



Tulsa Metropolitan Area
Planning Commission

Case : Yellowstone Estates II

Hearing Date: September 1, 2021

Case Report Prepared by:

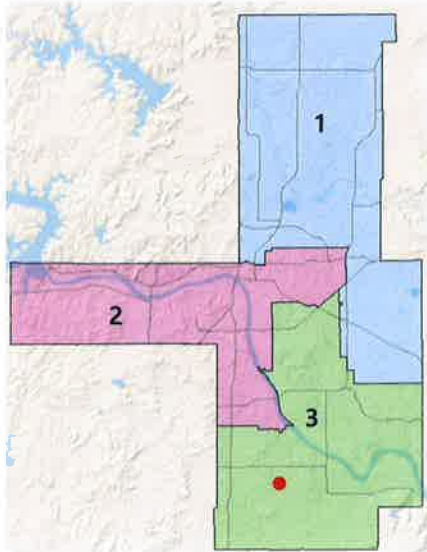
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Roller Enterprises, LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Preliminary Plat and Modification of
Subdivision & Development Regulations to
allow a flag lot

7 lots, 2 blocks, 41.59 ± acres

Location: East of the southeast corner of East
161st Street South and South Lewis Avenue

Zoning: AG-R (Agriculture – Residential)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat and modification of the
Subdivision & Development Regulations

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Preliminary Plat

PRELIMINARY PLAT

Yellowstone Estates II – (Tulsa County)

East of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 7 lots, 2 blocks on 41.59 ± acres.

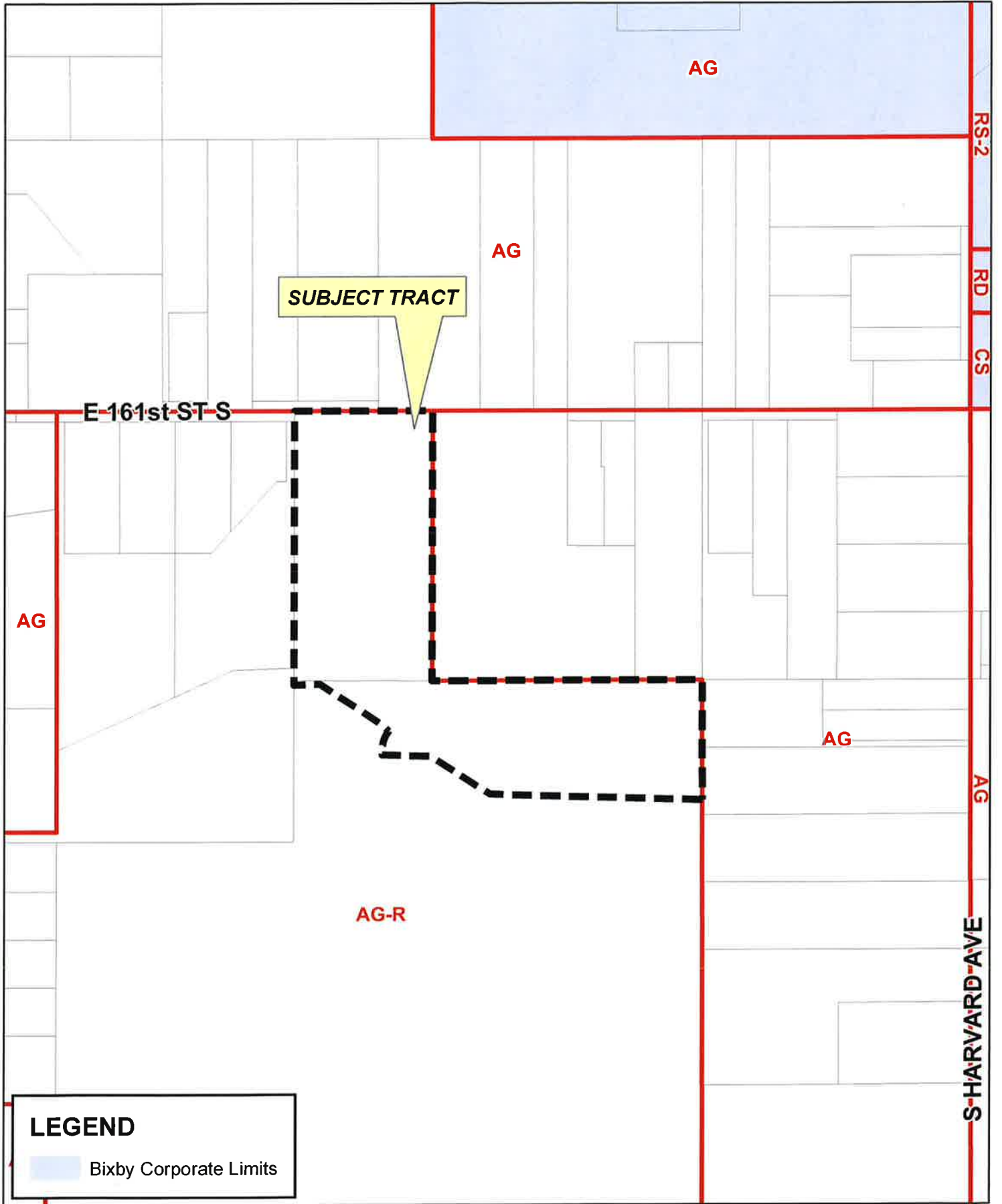
The Technical Advisory Committee (TAC) met on August 19, 2021 and provided the following comments:

1. **Zoning:** The subject tract is zoned AG-R. Lots conform to the requirements of the AG-R district.
2. **Addressing:** Final address assignments by INCOG must be shown on the face of the final plat.
3. **County Engineering:** Public street construction requires approval and acceptance by Tulsa County prior to final plat approval. Plans for stormwater and drainage are required to be approved and completed prior to final plat approval.
4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2. Water line extensions must be completed and final plat must be released by the rural water district.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters are required from all utilities serving the site. Provide certificate of records from Oklahoma Corporation Commission related to oil & gas activity on the site.

Modification of Subdivision Regulations:

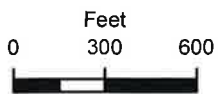
1. Modification to allow a flag lot shown as Lot 1 Block 2.

Staff recommends **APPROVAL** of the preliminary plat and the modification to the Subdivision & Development Regulations due to topographical conditions on the site isolating the proposed lot area. Approval is subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



LEGEND

 Bixby Corporate Limits



**YELLOWSTONE
ESTATES II**

17-13 29

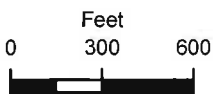
3.3





E 161st ST S

S HARVARD AVE



Subject Tract

YELLOWSTONE ESTATES II

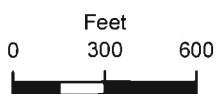
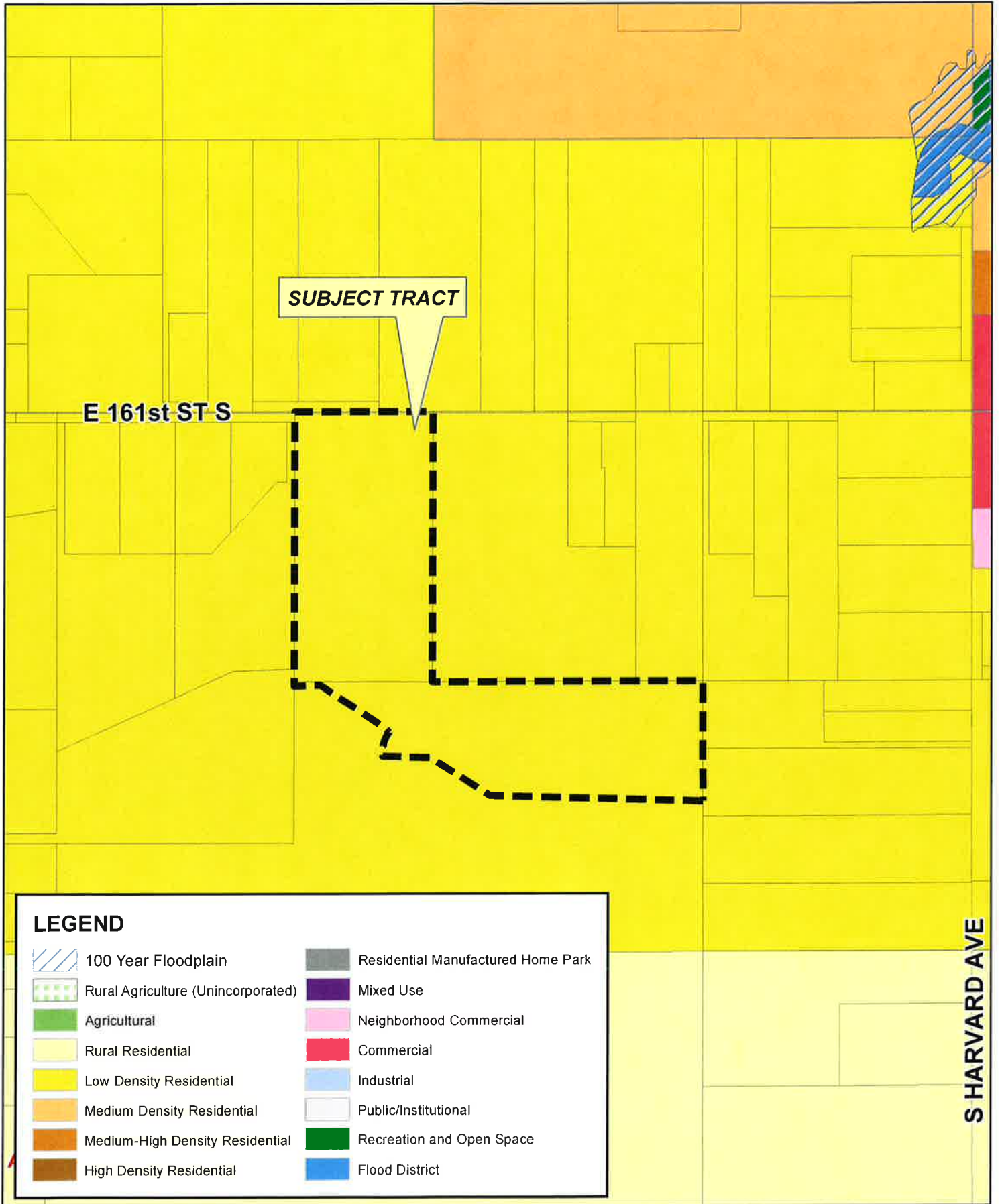
17-13 29

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

3.4





**YELLOWSTONE
ESTATES II**

17-13 29

3.5



S HARVARD AVE

E 161st ST S

SUBJECT TRACT

YELLOWSTONE ESTATES II

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 29, T17N, R13E, I.B.&M., TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION; THENCE S 00°04'04" E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1318.81 FEET; THENCE S 89°56'23" E A DISTANCE OF 1320.97 FEET; THENCE S 00°04'06" E A DISTANCE OF 588.80 FEET; THENCE N 89°56'23" W A DISTANCE OF 1037.83 FEET; THENCE N 58°35'42" W A DISTANCE OF 343.97 FEET; THENCE N 00°01'55" E A DISTANCE OF 38.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 85.46 FEET, A CENTRAL ANGLE OF 40°48'11", A CHORD BEARING OF N 20°26'00" E AND A CHORD DISTANCE OF 83.66 FEET; THENCE N 49°10'39" W A DISTANCE OF 60.00 FEET; THENCE N 58°35'42" W A DISTANCE OF 350.15 FEET; THENCE N 89°58'05" W A DISTANCE OF 119.77 FEET TO A POINT ON THE EAST LINE OF YELLOWSTONE ESTATES, RECORDED AS PLAT NO. 6962 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE N 00°01'55" E ALONG SAID EAST LINE A DISTANCE OF 1390.64 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE S 89°55'34" E ALONG SAID NORTH LINE FOR A DISTANCE OF 678.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,811,542.63 SQUARE FEET OR 41.59 ACRES, MORE OR LESS

BASIS OF BEARINGS: GEODETIC NORTH

Yellowstone Estates II

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer
 ROLLER ENTERPRISES, LLC
 15331 SOUTH LEWIS AVENUE
 BIRMO, OK 74003
 PHONE (918) 810-0285
 MR. SHANE ROLLER

Surveyor
 D. GOSK & ASSOCIATES
 12047 HAYWOOD HILL ROAD
 BAPULPA, OKLAHOMA 73155
 PHONE (695) 234-0280
 EMAIL: dgosk@dgoskandassociates.com
 C.A. # 2021, LICENSE # 00000222

Engineer
 ENGINEERED BY DESIGN, PLLC
 P.O. BOX 15567
 DEL CITY, OKLAHOMA 73155
 PHONE (695) 234-0280
 EMAIL: ebd@engineeredbydesign.com
 C.A. # 2021, LICENSE # 00000222



Curve Table

CURVE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
1	113.13°	150.00'	113.13°	150.00'
2	113.13°	150.00'	113.13°	150.00'
3	113.13°	150.00'	113.13°	150.00'
4	113.13°	150.00'	113.13°	150.00'
5	113.13°	150.00'	113.13°	150.00'

Line Table

LINE	BEARING	DISTANCE
1	113.13°	150.00'
2	113.13°	150.00'
3	113.13°	150.00'
4	113.13°	150.00'
5	113.13°	150.00'

Driveway Culvert Summary Table

ROWWAY LOCATION	RCF & HP STORM PIPE SIZE
1	18" RCP & 18" HP
2	18" RCP & 18" HP
3	18" RCP & 18" HP
4	18" RCP & 18" HP
5	18" RCP & 18" HP

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

Subdivision Statistics

SUBDIVISION CONTAINS SEVEN (7) LOTS IN TWO (2) BLOCKS
 GROSS SUBDIVISION AREA: 18,111,543.35 SF (41.51 ACRES)

Basis of Bearings

GEODETIC NORTH

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/4" IRON WIRE WITH A YELLOW PLASTIC CAP EMPLOYING "316".

Benchmark

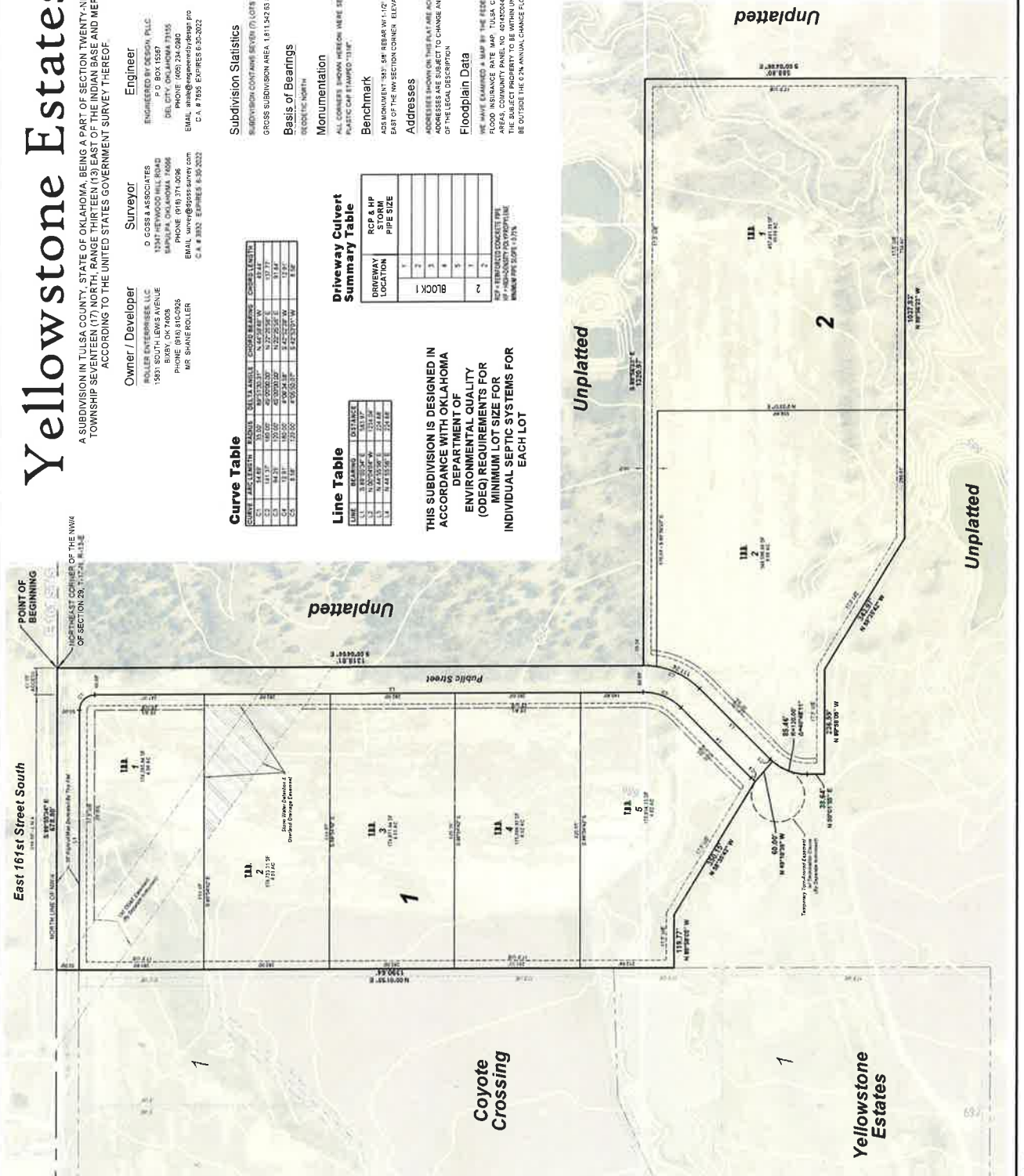
ADS MONUMENT 1537.58' REBAR W/ 1/2" ALUMINUM CAP AT 23.95' NORTH AND 31.07' EAST OF THE NW SECTION CORNER. ELEVATION 1731.466' (NAVD 1988)

Addresses

ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME THIS PLAN WAS FILED AND SHOULD BE CHANGED AND SHOULD NEVER BE FILED ON IN PLACE OF THE LEGAL DESCRIPTION.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, AND INCORPORATED THESE COMMUNITY PANEL NO. 8070000000, OCTOBER 18, 2003, WHICH INDICATES THE FLOODPLAIN ZONING FOR THIS SUBDIVISION. THESE FLOOD ZONES ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



FINAL PLAT CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.
 TULSA COUNTY OFFICIAL
 THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY.
 COUNTY ENGINEER

PRELIMINARY PLAT

YELLOWSTONE ESTATES II

DEED OF RESERVATION AND RESTRICTIVE COVENANTS

THIS DEED OF RESERVATION AND RESTRICTIVE COVENANTS IS HEREBY MADE BY AND BETWEEN THE STATE OF OKLAHOMA, COUNTY OF TULSA, and the undersigned owners of the land and interests therein.

WHEREAS, the undersigned owners of the land and interests therein, for the purpose of conveying to the public the right to use and enjoy the land and interests therein in the most beneficial manner for the public use and enjoyment thereof, have agreed to reserve and dedicate to the public the right to use and enjoy the land and interests therein in the most beneficial manner for the public use and enjoyment thereof, and have agreed to execute and deliver to the public the deed of reservation and restrictive covenants herein provided.

THE UNDERSIGNED OWNERS OF THE LAND AND INTERESTS THEREIN, do hereby covenant, warrant and agree that the land and interests therein shall be held and conveyed to the public in accordance with the following restrictions and covenants.

SECTION I. STREETS, EASEMENTS AND RIGHTS-OF-WAY

1. THE UNDERSIGNED OWNERS OF THE LAND AND INTERESTS THEREIN, do hereby reserve to the public the right to use and enjoy the land and interests therein in the most beneficial manner for the public use and enjoyment thereof, and have agreed to execute and deliver to the public the deed of reservation and restrictive covenants herein provided.

2. THE UNDERSIGNED OWNERS OF THE LAND AND INTERESTS THEREIN, do hereby covenant, warrant and agree that the land and interests therein shall be held and conveyed to the public in accordance with the following restrictions and covenants.

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SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

1. THIS DEED OF RESERVATION AND RESTRICTIVE COVENANTS IS HEREBY MADE BY AND BETWEEN THE STATE OF OKLAHOMA, COUNTY OF TULSA, and the undersigned owners of the land and interests therein.

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CERTIFICATE OF SURVEY
I, JAMES C. CROSS, a duly Licensed Professional Engineer in the State of Oklahoma, have surveyed the above described premises and find that the same are in accordance with the plat or map on which the same are shown.

WITNESSED MY HAND AND SEAL AT THE CITY OF BROTHERHOOD, OKLAHOMA, THIS 12th DAY OF APRIL, 2021.
JAMES C. CROSS
PROFESSIONAL ENGINEER
LICENSE NO. 1316
STATE OF OKLAHOMA

BY: _____
ATTEST: _____
COUNTY CLERK
COUNTY OF TULSA

BY: _____
ATTEST: _____
COUNTY CLERK
COUNTY OF TULSA

PRELIMINARY PLAT

CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY
THIS PLAT HAS BEEN APPROVED FOR THE PURPOSES OF THE PLAT ACT BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY ON THIS DATE: _____ 2021.
DEPARTMENT OF ENVIRONMENTAL QUALITY
COUNTY OF TULSA

Yellowstone Estates II

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer
 ROLLER ENTERPRISES, LLC
 15471 SOUTH LEWIS AVENUE
 BASKY, OK 74008
 PHONE (918) 810-9229
 BR SHANE ROLLER

Surveyor
 D. GROSS & ASSOCIATES
 12347 HEYWOOD HILL ROAD
 SAKUPULA, OKLAHOMA 73155
 PHONE (405) 234-0980
 EMAIL: dgross@dgrossurvey.com
 O.C. # 4762 EXP. 05/30/22

Engineer
 ENGINEERED BY DESIGN, P.L.C.
 P.O. BOX 15557
 DEL CITY, OKLAHOMA 73155
 PHONE (405) 234-0980
 EMAIL: sherry@engdesigntpro.com
 O.C. # 4762 EXP. 05/30/22

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

CONCEPTUAL IMPROVEMENTS PLAN

