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City of Oklahoma City  
Oklahoma City Planning Commission  
420 West Main Street, Suite 910  
Oklahoma City, OK 73102

July 20, 2023

RE: Case Number: C-7573  
Preliminary Plat of Buffalo Farms  
Buffalo Development Group  
8800 SW 29<sup>th</sup> St – NW/4 Section 18-T11N-R4W

Ladies and Gentlemen:

As you consider approval of a Preliminary Plat of Buffalo Farms, I am asking the Planning Commission seriously to consider the following which all can be placed under the major concern of managing water runoff. Our property, as well as others in the Western Heights Shocks Addition, has been negatively affected by water runoff caused by the construction of the Kingsridge West addition which is located on the southeast boundary line of the proposed development. I have talked and worked with Mr. Grubbs, Grubbs Consulting, LLC, regarding this issue as well as the runoff attributable to his project and he is aware of our concerns. I have no doubt he will continue to use his best efforts to address our concerns with the incremental runoff attributable to the Buffalo Farms construction project.

The items of concern that must be addressed and taken into consideration by the Planning Commission are:

- (1) Protecting the shallow aquifer suppling water to our house (city water has not been an economical alternative),
- (2) Protecting the water quality and managing the water level of No Name Lake #22 which is located immediately down stream of the existing holding pond that is planned to be used to capture incremental runoff caused by the development of the proposed Buffalo Farms.

Our water well is only about twenty feet deep and is located approximately twenty-five feet from our western property line adjoining the proposed development. According to geologists I have talked with concerning this issue, there is an elevated chance of well reservoir contamination caused by the development's surface runoff and, secondly, a chance excavation near our well could cause a collapse of the water wells reservoir. We have talked with several well drillers who have shown little interest in drilling a well on our property. The drainage remediation we were forced to construct across the front of our property because of the poor drainage planning associated with Kingsridge West Addition construction has restricted access to the equipment

necessary to drill a well. Keep in mind most wells in this area are 120 to 150 feet deep, drilling a well is a major expenditure.

There is no doubt that removing 120 acres of natural surface and replacing it with streets, 476 single family houses, and sixty-five residential duplexes will generate a substantial amount of incremental runoff. Not only is water "quantity" a concern so is water "quality." Before the plan is fully approved, I do not think it would be out of the question to have the incremental runoff quantified and how the incremental quantity will affect No Name Lake #22. The residents now living along No Name Lake #22 are concerned with flooding caused by the incremental runoff. The answers to these concerns should be presented to and discussed with the affected Shocks Addition's residents before final approval is given for the S/2 of the NW/4. I would also suggest the affected Shocks Addition residents be involved in the review of the drainage study and any recommendations to manage the drainage.

I do not see any of these issues being of a concern that is not realistic. I look forward to answering any questions you may have.

Sincerely,

A handwritten signature in dark ink, appearing to be 'G Kofoed', written in a cursive style.

Gary Kofoed

CC: Buffalo Development Group, LLC  
Mr. Mark Grubbs  
1800 S. Sara Road  
Yukon, OK 73099

Councilwoman Mrs. Barbra Peck  
City of Oklahoma City – City Council  
420 West Main Street  
Oklahoma City, OK 73102