTH BOUNDARY OF THE PUD.
k. NO SIGN PERMITS SHALL BE ISSUED FOR ERECTION OF A SIGN ON A LOT WITHIN THE PUD UNTIL A DETAIL SIGN PLAN HAS BEEN SUBMITTED TO THE PLANNING COMMISSION AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS. A DETAIL SITE PLAN SHALL BE APPROVED BY THE PLANNING COMMISSION MEETING PRIOR TO ISSUANCE OF A BUILDING PERMIT WHICH SHOWS THE SCALED LOCATIONS OF BUILDINGS, TYPE, ARRANGEMENT OF PARKING AND DRIVES, GATES AND SIGNS AND LIGHTING.
l. ALL TRASH, MECHANICAL AND EQUIPMENT AREAS, INCLUDING BUILDING-MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW AND GATED IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY PERSONS STANDING AT GROUND LEVEL AND ADJACENT LAND.
m. A DETAILED LIGHTING PLAN SHALL BE SUBMITTED WITH THE DETAIL SITE PLAN. PARKING AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES (RECTANGULAR SHOEBOX STYLE) DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL PROPERTIES. THE LIGHT PRODUCING ELEMENTS AND THE POLISHED LIGHT RELECTING ELEMENTS OF LIGHTING FIXTURES ILLUMINATION THE SITE SHALL NOT BE VISIBLE TO A PERSON STANDING WITHIN AN ABUTTING RESIDENTIAL AREA.
n. A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA AND EMPLOYED BY THE DEVELOPER SHALL CERTIFY TO THE APPROPRIATE CITY OFFICIAL THAT ALL REQUIRED STORMWATER DRAINAGE STRUCTURES AND DETENTION AREAS SERVING THE PUD HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
o. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE PLATTING REQUIREMENTS OF SECTION 1102. G. OF THE CATOOSA ZONING CODE AND CATOOSA SUBDIVISION REGULATIONS HAVE BEEN SATISFIED AND APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL AND FILED OF RECORD IN THE COUNTY CLERK'S OFFICE, INCORPORATING THE RESTRICTIVE COVENANTS THE PUD CONDITIONS OF APPROVAL AND MAKING THE CITY BENEFICIARY TO SAID COVENANTS THAT RELATE TO PUD CONDITIONS AS PROVIDED IN SECTION 1107. H. PUD SUBDIVISION PLAT.
p. SUBJECT TO CONDITIONS RECOMMENDED BY THE TECHNICAL ADVISORY COMMITTEE DURING THE PUD AND/OR THE SUBDIVSION PLATTING PROCESS, WHICH ARE INCLUDED AS CONDITIONS OF APPROVAL OF THE PUD.
q. APPROVAL OF THE PUD IS NOT AN ENDORSEMENT OF THE CONCEPTUAL LAYOUT. THIS WILL BE DONE DURING DETAIL SITE PLAN REVIEW AND THE SUBDIVISION PLATTING PROCESS.
r. A DETAIL SITE PLAN SHALL BE APPROVED BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT WHICH SHOWS THE SCALED LOCATIONS OF BUILDINGS, TYPE ARRANGEMENT OF PARKING AND DRIVES, GATES AND SIGNS AND LIGHTING.
s. DURING CONSTRUCTION, ALL POSSIBLE CARE SHALL BE TAKEN TO PRESERVE THE NATURAL VEGETATION, TREES AND AMENITIES EXISTING ON THE SITE AND TO INCORPORATE THESE FEATURES INTO THE FINAL DEVELOPMENT.

SECTION V. PRIVATE SANITARY SEWER

1. THE LOTS ARE REQUIRED TO PROVIDE SANITARY SEWER PER THE CITY OF TULSA'S STANDARDS AND APPROVED BY THE CITY OF TULSA. THE SANITARY SEWER SYSTEM WILL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND LOCATED IN A PRIVATE SANITARY SEWER EASEMENT.

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Kristy Grimes
DEPUTY

PLC5 - 406A

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Fees: $78.00 Doc $0.00
Carolyn M. Kusler, County Clerk
Wagoner County - State of Oklahoma