



Tulsa Metropolitan Area
Planning Commission

Case : Buffalo Springs (Related to CZ-514)

Hearing Date: July 7, 2021

Case Report Prepared by:

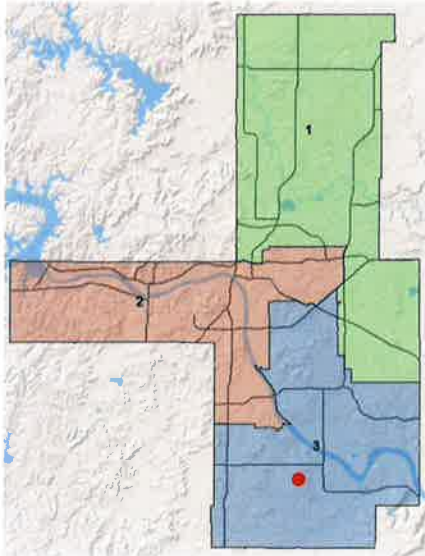
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Buffalo Acquisition, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Minor Subdivision Plat

Modification to the Subdivision & Development Regulations

7 lots, 1 block, 17.49 ± acres

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

Zoning:

Current: AG

Proposed: AG-R

Staff Recommendation:

Staff recommends **approval** of the minor subdivision plat and **approval** of the modification to the Subdivision & Development Regulations with conditions

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Plat Submittal

20.1

MINOR SUBDIVISION PLAT

Buffalo Springs - (County)

South and east of the southeast corner of East 161st Street South and South Yale Avenue

This plat consists of 7 lots, 1 block on 17.49 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the requirements of the AG-R district in the Tulsa County Zoning code. Newly approved AG-R zoning must be effective prior to endorsement and filing of plat.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Due to the flag lot configuration, shared access points are required to limit direct access to the public right-of-way.
4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Okmulgee County Rural Water District #6. Any improvements to existing water lines must be approved through the RWD.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Update face of the plat with existing easements held by PSO. All release letters have been received. Oil & Gas certificate was submitted.

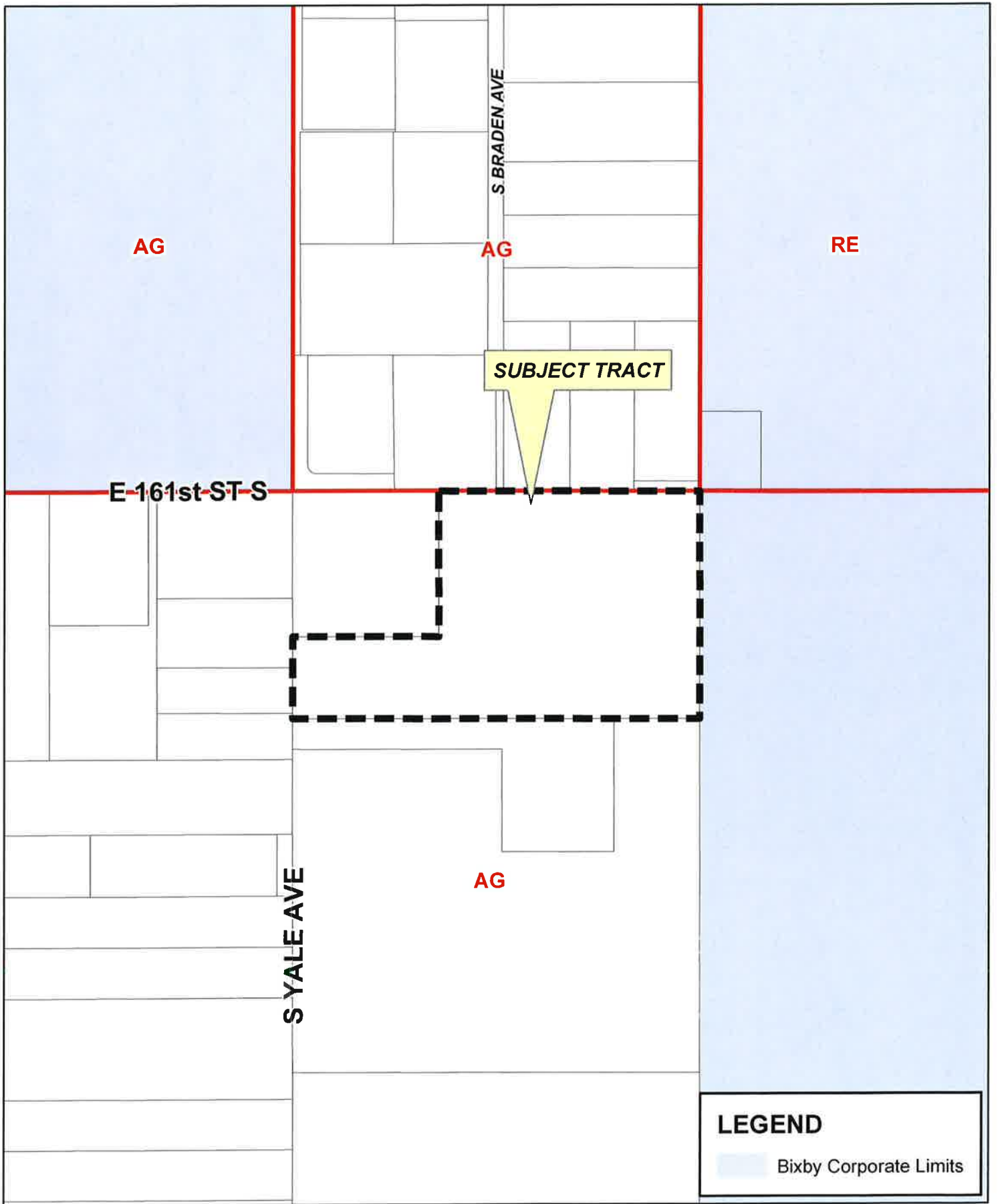
Modification of Subdivision Regulations:

1. Modification to allow the use of flag lots within the proposed subdivision

Staff recommends **APPROVAL** of the minor subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

All conditions of the Tulsa County Engineer must be met and a final plat release must be provided prior to the endorsement and filing of the plat.

20.2



LEGEND

 Bixby Corporate Limits

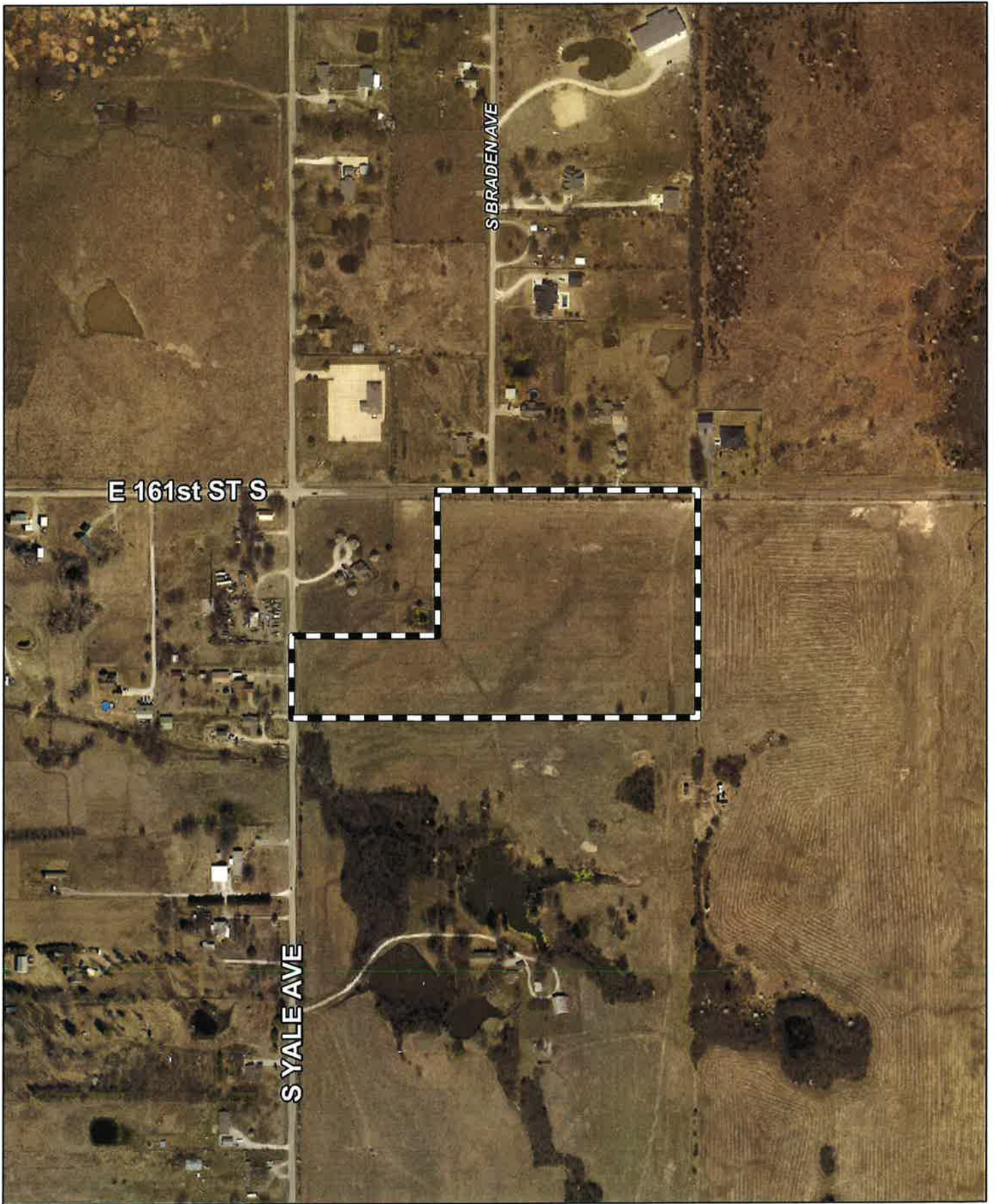


**BUFFALO
SPRINGS**

17-13 27

20.3

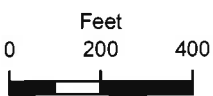




E 161st ST S

S BRADEN AVE

S YALE AVE



Subject Tract

BUFFALO SPRINGS

17-13 27

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

Aerial Photo Date: 2021



20.4

PRIVATE SUBDIVISION

Buffalo Springs

Subdivision Statistics

PRIVATE SUBDIVISION CONTAINS SEVEN (7) LOTS IN ONE (1) BLOCK
 GROSS SUBDIVISION AREA: 791,895 S.F. OR 17.48 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE
 COORDINATE SYSTEM (D301 OK N), NORTH-AMERICAN DATUM 1983
 (NAD 83) USING THE NORTH LINE OF THE NW/4 OF SECTION 27 AS
 NORTH (BY BPL 1841)

Monumentation

SET BY JOHN BRYAN GREEN, TRICE CREAMY CAP OR BAK M&M, W/O
 TRICE CARBON WASSER AT ALL CORNERS UNLESS NOTED AND
 SHOWN OTHERWISE HEREON.

Owner / Developer

BUFFALO ACQUISITION, LLC
 EAST 116TH PLACE SOUTH
 BRYAN, OKLAHOMA 74009
 PHONE: (918) 684-2462
 MR. MATT COZZI

Surveyor

FRITZLAND SURVEYING, LLC
 2007 WEST 58TH STREET
 TULSA, OKLAHOMA 74133
 PHONE: (918) 231-0575
 MR. JAMES W. FRITZLAND
 C.A. # 8483 EXPRES 03/03/2022

Engineer

ENGINEERS BY DESIGN, P.C.
 P.O. BOX 15567
 DEL CITY, OKLAHOMA 73155
 PHONE: (405) 234-0980
 MR. JAMES W. FRITZLAND
 C.A. # 7393 EXPRES 03/03/2022

Benchmark

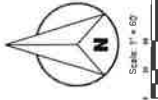
ON-SITE GPS OPUS SOLUTIONS REPORT (MAYO 1588)

Addresses

ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME
 THE PLANS WERE FILED. ADDRESSES ARE SUBJECT TO CHANGE AND
 SHOULD NEVER BE RELIED 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
 PANEL NO. 4945204S, OCTOBER 16, 2012, WHICH INDICATES THE
 SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS
 TO BE COVERED BY THE 1% ANNUAL CHANCE
 FLOODPLAIN).

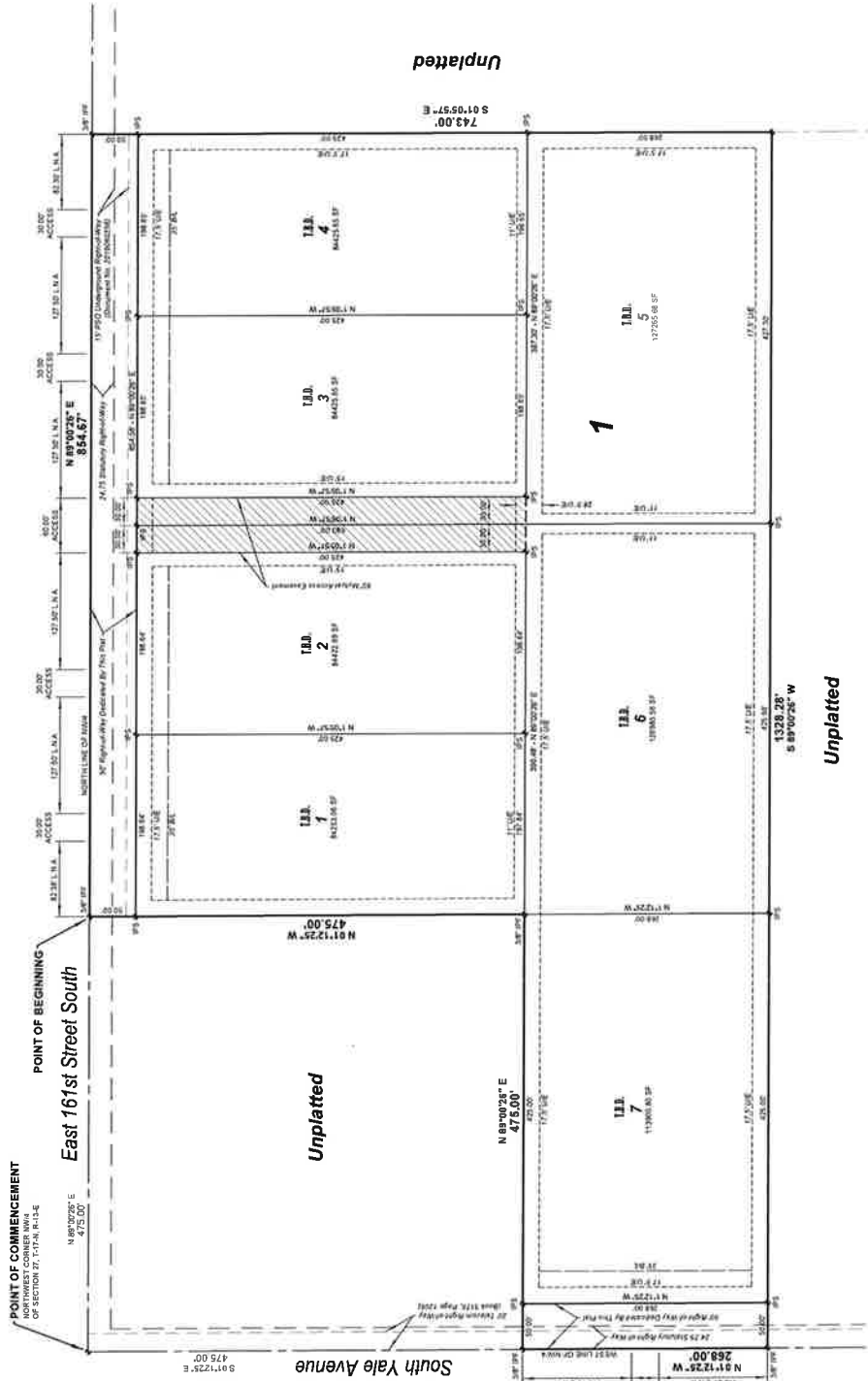


Driveway Culvert Summary Table

DRIVWAY LOCATION	RCP & HP LENGTH (FEET)	RCP SIZE
1	10'	18"
2	20 & 5.56'	18"
3	4'	18"
4	7'	30"

NOT RECOMMENDED FOR USE IN HIGH-WIND AREAS OR IN AREAS WITH SOFT SOILS.

FINAL PLAN
CERTIFICATE OF APPROVAL
 I, _____, COUNTY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN REVIEWED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____, _____, 20____.
 TAMPONADO OFFICIAL
 THIS APPROVAL IS VOID IF THIS PLAN IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____, _____, 20____.
 COUNTY ENGINEER



Unplatted

Unplatted

Unplatted

Legend

- BL BUILDING SETBACK LINE
- IPS IRON PIPE SET
- L & A LIMITS OF AD ACCESS
- DBW DRIVEWAY
- STREET ADDRESS
- MUTUAL ACCESS EASEMENT

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE OKLAHOMA DEPARTMENT OF REVENUE QUALITY DESIGN REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

20.5

