

City of Broken Arrow

Drainage Advisory Committee



PROJECT REPORT

DATE:	June 24, 2025
NAME	Patricia Fazzini
ADDRESS / LOCATION	1312 W. Roanoke St.
WATERSHED	Aspen Creek
ESTIMATE	\$50,000
CASE NO.	25-014

DESCRIPTION

Offsite flow from an undeveloped tract is flowing through the applicant's property, causing erosion in her yard and around her fence posts. Mud is washing from under the fence into her neighbor's yard. When it stops raining, the applicant states water flows across the property like a small stream for a long period of time. This property is located south of New Orleans St. and west of Elm Street in the Silvertree neighborhood. Approximately 18 acres of undeveloped offsite flow flows through the backyards of several homes before reaching the applicants property. PSO also owns an empty lot adjacent to the unplatted lot. The City is proposing to work with PSO to install inlets on that property to capture the storm water and convey to the storm sewer system along W. Quantico Pl. prior to impacting the residents yards.

Staff is requesting \$50,000.00 to design a storm sewer system to convey the water to the existing storm sewer system along W. Quantico Pl.

Case No. 25-014

BENEFIT

Potential reduction in runoff from the undeveloped property for multiple citizens and update area to meet the Engineering Design Criteria Manual.

RECOMMENDATION

Approve the request for expenditure of \$50,000 to design drainage improvements.

COMPLETED BY: Sarah Walters

DATE: 6/24/2025

Walters, Sarah

From: Wilson, Patrick
Sent: Thursday, June 12, 2025 4:28 PM
To: Walters, Sarah
Subject: FW: *NEW SUBMISSION* Drainage Advisory Committee Project Application

Patrick Wilson, P.E., CFM

*Stormwater Division Manager
Engineering and Construction Department*

City of Broken Arrow

485 N. Poplar Ave.

Broken Arrow, OK 74012

Office: 918-259-7000 ext. 5243 | Fax: 918-259-8453

pwilson@brokenarrowok.gov | 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.

From: BrokenArrowOK.gov webmaster <webmaster@brokenarrowok.gov>
Sent: Thursday, June 12, 2025 3:59 PM
To: Wilson, Patrick <PWilson@brokenarrowok.gov>; Engineering & Stormwater <engineering.stormwater@brokenarrowok.gov>
Subject: *NEW SUBMISSION* Drainage Advisory Committee Project Application

Drainage Advisory Committee Project Application

Submission #: 4115283
IP Address: 98.179.230.237
Submission Date: 06/12/2025 3:59
Survey Time: 41 minutes, 16 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

Patricia Fazzini

Phone

(918) 671-3054

Email

fazzinip@yahoo.com

Owner Mailing Address

1312 W. Roanoke St.
Broken Arrow, OK 74011

Address of Property with Drainage Problem

1312 W. Roanoke St.
Broken Arrow, OK

Location of Drainage Issue on Property

Backyard

Description of Problem

When it rains, my backyard has massive amounts of water that flows really fast, that comes under my fence from the neighbors on the east side of my house and neighbors on the north side, also. It has caused erosion by washing away a lot of dirt from around the roots of my pecan tree and has washed away the dirt from around the cement that holds one of my fence posts for my privacy fence. I have square cement pavers around my patio that used to be flat, evenly spaced and level with my patio and now they are buckled up and moved around from the water sitting under them. Also, a lot of mud washed under the fence into my yard from the neighbor's yard behind me, from 2 separate days of rain. It rained last night and stopped early this morning, and water is still flowing across the whole length of my backyard at 3:45 pm, like a small stream.

Please attach photos depicting the Drainage Issue

[IMG_4390.jpeg](#)

Thank you,

City of Broken Arrow

This is an automated message generated by Granicus. Please do not reply directly to this email.

Aerial Map

Legend

S. Aspen Ave. (N. 145th E. Ave.)

W. New Orleans St. (E. 101st St.)

PSO Lot

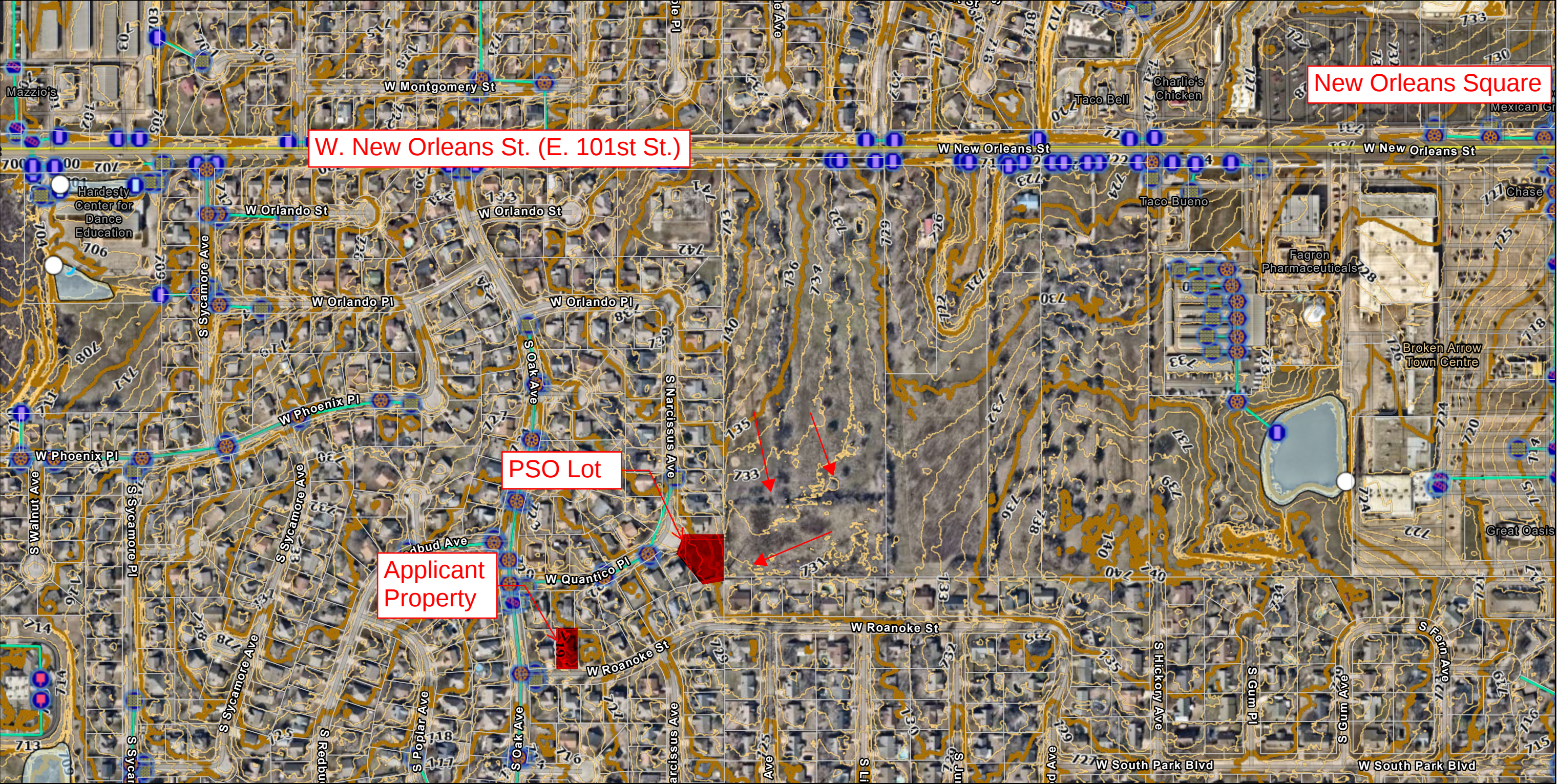
Runoff drains to this point

Flows through backyards

1312 W Roanoke St



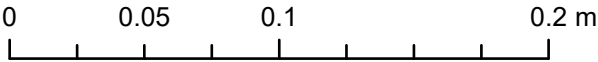
Stormwater Utility Map



6/24/2025 11:44 AM

Parcels	Culvert	Trench Drain	Pipe	Pipe Inlet
BA_Contours_2017	Unknown	Slotted Drain	Unknown	Channel
Type	Pipe Culvert	Open Channel	Gravity	
1 FT	Pipe Arch Culvert	Unknown	Force Main	
5 FT	Box Culvert	Aqueduct Channel	Perforated	BMP Point
Sections (PLSS)	Arch Culvert	Spillway Channel		Unknown
Address Points	Bridge Culvert	Natural Channel	BMP Inlet	Detention
Contours_1ft_Bridge		Ditch Channel	Unknown	Dry Basin
Detention Pond	Linear Drain	Roadside Gutter	Apron Inlet	Treatment
	Unknown			

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.



Copyright nearmap 2015, City of Tulsa, US Census Bureau, INCOG, & unknown, Esri Community Maps Contributors, City of Tulsa, Texas Parks & Wildlife, © OpenStreetMap,

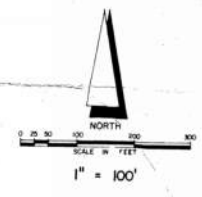


SILVERTREE

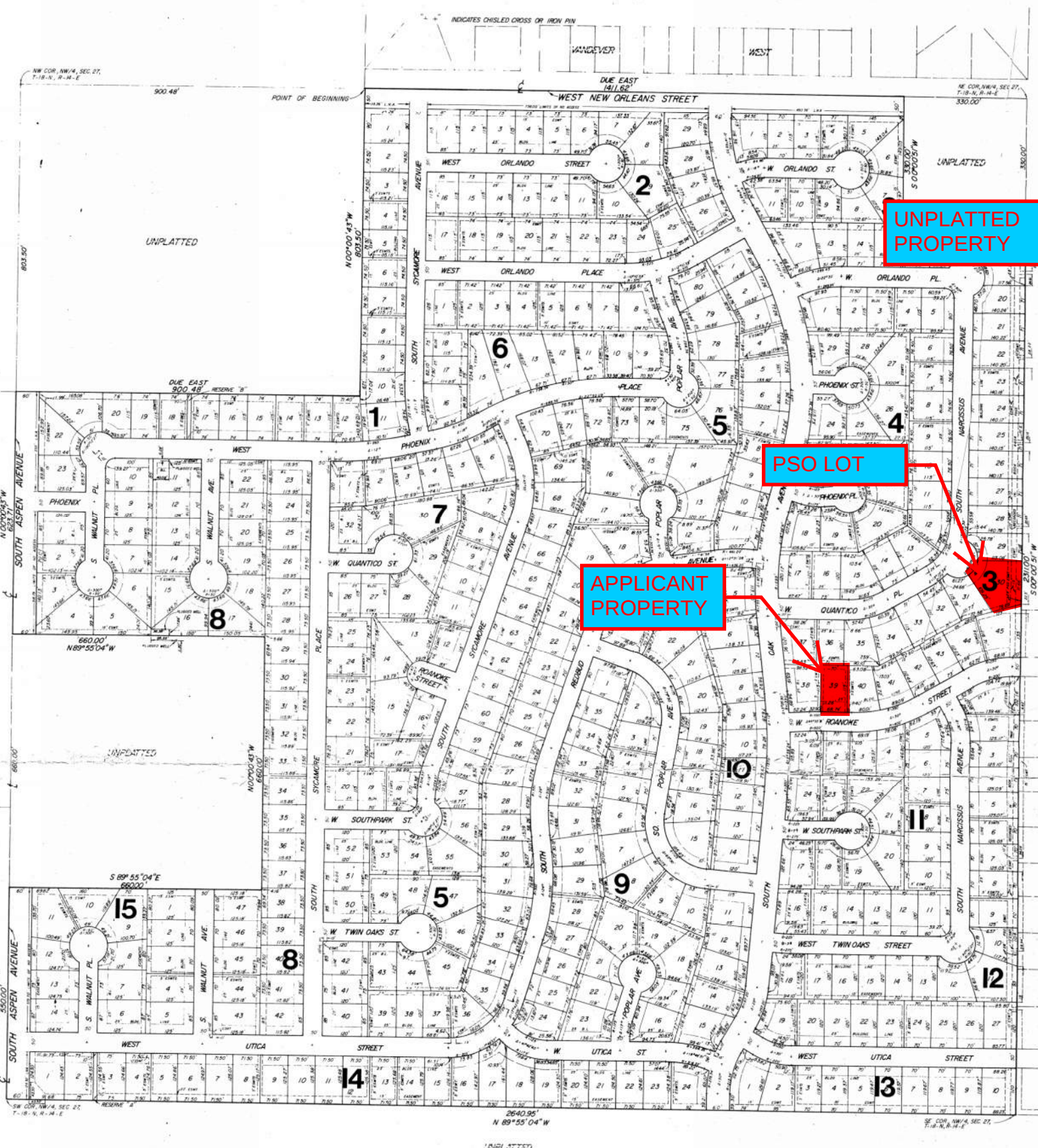
AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA.
A PART OF THE NW/4 OF SECTION 27, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA.

OWNER:
SILVERTREE
A GENERAL PARTNERSHIP
4606 S. GARNETT
PHONE: 662-3600
TULSA, OKLAHOMA

**ENGINEER:
TULSA ENGINEERING
& PLANNING ASSOCIATES, INC.**
4600 S. GARNETT
PHONE: 663-1522
TULSA, OKLAHOMA



LOCATION MA
439 LOTS
130.928 ACRES



UNPLATTED
PROPERTY

PSO LOT

**APPLICANT
PROPERTY**

CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS
FLAT WAS APPROVED BY THE
BROKEN ARROW PLANNING
COMMISSION ON 11-8-79
Jim Whitlock, Secretary

[illegible]

12. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC SERVICE, AND OF THE LOTS ARE SUBJECT TO THE FOLLOWING PROVISIONS, TO-WIT:

- OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE SHALL BE LOCATED ALONG ALL EXTERIOR BOUNDARIES OF THE ADDITION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT SAID ADDITION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN SOURCES OF SUPPLY AT SECONDARY VOLTAGES. THEY MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.
- EXCEPT TO HOUSES ON LOTS DESCRIBED IN PARAGRAPH (A) ABOVE, WHICH MAY BE SERVED FROM OVERHEAD ELECTRIC SERVICE LINES, UNDERGROUND SERVICE CABLES TO ALL HOUSES WHICH MAY BE LOCATED ON ALL LOTS IN SAID ADDITION MAY BE RUN FROM THE NEAREST SERVICE PRECESTA, OR TRANSFERRED TO THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR HOUSE, THE SUPPLIER OF ELECTRIC SERVICE SHALL THEREAFTER BE OBLIGED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE, EXTENDING FROM THE SERVICE PRECESTA, OR TRANSFERRED TO THE SERVICE ENTRANCE ON SAID HOUSE.
- THE SUPPLIER OF ELECTRIC SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC FACILITIES SO INSTALLED BY IT.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC FACILITIES. THE COMPANY WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND ELECTRIC FACILITIES, BUT THE OWNER WILL PAY FOR DAMAGE OR DESTRUCTION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HERETO.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 31, 1999, AT WHICH TIME SAID COVENANTS SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS, BY VOTE OF 85 PERCENT OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE ANY OF THE COVENANTS THEREIN, IT SHALL BE CANCELLA FOR ANY OTHER PERSON OR PERSONS OWNING ANY PORTION OF SAID LAND SHALL VIOLATE OR ATTEMPT TO VIOLATE PROVISIONS AT ANY TIME IN EQUITY AGAINST THE PARTIES OR PORTION OF PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PRESENT THEM OR FROM THEM FROM SO DOING OR IN EQUITY AGAINST THE PARTIES OR PORTION OF PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO CASE AFFEFFECT THE FORCE OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, SILVERTREE, A GENERAL PARTNERSHIP, HAS CAUSED ITS NAME TO BE AFFIXED THIS 26TH DAY OF NOVEMBER, 1979.

SILVERTREE, A GENERAL PARTNERSHIP
BY: [Signature]
BY: [Signature]
BY: David A. Cole

"ALL: (S) (H) (A) (C) (S) 55
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 26th day of December, 1979, PERSONALLY APPEARED David A. Cole, by his attorney, David A. Cole, TO BE KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE HUSBAND THEREIN OF THE COVENANTS AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL, THIS, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 4-11-1981 Shelton R. Jackson
NOTARY PUBLIC

CERTIFICATE OF SURVEY

WE, THE UNDERSIGNED, REAL ESTATE AGENTS, INDEPENDENTLY, UNDERSIGNED, HEREBY CERTIFY THAT WE HAVE, AT THE INSTANCE OF THE OWNER DESIGNATED ABOVE, MADE THE "AS-DETERMINED SURVEY," AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SIGNED AND SEALED THIS 26TH DAY OF Nov., 1979.

TULSA ENGINEERING AND PLANNING ASSOCIATES, INC.
BY: Paul E. Gumberson
REGISTERED LAND SURVEYOR

"STATE OF OKLAHOMA)
COUNTY OF TULSA)
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 26th day of December, 1979, PERSONALLY APPEARED Paul E. Gumberson, TO BE KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF TULSA ENGINEERING AND PLANNING ASSOCIATES, INC., FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL, THIS, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 4-11-1981 Shelton R. Jackson
NOTARY PUBLIC











