

PROJECT REPORT

DATE:	October 16, 2025
NAME	David Hall – 6100 Center
ADDRESS / LOCATION	1801 to 1919 N. Willow Ave.
WATERSHED	Haikey Creek
ESTIMATE	\$50,000
CASE NO.	25-020

DESCRIPTION

The commercial subdivision was platted in 1985. An existing drainage channel located in the 6100 Center development, approximately 1600 LF long, is deteriorating. A fabriform (fabric formed concrete) channel was constructed by the developer in 1985. Due to deterioration of the channel, water flows under the original channel and some of the channel walls are sliding into the bottom. As a result, the bottom of the channel has failed and the sidewalls have washed out.

The deterioration of the channel poses potential risks and adverse impacts to surrounding property owners, existing utility poles, and the city's sanitary sewer system. Temporary repairs have been attempted by the property management but have proven insufficient with time.

The City of Broken Arrow has an existing 8-inch Sanitary Sewer line that runs on the east side, parallel to the drainage channel. There is no direct access to the City's sewer system. The City will be requesting an easement across the channel for access.

The sanitary sewer is in a sewer easement, but there is no easement for the drainage channel.

The water flowing under the concrete channel could be a potential risk to the city's sanitary sewer system and existing utility poles also located along the drainage channel.

Staff is requesting \$50,000.00 for design funds.

Case No. 25-020

BENEFIT

Provide a design to improve the existing channel and protect the city's sanitary sewer line and utility lines.

RECOMMENDATION	
Approve the request for expenditure of \$50,000 to design improvements.	
COMPLETED BY:	Sarah Walters
DATE:	10/16/2025

Drainage Committee Application

Fill out the form below to have a drainage issue near you considered for improvement by the [Drainage Advisory Committee](#).

You can also [download a PDF of the form](#) to fill in, and return it to:

engineering.stormwater@brokenarrowok.gov OR mail to:

Stormwater Division Manager

PO BOX 610

Broken Arrow, OK 74013

* Owner Name: 6100 Center Property Owners Association

First Name: David Last Name: Hall Title: Property Manager

Phone 918-808-7373 cell 918-665-2700 office

Email dave@imperialproperties.com

Owner Mailing Address 6130 East 32nd Street, Suite 108, Tulsa, OK 74135

Street Number and Name: 6130 East 31st Street Unit Number: 108 City/State: Tulsa, OK

Province/Region/Postal/ZIP Code: 74135

Address of Property with Drainage Problem :

Street Number and Name: 1801 to 1919 N Willow Ave. City/State: Broken Arrow OK 74012

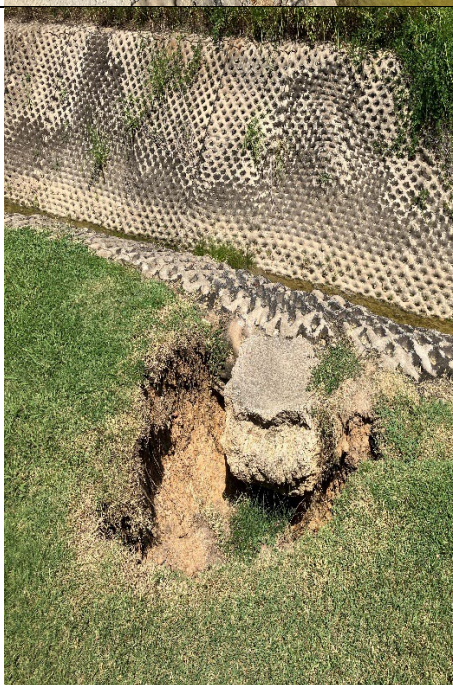
Location of Drainage Issue on Property: The easterly 100 feet of all the listed properties and the northern 50 feet of 1919 North Willow Ave.

* Description of Problem:

The Drainage Channel is about 1600 FEET long and was constructed by the original developer in about 1985 using spray cement (Gunnite). Currently the bottom of the channel and sidewalls are compromised; with water flowing under and behind the original structure. Some walls are sliding into the bottom as the bottom has failed and the sidewalls washed out. The failure of the channel where other properties' runoff flows into it is also significant. During a heavy rain event there is considerable risk to all properties along the channel and downstream of failure of this structure which could cause further erosion.

The deterioration has not only led to visible structural instability, but also poses potential risks to neighboring properties and public safety. Erosion and improper water flow have accelerated the damage, and temporary repairs have proven insufficient over time. It is crucial to address these concerns promptly to prevent further degradation, including undermining of adjacent foundations and possible flooding during periods of heavy rainfall.

Please attach photos depicting the Drainage Issue: See Photos attached next page



Aerial Map

W. Albany St. (61st St. S.)

S. 129th E. Ave. (S. Olive St.)

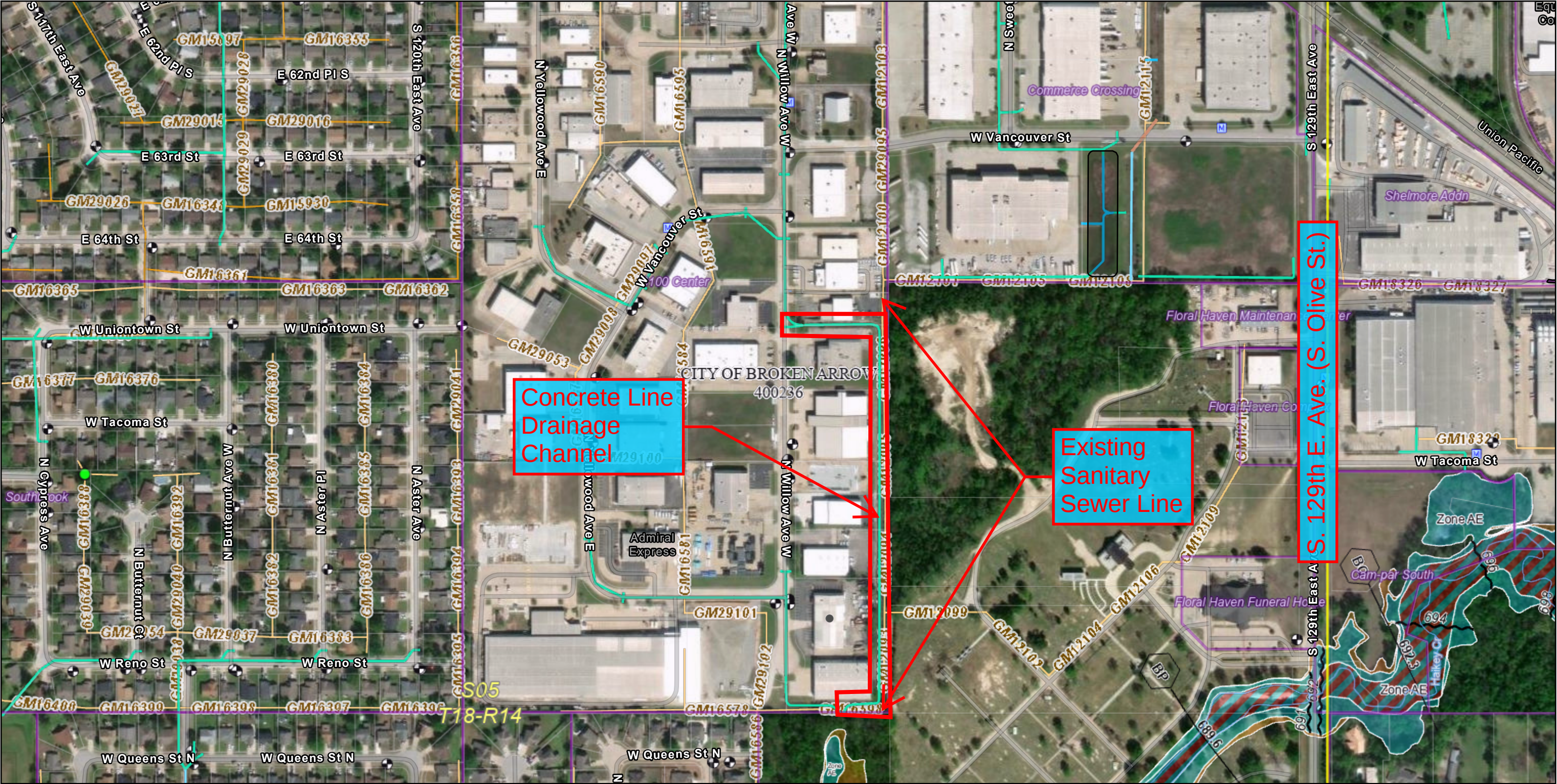
Concrete Line
Drainage
Channel



1801 N Willow Ave



Stormwater Utility Map



10/16/2025 1:23 PM

Address Points

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

Primary Frontal Dunes

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

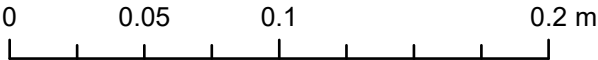
Line Type

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

General Structure

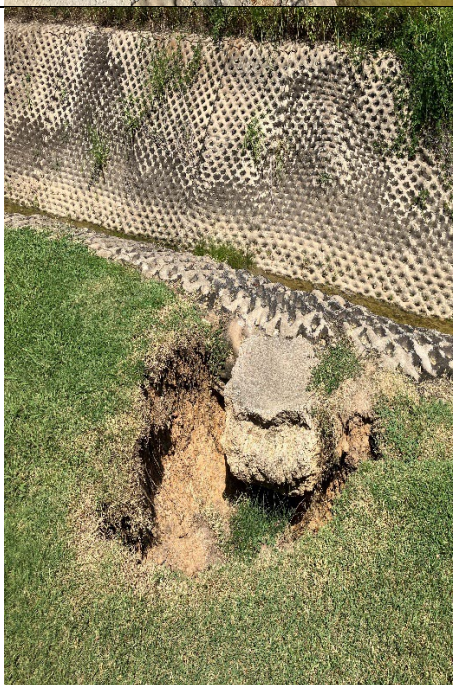
- Flood
- Bridge
- Dam, Weir, Other
- Transect
- Coastal
- Levees
- Base Flood

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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DRAINAGE CHANNEL LOCATION

WEST ALBANY STREET (E. 61st ST. S.)
S89°54'21"E 1320.19'

NORTH LINE SEC-5, T-18-N, R-14-E
LIMITS NO ACCESS

NW CORNER NE 1/4
E 62 PLS

WILLOW

YELLOWWOOD

MELINDA PARK

WICHITA ST.

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6100 CENTER

AN ADDITION TO THE CITY OF BROKEN ARROW
OF THE
W1/2 OF THE NE1/4 OF SECTION-5, T-18-N, R-14-E
TULSA COUNTY, OKLAHOMA

SCALE IN FEET
0 50 100 200 300 400

P.U.D. NO. 35
P.U.D. NO. 47

THE APPROVAL AND FILING OF THIS PLAT DOES NOT GUARANTEE THAT CONNECTIONS WILL BE PERMITTED TO THE HAIKEY CREEK/LYNN LANE WASTEWATER TREATMENT PLANT. THE OWNER IS RESPONSIBLE FOR OBTAINING, FROM THE CITY ENGINEER, A CONNECTION CONTRACT AND/OR CONNECTION PERMIT, CERTIFYING TO CAPACITY. IF CAPACITY IS NOT AVAILABLE, CONNECTION OF THE LOT WILL NOT BE PERMITTED.

APPROVED 3-15-85 by the City Council of the City of Broken Arrow.
TICK HOOD
Mayor
LARRY SPURLOCK
Attest: City Clerk

CERTIFICATE
As provided for in Article 11, Chapter 13, Section 511 of the Oklahoma Statutes, I hereby certify that as a true and correct copy of the plat and all such taxes have been paid in full, and the same are on file in the office of the City Engineer, a connection contract and/or connection permit, certifying to capacity, if capacity is not available, connection of the lot will not be permitted.
This plat is hereby certified to be a true and correct copy of the original plat as given in order that this plat may be filed of record.
1985 taxes could be paid in full by the City deposit.
March 19, 1985
JOHN R. CAMPBELL
TULSA COUNTY TREASURER
By: [Signature]
Deputy