

# City of Broken Arrow

## Drainage Advisory Committee



## PROJECT REPORT

|                    |                                           |
|--------------------|-------------------------------------------|
| DATE:              | October 17, 2025                          |
| NAME               | LeAnn Leiker / Jesse Robinson             |
| ADDRESS / LOCATION | 1909 E. Winston St. & 1913 E. Winston St. |
| WATERSHED          | Broken Arrow Creek                        |
| ESTIMATE           | \$65,000                                  |
| CASE NO.           | 25-018                                    |

### DESCRIPTION

Citizens in the Tucson Village II subdivision are experiencing erosion and extreme flooding on their property. One citizen states that this has been occurring since her house was built in 2022. She has had Shaw, the homebuilder, out multiple times to address the issue. A french drain and pump has been installed in her backyard but it does not address the issue. Standing water is present in her yard for up to two weeks. The yard between houses is also now experiencing erosion and the yard is washing away.

Another citizen on the same street has the same concerns. They are experiencing erosion and standing water and are concerned about the integrity of the foundation of their home.

The NET plans for the subdivision show a 60' Overland Drainage Easement along the south side of the lots along E. Winston St. The NET plans also show a drainage swale that flows west to Broken Arrow Creek. Approximately 10.6 acres and 46.4 cfs flows onto the homes along E. Winston St. and into the ODE. Per the NET plans, a grassed swale with a 4' bottom, 3:1 side slopes, and 2.5' depth was to be graded to direct the flow west to Broken Arrow Creek.

Aerial imagery shows that several homeowners have installed fences in the Overland Drainage Easement (ODE). One home has concrete and structures placed within the ODE. This is not allowed per City Ordinance. Also, wood fencing must be placed 6 inches above finished grade within an ODE.

The project will be to provide a drainage design solution since it appears the drainage swale to convey the offsite stormwater was never built.

Staff is requesting \$65,000.00 for survey and design funds.

Case No. 25-018

|                                                                                                                                                 |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|                                                                                                                                                 |  |  |
| <b>BENEFIT</b>                                                                                                                                  |  |  |
| Mitigate the erosion and flooding that is affecting several homeowners.                                                                         |  |  |
|                                                                                                                                                 |  |  |
| <b>RECOMMENDATION</b>                                                                                                                           |  |  |
| Approve the request for expenditure of \$65,000 to investigate the excessive runoff and design improvements to mitigate the runoff and erosion. |  |  |
|                                                                                                                                                 |  |  |
| <b>COMPLETED BY:</b> <b>Sarah Walters</b> <b>DATE: 10/17/2025</b>                                                                               |  |  |

**Walters, Sarah**

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**From:** BrokenArrowOK.gov webmaster <webmaster@brokenarrowok.gov>  
**Sent:** Tuesday, June 10, 2025 6:51 PM  
**To:** Wilson, Patrick; Engineering & Stormwater  
**Subject:** \*NEW SUBMISSION\* Drainage Advisory Committee Project Application

### **Drainage Advisory Committee Project Application**

**Submission #:** 4110258  
**IP Address:** 70.191.111.44  
**Submission Date:** 06/10/2025 6:51  
**Survey Time:** 6 minutes, 44 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

#### **Owner Name**

Jesse Robinson

#### **Phone**

(918) 809-6588

#### **Email**

jesserlc@yahoo.com

#### **Owner Mailing Address**

1913 E Winston Street  
Broken Arrow, OK 74011

#### **Address of Property with Drainage Problem**

1913 E Winston Street  
Broken Arrow, OK

#### **Location of Drainage Issue on Property**

Backyard of property and surrounding area

#### **Description of Problem**

My backyard is experiencing massive erosion on elevated portion of the yard. Flattened portion of the yard is improperly graded, and retains water well after it should have dried or drained. Moss and pond scum has accumulated in most of the yard, and the foundation of the house may be at risk.

#### **Please attach photos depicting the Drainage Issue**

[IMG\\_0061.jpeg](#)

Thank you,

**City of Broken Arrow**

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## Walters, Sarah

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**From:** Brannon, Sandy  
**Sent:** Friday, April 25, 2025 11:14 AM  
**To:** Walters, Sarah  
**Subject:** FW: \*NEW SUBMISSION\* Drainage Advisory Committee Project Application

FYI

## Sandy Brannon

Administrative Assistant  
Engineering and Construction Department

City of Broken Arrow  
485 N. Poplar Avenue  
Broken Arrow, OK 74012

Office: 918-259-7000 Ext. 5414 | Fax: 918-259-8453  
[Sbrannon@brokenarrowok.gov](mailto:Sbrannon@brokenarrowok.gov) | [www.brokenarrowok.gov](http://www.brokenarrowok.gov)



*This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you receive this message in error, you are hereby notified that the City of Broken Arrow does not consent to any reading, dissemination, distribution or copying of this message. If you have received this communication in error, please notify the sender immediately and destroy the transmitted information immediately.*

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**From:** BrokenArrowOK.gov webmaster <[webmaster@brokenarrowok.gov](mailto:webmaster@brokenarrowok.gov)>  
**Sent:** Friday, April 25, 2025 11:12 AM  
**To:** Wilson, Patrick <[PWilson@brokenarrowok.gov](mailto:PWilson@brokenarrowok.gov)>; Engineering & Stormwater <[engineering.stormwater@brokenarrowok.gov](mailto:engineering.stormwater@brokenarrowok.gov)>  
**Subject:** \*NEW SUBMISSION\* Drainage Advisory Committee Project Application

## Drainage Advisory Committee Project Application

**Submission #:** 3953610  
**IP Address:** 174.78.186.188  
**Submission Date:** 04/25/2025 11:12  
**Survey Time:** 18 minutes, 55 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

## Owner Name

Leann Leiker

**Phone**

(918) 619-7359

**Email**

[leann.leiker@gmail.com](mailto:leann.leiker@gmail.com)

**Owner Mailing Address**

1909 E Winston St  
Broken Arrow, OK 74011

**Address of Property with Drainage Problem**

1909 E Winston St  
Broken Arrow, OK

**Location of Drainage Issue on Property**

My back yard and between houses

**Description of Problem**

I have had extreme flooding in my back yard since my house was built in 2022. I have had Shaw out around 5 times to fix the problem. I do have a French drain and pump in my back yard. When it rains it comes off the property behind me and down the hill into my back yard. the erosion is getting bad and I have standing water up to 2 weeks in my back yard after rain. The water comes up to my brick surrounding my house. The yard is washed away between my house and the house to the west of me. The flooding, erosion and grading needs to be fixed.

**Please attach photos depicting the Drainage Issue**

[IMG\\_2272.PNG](#)

[IMG\\_2273.PNG](#)

[IMG\\_2274.PNG](#)

[IMG\\_2275.PNG](#)

Thank you,

**City of Broken Arrow**

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# Aerial Map

Legend

W. TUCSON ST. (E. 121ST ST. S.)

COUNTY LINE ROAD (23RD STREET)

Missing Overland  
Drainage Swale

1909 E Winston St

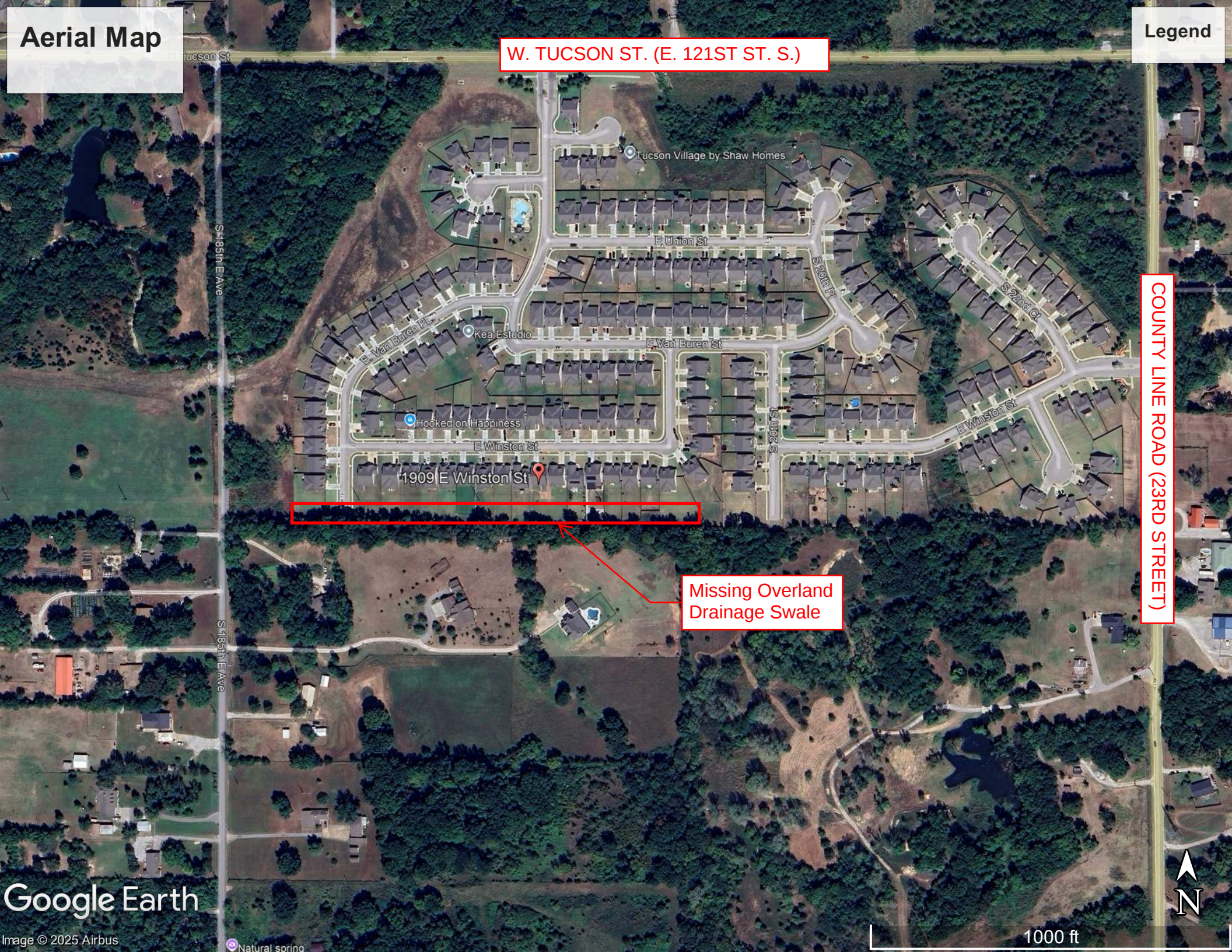
Google Earth

Image © 2025 Airbus

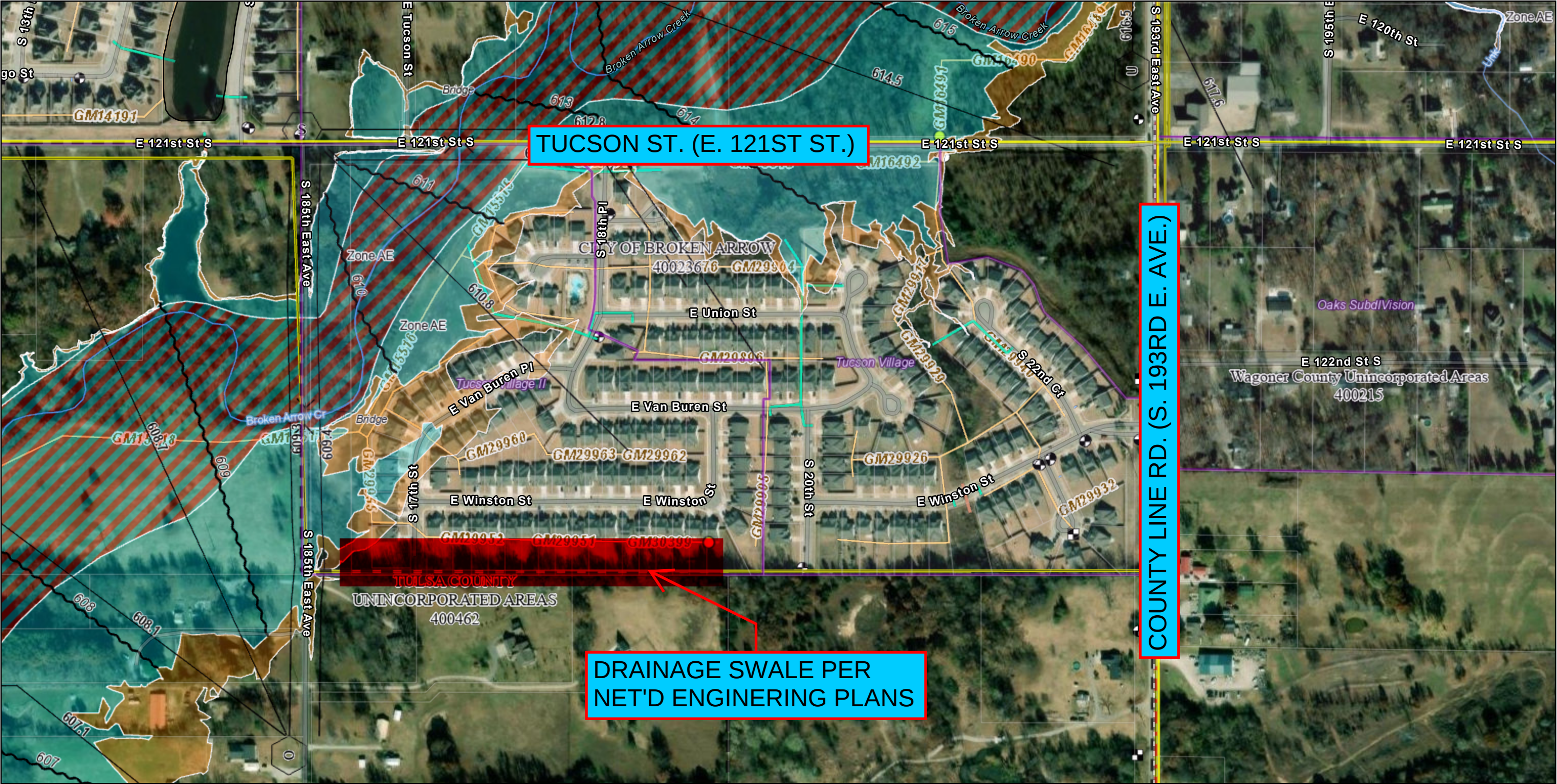
Natural spring



1000 ft



Stormwater Utility Map



10/17/2025 1:33 PM

Address Points

- Creeks
- City Owned Detention Ponds
- Private Detention Ponds
- PLSS (ODOT 2020)
- Fenceline
- City Limits
- Streams
- SubDivisions
- Parcels (INCOG)

Flood Hazard Zones

Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

Area with Risk Due to Levee

Flood Hazard Boundaries

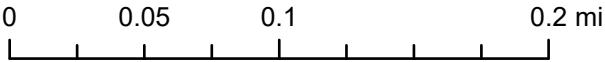
Line Type

- Limit Lines
- SFHA / Flood Zone Boundary
- Flowage Easement Boundary
- Limit of Moderate Wave Action
- River Mile Markers

General Structure

- Flood
- Bridge
- Dam, Weir, Other
- Transect
- Coastal
- Levees
- Base Flood

This map's utility information is for general purposes only. The City of Broken Arrow makes no warranties regarding its accuracy, completeness, or reliability. Use of this information is at risk.



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FINAL PLAT

# Tucson Village II

PUD 234

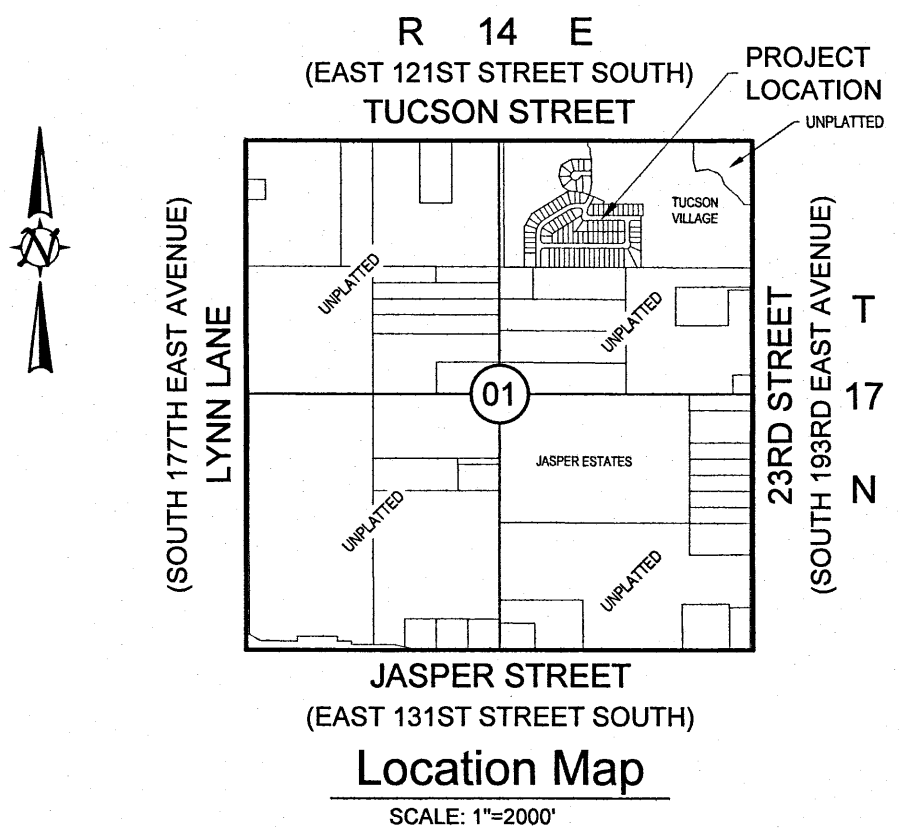
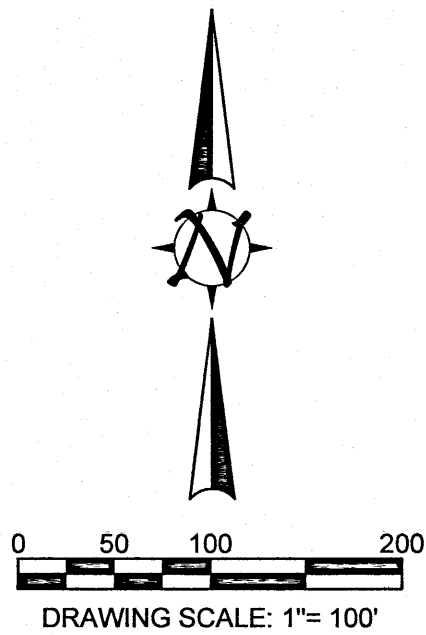
A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NE/4 OF SECTION ONE (01), TOWNSHIP 17 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

## OWNER/DEVELOPER

TUCSON VILLAGE, LLC  
1420 WEST KENOSHA  
BROKEN ARROW, OK 74012  
PHONE: 918.281.5200  
FAX: 918.299.7787  
ATTN: MR. GLENN SHAW

## ENGINEER/SURVEYOR

AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2022  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288



## FLOODPLAIN

1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN  
AS SHOWN ON FIRM PANEL 40145C0457L  
EFFECTIVE: SEPTEMBER 30, 2016.

## LEGEND

B/L..... BUILDING LINE  
LNA..... LIMITS OF NO ACCESS  
R.A..... RESTRICTED ACCESS  
POB..... POINT OF BEGINNING  
POC..... POINT OF COMMENCEMENT  
U/E..... UTILITY EASEMENT  
OD/E..... OVERLAND DRAINAGE EASEMENT  
F/E & L/E..... FENCE & LANDSCAPE EASEMENT  
DOD..... DEED OF DEDICATION  
R.O.W..... RIGHT OF WAY  
XXXX..... ADDRESSES

## SITE DATA

**BENCHMARK**  
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED  
"BA 12", SET S.W. OF 121ST ST. AND 193RD E. AVE.  
ELEV = 628.500' (NAVD 1988)

**BASIS OF BEARINGS**  
ASSUMED BEARING OF N 88°42'11" E ALONG THE NORTH LINE OF  
LOT 1 OF SECTION 1, T-17N, R-14E, OF THE INDIAN BASE AND  
MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**LAND AREA**  
1,554,086 SF ± / 35.68 ACRES ±

**MONUMENTATION**  
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED  
"CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE,  
POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF  
REVERSE CURVE, UNLESS NOTED OTHERWISE.

**ADDRESSES**  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE  
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO  
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL  
DESCRIPTION.

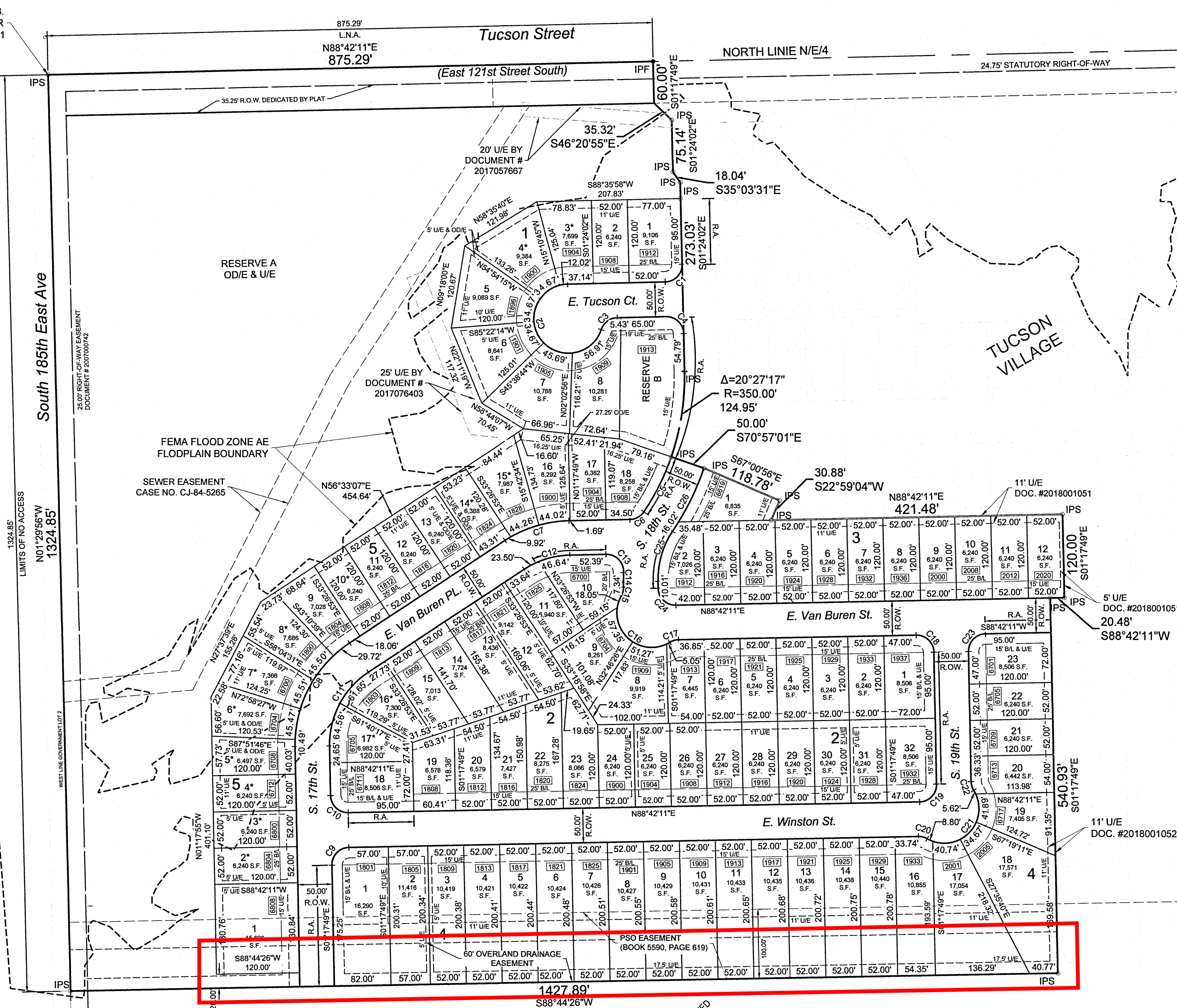
**DETENTION DETERMINATION**  
DETENTION DETERMINATION NUMBER: DD-091316-13-R

## CONTACTS

**MUNICIPAL AUTHORITY**  
CITY OF BROKEN ARROW  
210 SOUTH 1ST STREET  
BROKEN ARROW, OK 74012

**UTILITY CONTACTS**

|                                                                                                    |                                                                                        |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| OKLAHOMA NATURAL<br>GAS COMPANY<br>5848 EAST 15TH STREET<br>TULSA, OK 74112<br>PHONE: 918.531.8293 | AEP / PSO<br>212 EAST 6TH STREET<br>TULSA, OK 74119<br>PHONE: 918.599.2351             |
| WINDSTREAM TELECOM COMPANY<br>2300 EAST 1ST PLACE<br>BROKEN ARROW, OK 74012<br>PHONE: 918.451.3427 | COX COMMUNICATIONS<br>11811 EAST 51ST STREET<br>TULSA, OK 74145<br>PHONE: 918.286.4658 |



## CURVE TABLE

| CURVE # | LENGTH  | RADIUS  | CHORD LENGTH | CHORD BEARING |
|---------|---------|---------|--------------|---------------|
| C1      | 39.27'  | 25.00'  | 35.36'       | N43°35'58"E   |
| C2      | 218.63' | 50.00'  | 81.65'       | N36°39'54"W   |
| C3      | 30.77'  | 25.00'  | 28.87'       | S53°20'06"W   |
| C4      | 39.27'  | 25.00'  | 35.36'       | N46°24'02"E   |
| C5      | 89.07'  | 350.00' | 88.83'       | N26°20'40"E   |
| C6      | 24.03'  | 25.00'  | 23.11'       | N61°10'08"E   |
| C7      | 98.20'  | 175.00' | 96.92'       | N72°37'39"E   |
| C8      | 176.69' | 175.00' | 169.28'      | N27°37'39"E   |
| C9      | 39.27'  | 25.00'  | 35.36'       | N43°42'11"E   |
| C10     | 39.27'  | 25.00'  | 35.36'       | S46°17'49"E   |
| C11     | 126.21' | 125.00' | 120.91'      | S27°37'39"W   |
| C12     | 70.14'  | 125.00' | 69.23'       | S72°37'39"W   |
| C13     | 41.15'  | 25.00'  | 36.66'       | N44°08'51"W   |
| C14     | 13.13'  | 175.00' | 13.13'       | S00°51'09"W   |
| C15     | 13.29'  | 25.00'  | 13.14'       | N13°56'10"E   |
| C16     | 131.72' | 50.00'  | 96.80'       | N46°17'49"W   |
| C17     | 13.29'  | 25.00'  | 13.14'       | S73°28'12"W   |
| C18     | 39.27'  | 25.00'  | 35.36'       | N46°17'49"W   |
| C19     | 39.27'  | 25.00'  | 35.36'       | N43°42'11"E   |
| C20     | 13.29'  | 25.00'  | 13.14'       | S76°03'50"E   |
| C21     | 131.72' | 50.00'  | 96.80'       | N43°42'11"E   |
| C22     | 13.29'  | 25.00'  | 13.14'       | N16°31'48"W   |
| C23     | 39.27'  | 25.00'  | 35.36'       | N43°42'11"E   |
| C24     | 39.27'  | 25.00'  | 35.36'       | S46°17'49"E   |
| C25     | 76.35'  | 125.00' | 75.16'       | S16°12'01"W   |
| C26     | 102.23' | 400.00' | 101.95'      | S26°22'33"W   |

## SUBDIVISION STATISTICS

SUBDIVISION CONTAINS NINETY THREE (93)  
LOTS IN FIVE (5) BLOCKS AND TWO (2)  
RESERVE AREAS

|              |                      |
|--------------|----------------------|
| BLOCK 1..... | 1.64 ACRES - 8 LOTS  |
| BLOCK 2..... | 5.29 ACRES - 32 LOTS |
| BLOCK 3..... | 1.75 ACRES - 12 LOTS |
| BLOCK 4..... | 5.59 ACRES - 23 LOTS |
| BLOCK 5..... | 3.05 ACRES - 18 LOTS |

RESERVE A..... 14.19 ACRES  
RESERVE B..... 0.39 ACRES

## FFE TABLE

| BLOCK 1 |          | BLOCK 2 (CONT) |          | BLOCK 3 (CONT) |          |
|---------|----------|----------------|----------|----------------|----------|
| LOT     | MIN. FFE | LOT            | MIN. FFE | LOT            | MIN. FFE |
| 1       | 615.00   | 25             | 615.50   | 11             | 617.00   |
| 2       | 614.50   | 26             | 616.00   | 12             | 617.50   |
| 3       | 613.50   | 27             | 617.00   | 13             | 618.50   |
| 4       | 613.50   | 28             | 617.50   | 14             | 619.00   |
| 5       | 613.50   | 29             | 618.00   | 15             | 619.50   |
| 6       | 613.50   | 30             | 618.50   | 16             | 619.50   |
| 7       | 613.50   | 31             | 619.00   | 17             | 621.00   |
| 8       | 613.50   | 32             | 619.00   | 18             | 621.00   |
| BLOCK 2 |          | BLOCK 3        |          | 19             |          |
| LOT     | MIN. FFE | LOT            | MIN. FFE | 20             | 620.00   |
| 1       | 616.50   | 1              | 615.00   | 21             | 619.00   |
| 2       | 616.50   | 2              | 615.00   | 22             | 619.00   |
| 3       | 615.50   | 3              | 615.00   | 23             | 618.00   |
| 4       | 615.50   | 4              | 615.00   | BLOCK 5        |          |
| 5       | 615.00   | 5              | 615.00   | LOT            | MIN. FFE |
| 6       | 615.00   | 6              | 615.00   | 1              | 612.00   |
| 7       | 615.00   | 7              | 615.00   | 2              | 611.50   |
| 8       | 615.00   | 8              | 616.00   | 3              | 611.50   |
| 9       | 614.00   | 9              | 616.00   | 4              | 611.50   |
| 10      | 613.00   | 10             | 617.00   | 5              | 611.50   |
| 11      | 611.50   | 11             | 617.00   | 6              | 611.00   |
| 12      | 611.50   | 12             | 618.00   | 7              | 611.50   |
| 13      | 611.50   | BLOCK 4        |          | 8              | 611.00   |
| 14      | 612.00   | LOT            | MIN. FFE | 9              | 612.00   |
| 15      | 612.00   | 1              | 613.00   | 10             | 612.00   |
| 16      | 611.00   | 2              | 613.50   | 11             | 612.00   |
| 17      | 611.00   | 3              | 613.50   | 12             | 612.00   |
| 18      | 611.00   | 4              | 614.50   | 13             | 611.50   |
| 19      | 613.00   | 5              | 614.50   | 14             | 611.50   |
| 20      | 613.00   | 6              | 615.00   | 15             | 611.50   |
| 21      | 614.00   | 7              | 615.50   | 16             | 612.50   |
| 22      | 614.00   | 8              | 616.00   | 17             | 613.00   |
| 23      | 615.00   | 9              | 616.00   | 18             | 614.00   |
| 24      | 615.00   | 10             | 616.50   |                |          |

## CERTIFICATE

I hereby certify that all real estate taxes involved in  
this plat have been paid as reflected by the current  
tax rolls. Security as required has been provided in  
the amount of \$615.00 per trust receipt no.16796 to  
be applied to 2021 taxes. This certificate is NOT to  
be construed as payment of 2021 taxes in full but is  
given in order that this plat may be filed on record.  
2021 taxes may exceed the amount of the security  
deposit.

Dated: 05/12/2021  
John M. Foy  
Tulsa County Treasurer  
By: [Signature]  
Deputy County Clerk

APPROVED BY THE CITY COUNCIL OF THE  
CITY OF BROKEN ARROW, OKLAHOMA ON  
6-2-2020  
[Signature]  
MAYOR  
[Signature]  
ATTEST: CITY CLERK

BACKFLOW PREVENTERS ARE REQUIRED ON ALL BUILDINGS.

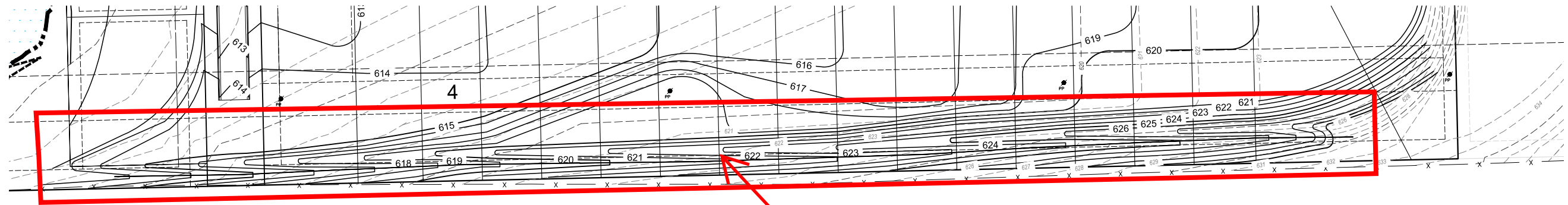
\* PROPOSED GRADING ON LOTS 3 AND 4, BLOCK 1, LOTS 16 AND 17, BLOCK 2 AND  
LOTS 2-8, 10, 14-15, BLOCK 5 ENCLOSED INTO FEMA 100-YEAR FLOODPLAIN. A  
FEMA LOMR-F APPROVAL LETTER SHALL BE OBTAINED PRIOR TO ISSUANCE OF A  
BUILDING PERMIT.  
NO SOLID TYPE FENCE, FILL, MATERIAL, RAISED BEDS, OR ANY STRUCTURE  
SHALL BE PLACED WITHIN FEMA 100-YEAR FLOODPLAIN.



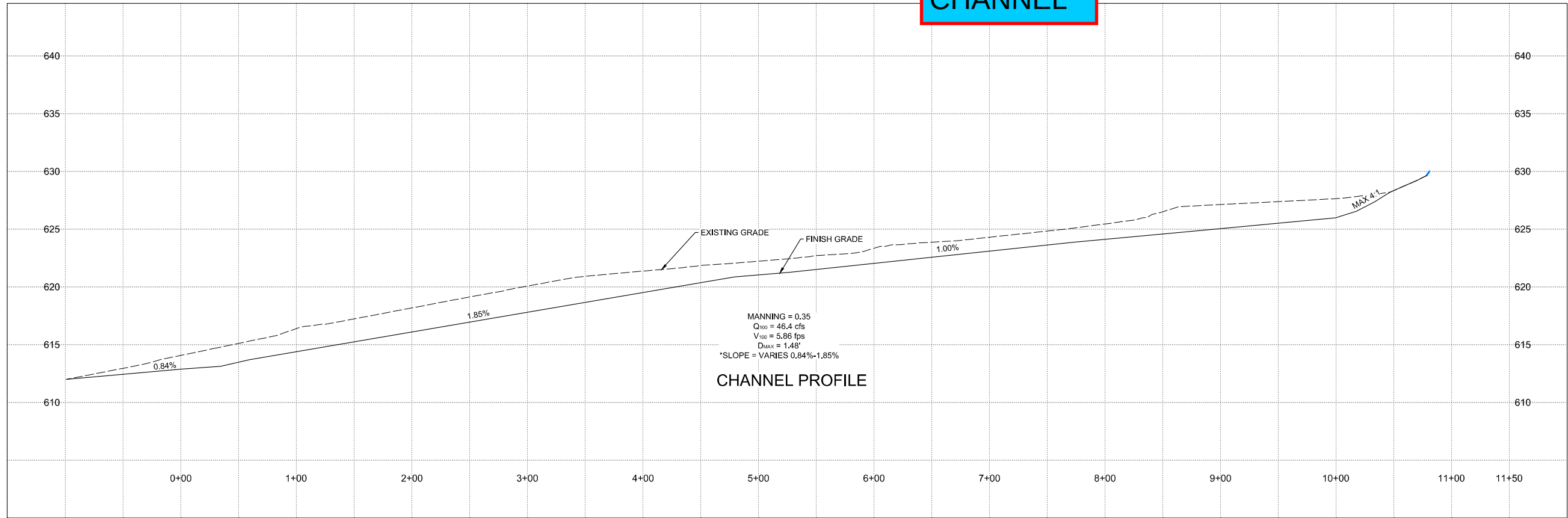








DRAINAGE CHANNEL

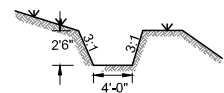


MANNING = 0.35  
Q<sub>100</sub> = 46.4 cfs  
V<sub>100</sub> = 5.86 fps  
D<sub>MAX</sub> = 1.48'  
\*SLOPE = VARIES 0.84%-1.85%

CHANNEL PROFILE

| BASIN SUMMARY CHART |              |      |      |
|---------------------|--------------|------|------|
| AREA (AC)           | COMPOSITE CN | TC   | Q100 |
| 10.64               | 61.0         | 16.7 | 46.4 |

\*SCS METHOD USED TO DETERMINE FLOW.



A Typical Ditch Section  
Scale: NTS

Apr/17/2020  
CITY OF BROKEN ARROW  
NO EXCEPTIONS  
TAKEN

**BENCHMARK**  
3" ALUMINUM CAP-FLUSH-SET IN  
CONCRETE-STAMPED "BA 12", SET  
S.W. OF 121ST ST. AND 193RD E. AVE.  
ELEV = 628.500' (NAVD 1988)

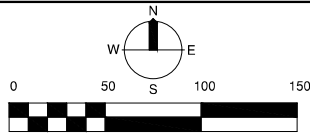


| PLANS AND ESTIMATE PREPARED BY: |  | AAB ENGINEERING, LLC |                      |
|---------------------------------|--|----------------------|----------------------|
| SCALE:                          |  | DESIGN               | DATE                 |
| HORZ. 1"=50'                    |  | AAB                  | 11/2019              |
| VERT. 1"=5'                     |  | REVIEWED             | DATE                 |
| DRAWING NAME:                   |  | DRAFTED              | DATE                 |
| TUCSON VILLAGE II               |  | 6A                   | 11/2019              |
| SHEET OF                        |  | 41                   | PROJECT NO. 14,014.0 |

EXISTING UTILITIES SHOWN BASED ON DATA AVAILABLE AT THE DATE OF PLANS. ALL LINES MAY NOT BE SHOWN AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. CALL OKIE AT 811 48 HOURS BEFORE YOU DIG.  
ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION. ODOT STANDARDS AND SPECIFICATIONS SHALL GOVERN WHERE THOSE REGULATIONS DO NOT EXIST OR ARE SILENT.



CITY OF  
BROKEN ARROW  
Where opportunity lives



TUCSON VILLAGE II

SOUTH DITCH PLAN  
& PROFILE