

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

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

Walters, Sarah

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

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

Walters, Sarah

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 | www.brokenarrowok.gov



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From: BrokenArrowOK.gov webmaster <webmaster@brokenarrowok.gov>
Sent: Friday, April 25, 2025 11:12 AM
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 #: 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

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

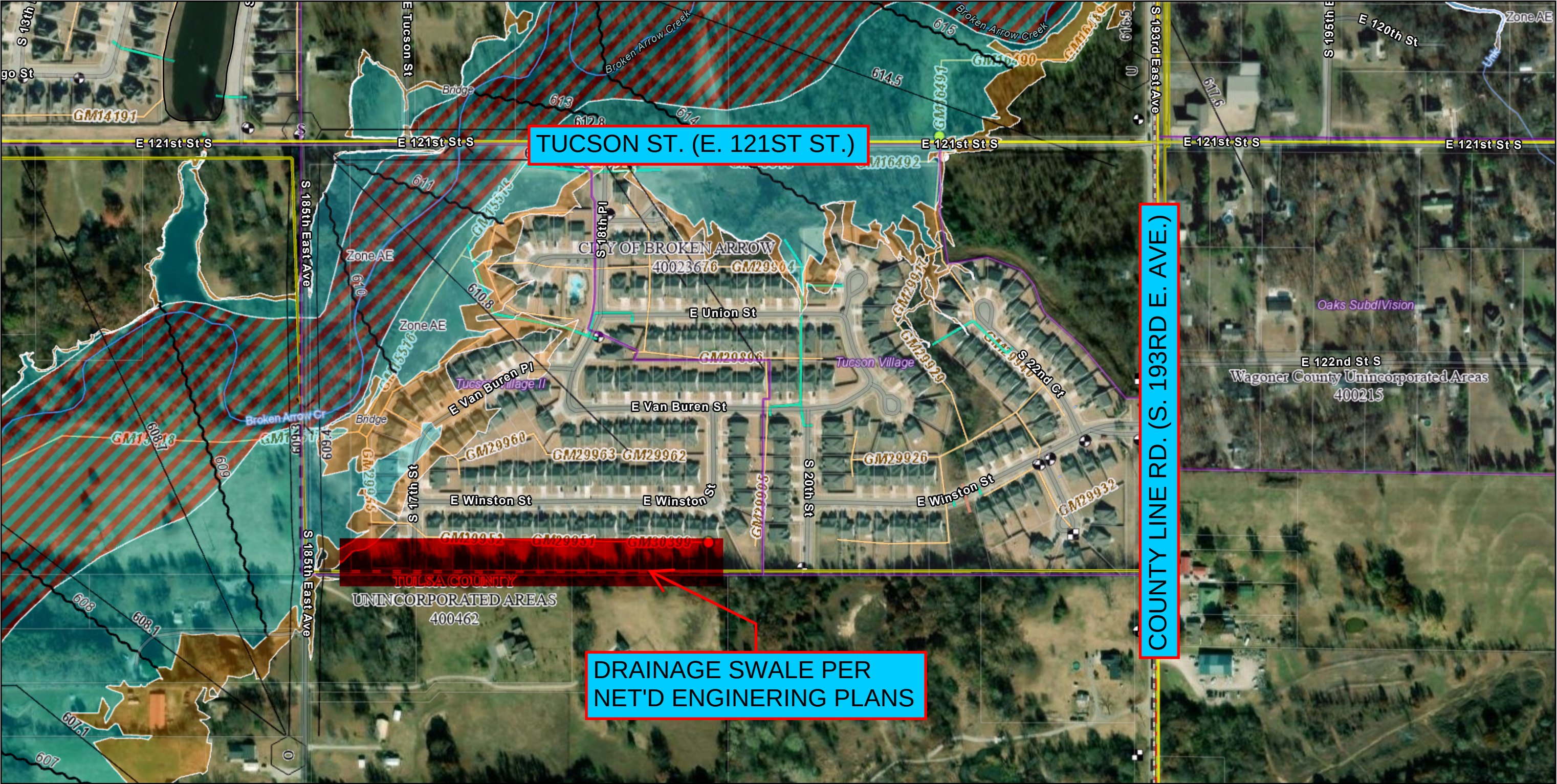
Natural spring



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)

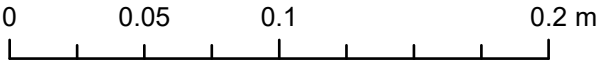
- Primary Frontal Dunes
- Flood Hazard Zones
- Zone Type
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard

- 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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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

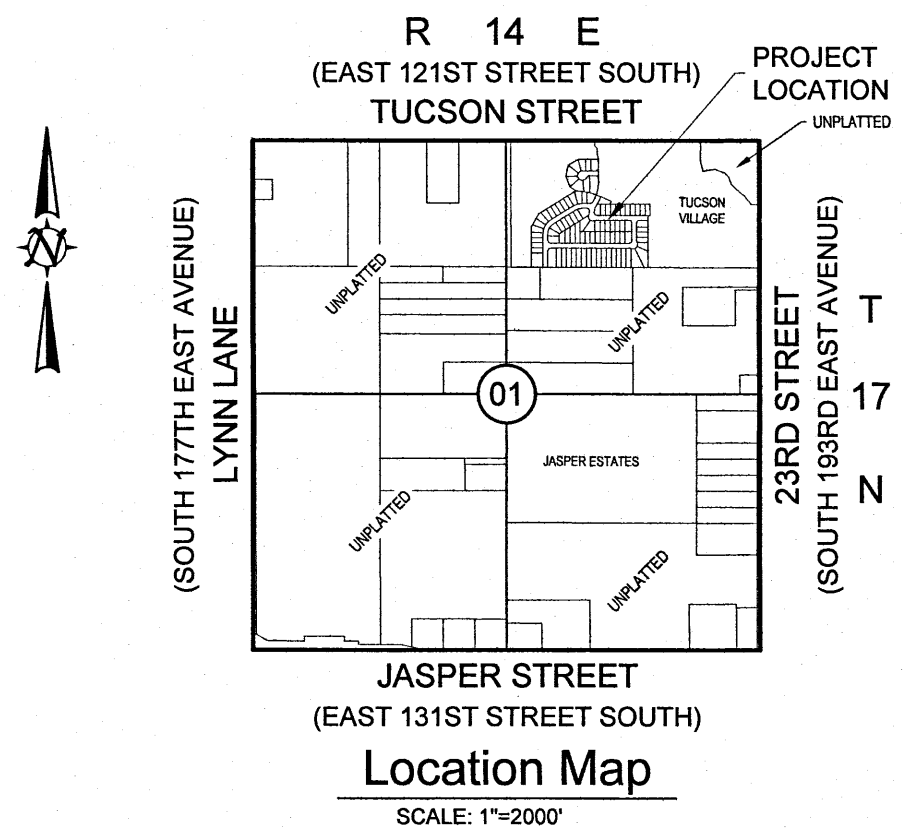
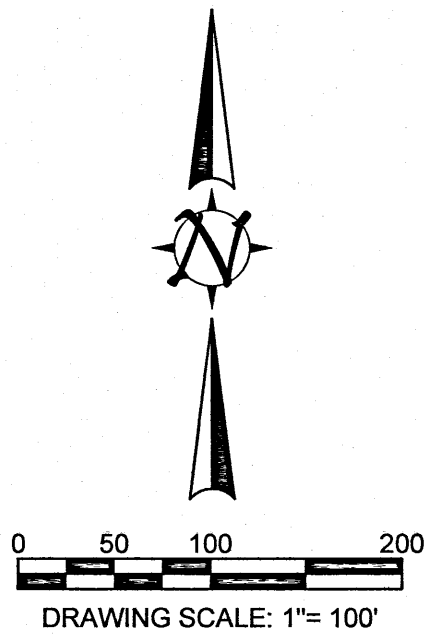
TUCSON VILLAGE, LLC

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

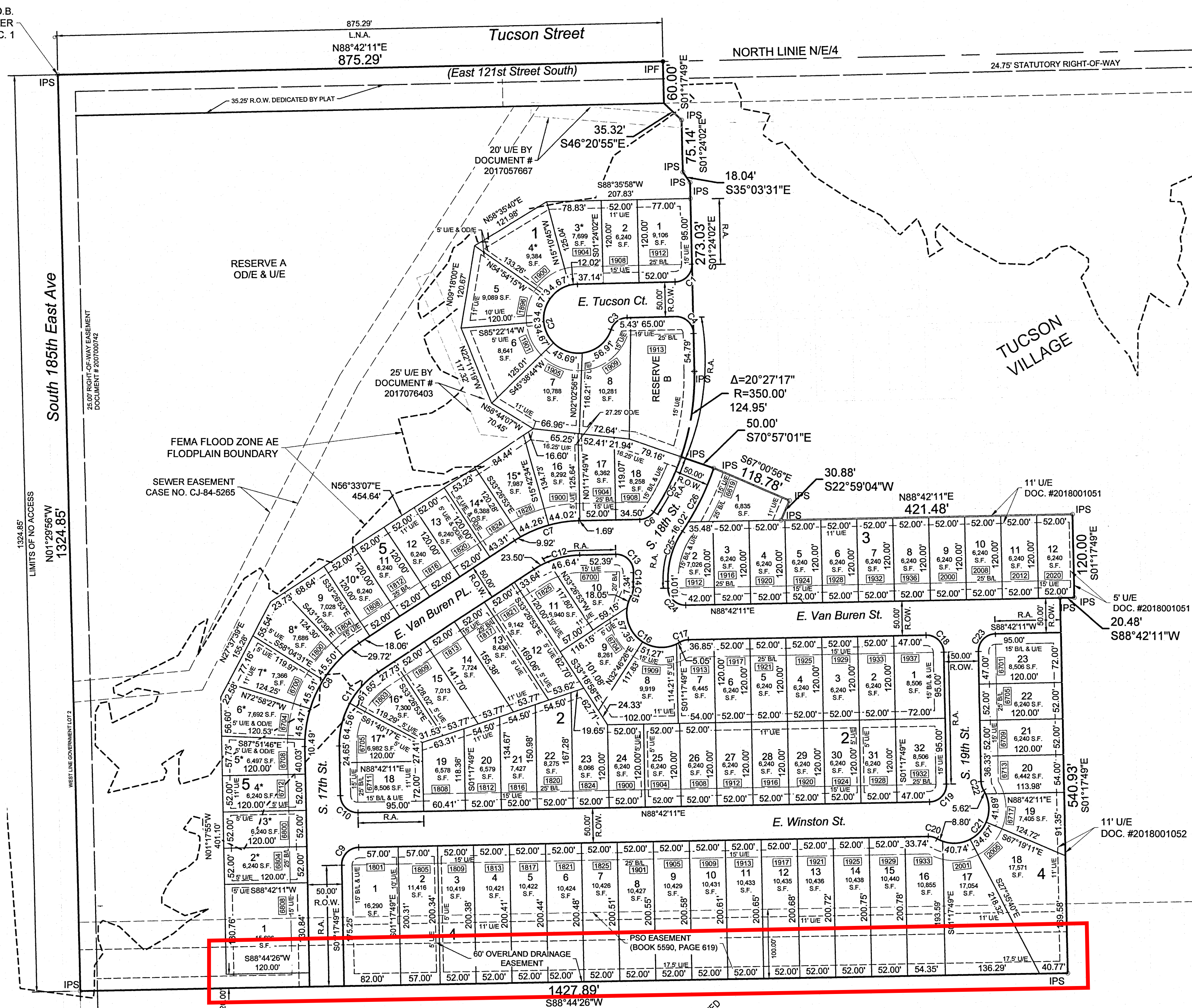
UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
5848 EAST 15TH STREET
TULSA, OK 74112
PHONE: 918.531.8293

AEP / PSO
212 EAST 6TH STREET
TULSA, OK 74119
PHONE: 918.599.2351

WINDSTREAM TELECOM COMPANY
2300 EAST 1ST PLACE
BROKEN ARROW, OK 74012
PHONE: 918.451.3427

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: 918.286.4658



* 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.

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 this security
deposit.

Dated: 05/12/2021

John M. Foy

Tulsa County Clerk

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









