

PROJECT REPORT

DATE:	January 7, 2026
NAME	Barbara and David Olsen
ADDRESS / LOCATION	1304 E. Tacoma St.
WATERSHED	Adams Creek
ESTIMATE	\$0.00
CASE NO.	26-001

DESCRIPTION

The applicant lives in the Westwind Subdivision located east of 9th Street and south of E. Albany St. The Westwind subdivision was platted in May of 1982, prior to any City stormwater criteria and the 4-lot drainage rule that City currently has in our criteria manual.

The applicant states they built their house in 1992 and the property to the north of them was an open field at the time. In February of 2000, that property was platted as Charleston I and a Reserve with a detention pond was built north of the applicant's property. The applicant states that is when the flooding started on her property.

In 2006, the Reserve was replatted as Charleston II, the pond was removed, and houses were built where the pond used to be. City staff believes the detention pond was allowed to be redeveloped due to the Regional Detention Ponds north of Broken Arrow High School. Charleston II lot drainage is split. The north half drains away from the applicant to the street. The back half of the property drains toward the applicants lot line where an Overland Drainage Easement is present.

The City has previously spent funds on this applicant's property and the property to the north west of them by adding several surface drains to address the ponding water in the applicant's yard. These are considered a private storm system and is the responsibility of the homeowner to maintain and remove any obstructions.

The applicant also states they receive water from the cul-de-sac to the west of their house and water runs into their backyard. The existing topography of the cul-de-sac shows that the cul-de-sac drains south down N. 12th St. It appears the runoff is coming from the neighbor to the northwest of the applicant. The pictures provided are from the Spring rains of 2025, the City's wettest year on record.

The city estimates a cost of \$10,000 for additional inlets in the applicant's yard, however, there does not appear to be a public benefit for this project.

BENEFIT

No public benefit was identified for this application.

RECOMMENDATION

Staff recommends denial of this application for expenditure of 2018 GO Prop 6 funds.

COMPLETED BY: Sarah Walters

DATE: 01/09/2026

Walters, Sarah

From: Wilson, Patrick
Sent: Thursday, July 24, 2025 4:30 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



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From: BrokenArrowOK.gov webmaster <webmaster@brokenarrowok.gov>
Sent: Monday, July 14, 2025 8:28 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 #: 4187206
IP Address: 98.179.231.73
Submission Date: 07/14/2025 8:28
Survey Time: 31 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

David and Barbara Olsen

Phone

(918) 960-1274

Email

Owner Mailing Address

1304 E Tacoma St
Broken Arrow, OK 74012

Address of Property with Drainage Problem

1304 E Tacoma St
Broken Arrow, OK

Location of Drainage Issue on Property

Along back north fence and yard and west side fence and west side yard

Description of Problem

We built this house in 1992. There was open field behind us. Approximately 13 years later, a retention pond was built in back of our property and the rim of the retention pond was about 3-4 feet higher than our property. That's when the flooding started in our backyard. We made many complaints to the city. Several years later the retention pond was filled in and houses were built on top and a neighborhood was developed. Several years ago, the city put in a few surface drains that lead to the creek after many neighbors complained. The drains have domes on top that catch all the dried grass, debris, leaves and dirt and cover the dome and clog it constantly. Our backyard also receives water from the cul-de-sac to the west of our house and water runs straight into our backyard. We have an overwhelming amount of water in our yard. Since this water issue began with the city approving that retention pond we don't feel it's should be our expense to fix this drainage issue.

Please attach photos depicting the Drainage Issue

[IMG_9327.png](#)

Thank you,

City of Broken Arrow

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

Aerial Map

E. Albany Street (E. 61st St.)

Broken Arrow High School

Applicant's Property

Adams Creek

Lynn Lane (N. 9th Street)

1304 E Tacoma St



Stormwater Utility Map



1/9/2026 2:31 PM

BA_Contours_2017

- Type
- 1 FT
 - 5 FT
 - 10 FT
 - Creeks
 - City Owned Detention Ponds
 - Private Detention Ponds
 - Fenceline
 - City Limits

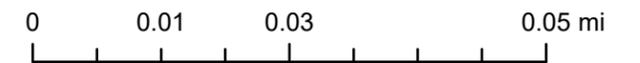
- Streams
- SubDivisions
 - Parcels (INCOG)
- Culvert
- Unknown
 - Pipe Culvert
 - Pipe Arch Culvert
 - Box Culvert
 - Arch Culvert
 - Bridge Culvert

- Linear Drain
- Unknown
 - Trench Drain
 - Slotted Drain
- Open Channel
- Unknown
 - Aqueduct Channel
 - Spillway Channel
 - Natural Channel

- Ditch Channel
- Roadside Gutter
- Pipe
- Unknown
 - Gravity
 - Force Main
 - Perforated

- BMP Inlet
- Unknown
 - Apron
 - Pipe Inlet
 - Channel
- BMP Point
- 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.

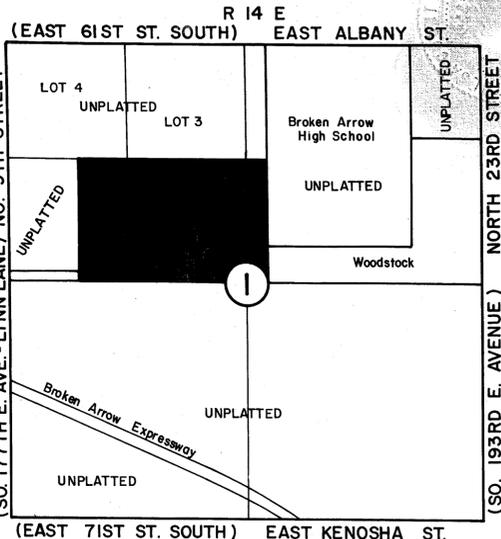


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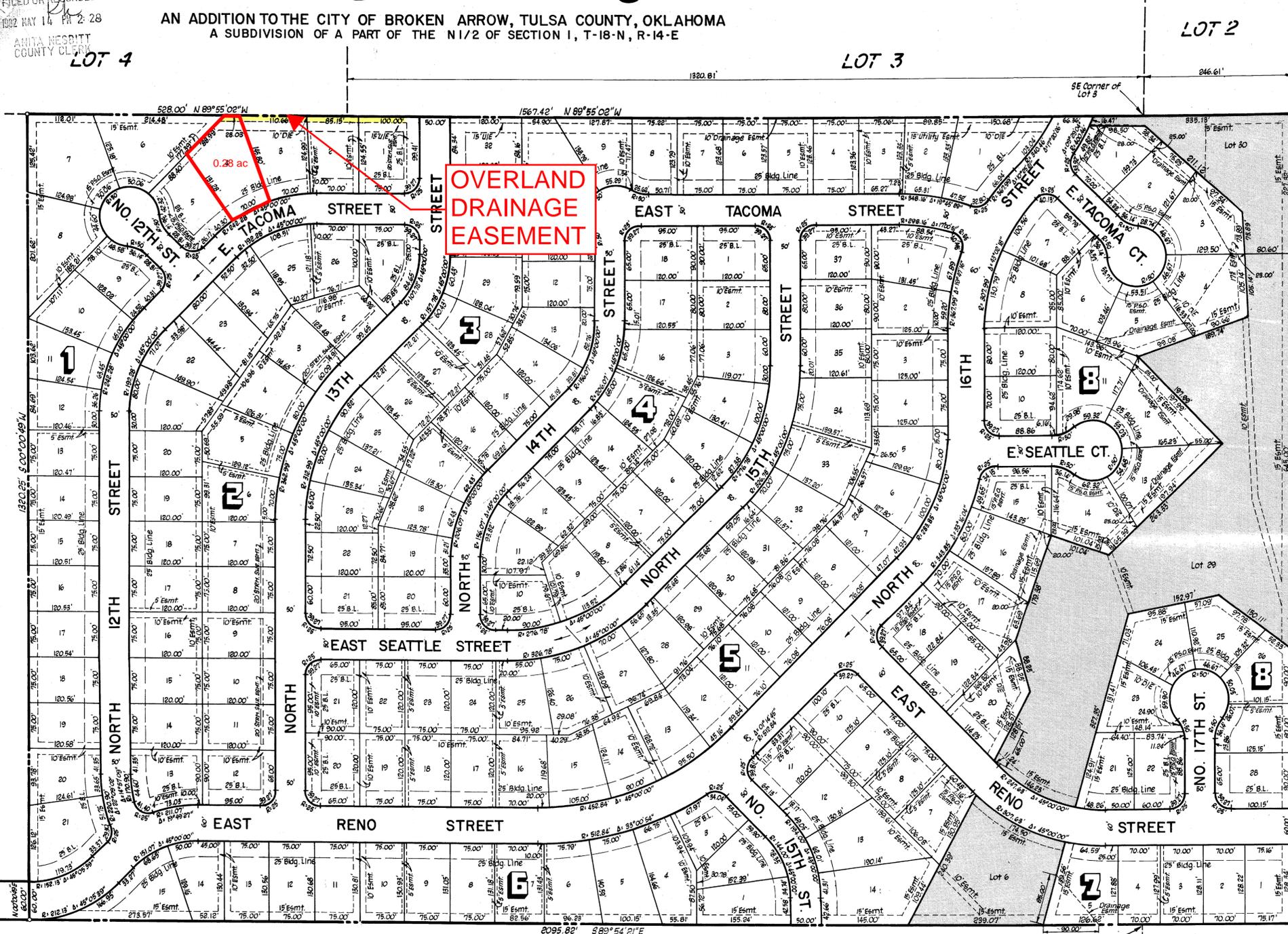


WESTWIND

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
A SUBDIVISION OF A PART OF THE N1/2 OF SECTION 1, T-18-N, R-14-E



STATE OF OKLAHOMA
TULSA COUNTY
FILED OR RECORDED
1982 MAY 14 PM 2:28
AMITA NESBITT
COUNTY CLERK



OWNER:

TIMBERCREST VENTURE 80-1

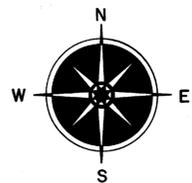
DEVELOPER:

THE TIMBERCREST COMPANIES, INC.

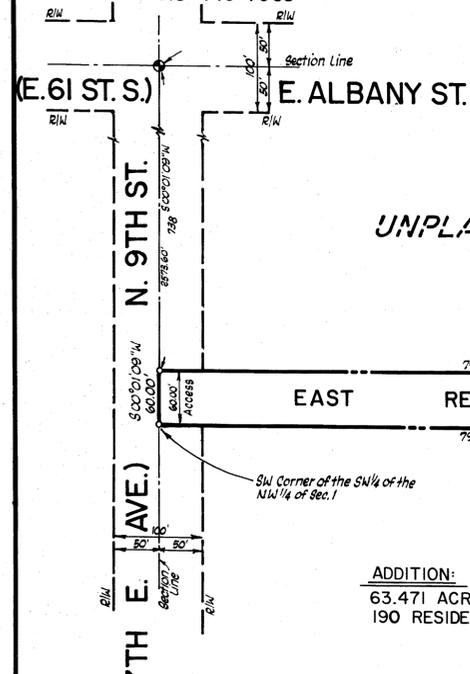
5550 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105
1-918-749-7905

ENGINEERS:

ENGINEERING CONSULTANTS, INC.
5550 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105
1-918-749-7968



SCALE: 1" = 100'



ADDITION:
63.471 ACRES GROSS
190 RESIDENTIAL LOTS

APPROVED 3-15-82 by the City Council of the City of Broken Arrow.
Attest: *[Signature]*
Mayor
[Signature]
City Clerk

As provided in Title 11, Chapter 13, Section 519 of the Oklahoma Statutes, I hereby certify that no ad valorem taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 519, has been provided in the amount of \$ 404.45 per tract receipt no. 2398 to be applied in 19 82 taxes not as yet certified to me.

This certification is NOT to be construed as payment of 19 82 taxes in full but is given in order that this plat may be filed for record.

CHARLESTON

A SUBDIVISION TO THE CITY OF BROKEN ARROW,
 SITUATED IN LOT 4 OF SECTION 1, T-18-N, R-14-E,
 TULSA COUNTY, OKLAHOMA.

15420

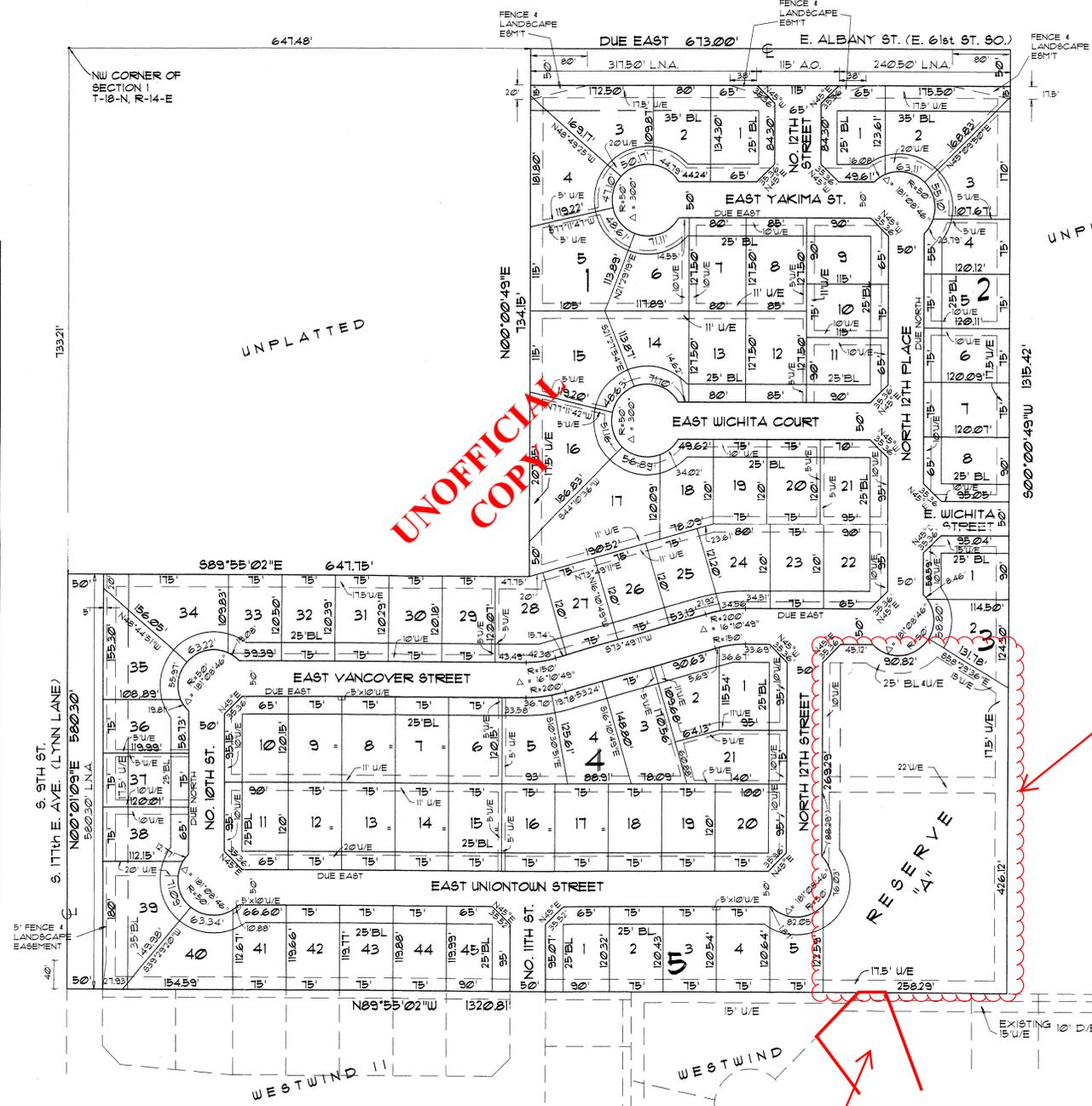
APPROVED 5-17-99 by the City Council of the City of Broken Arrow, Oklahoma.
 James D. Reynolds
 Mayor
 Brenda Roy
 Attest, City Clerk

OWNER:
 CHARLES SANDERS HOMES, INC.
 1100 E. RENO
 BROKEN ARROW, OK. 74002
 918-455-1111

ENGINEER:
 JOE E. DONELSON
 17440 SO. 89th E. AVE.
 BIXBY, OKLAHOMA 74008
 918-366-3413

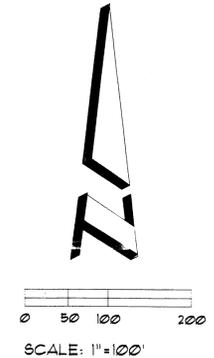
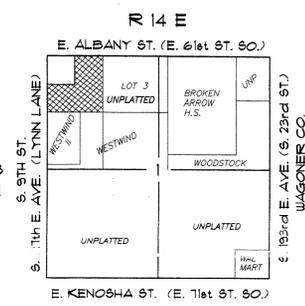
ADDRESSES

LOT	BLOCK	ADDRESS	LOT	BLOCK	ADDRESS
1	1	2300 NO. 12th ST.	1	20	2301 NO. 12th ST.
1	1	1212 E. YAKIMA ST.	1	20	1300 E. YAKIMA ST.
2	1	1208 E. YAKIMA ST.	2	20	1304 E. YAKIMA ST.
3	1	1204 E. YAKIMA ST.	3	20	2221 NO. 12th PL.
4	1	1200 E. YAKIMA ST.	4	20	2217 NO. 12th PL.
5	1	1201 E. YAKIMA ST.	5	20	2213 NO. 12th PL.
6	1	1205 E. YAKIMA ST.	6	20	2209 NO. 12th PL.
7	1	1209 E. YAKIMA ST.	7	20	2205 NO. 12th PL.
8	1	1213 E. YAKIMA ST.	8	20	2201 NO. 12th PL.
9	1	1217 E. YAKIMA ST.	9	20	1300 E. WICHITA ST.
10	1	2214 NO. 12th PL.	1	3	1301 E. WICHITA ST.
11	1	2208 NO. 12th PL.	2	3	2105 NO. 12th PL.
12	1	1216 E. WICHITA CT.	1	4	2101 NO. 12th PL.
13	1	1212 E. WICHITA CT.	1	4	2008 NO. 12th ST.
14	1	1208 E. WICHITA CT.	2	4	1213 E. VANCOVER ST.
15	1	1204 E. WICHITA CT.	3	4	1209 E. VANCOVER ST.
16	1	1201 E. WICHITA CT.	4	4	1205 E. VANCOVER ST.
17	1	1205 E. WICHITA CT.	5	4	1201 E. VANCOVER ST.
18	1	1209 E. WICHITA CT.	6	4	1109 E. VANCOVER ST.
19	1	1213 E. WICHITA CT.	7	4	1105 E. VANCOVER ST.
20	1	1217 E. WICHITA CT.	8	4	1009 E. VANCOVER ST.
21	1	1221 E. WICHITA CT.	9	4	1005 E. VANCOVER ST.
22	1	2104 NO. 12th PL.	10	4	2009 N. 10th ST.
23	1	2100 NO. 12th PL.	11	4	2005 N. 10th ST.
24	1	1220 E. VANCOVER ST.	12	4	1004 E. UNIONTOWN ST.
25	1	1216 E. VANCOVER ST.	13	4	1008 E. UNIONTOWN ST.
26	1	1212 E. VANCOVER ST.	14	4	1100 E. UNIONTOWN ST.
27	1	1208 E. VANCOVER ST.	15	4	1104 E. UNIONTOWN ST.
28	1	1204 E. VANCOVER ST.	16	4	1108 E. UNIONTOWN ST.
29	1	1200 E. VANCOVER ST.	17	4	1112 E. UNIONTOWN ST.
30	1	1108 E. VANCOVER ST.	18	4	1200 E. UNIONTOWN ST.
31	1	1104 E. VANCOVER ST.	19	4	1204 E. UNIONTOWN ST.
32	1	1100 E. VANCOVER ST.	20	4	1208 E. UNIONTOWN ST.
33	1	1012 E. VANCOVER ST.	20	4	1212 E. UNIONTOWN ST.
34	1	1008 E. VANCOVER ST.	21	4	2000 N. 12th ST.
35	1	1004 E. VANCOVER ST.	21	4	2004 N. 12th ST.
36	1	1000 E. VANCOVER ST.	22	4	1909 N. 11th ST.
37	1	2016 NO. 10th ST.	1	5	1201 E. UNIONTOWN ST.
38	1	2012 NO. 10th ST.	2	5	1205 E. UNIONTOWN ST.
39	1	2008 NO. 10th ST.	3	5	1209 E. UNIONTOWN ST.
40	1	2004 NO. 10th ST.	4	5	1213 E. UNIONTOWN ST.
41	1	2000 NO. 10th ST.	5	5	1217 E. UNIONTOWN ST.
42	1	1001 E. UNIONTOWN ST.	RESERVE "A"		1221 E. VANCOVER ST.
43	1	1005 E. UNIONTOWN ST.	RESERVE "A"		2005 N. 12th ST.
44	1	1101 E. UNIONTOWN ST.	RESERVE "A"		2001 N. 12th ST.
45	1	1105 E. UNIONTOWN ST.			
45	1	1109 E. UNIONTOWN ST.			
45	1	1908 NO. 11th ST.			



UNPLATTED

UNOFFICIAL COPY



Reserve area later became Charleston II

NO. LOTS 81
 TOTAL ACRES = 28.3454
 APRIL 4, 1999
 JOB NO: WESTW3.DWG

ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW PLANNING DEPARTMENT AND ARE ACCURATE AT THE TIME THE PLAT WAS FILED, AND THE ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NOT BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

LEGEND

A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
BL.	BUILDING LINE
I.P.	IRON PIN
C.L.	CENTER LINE
U/E	UTILITY EASEMENT
ESMT	EASEMENT

Applicant's Property

CERTIFICATE
 As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estates taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ 146.00 per trust receipt no. 87 February 23, 2000 to be applied to 2000 taxes not as yet certified to me.
 This certificate is NOT to be construed as payment of \$ 2000 taxes in full but is given in order that this plat may be filed of record.
 \$ 2000 taxes could exceed the amount of the security deposit.
 Dated February 23, 2000
 J. DENNIS SEMLER
 TULSA COUNTY TREASURER
 By: Jeanne Jara DEPUTY

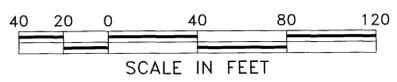


Plat No.
6022

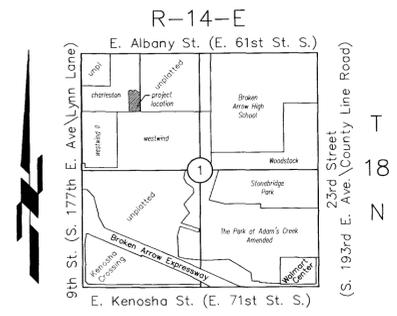


Final Plat CHARLESTON II

A replat of Reserve "A" in Charleston, a subdivision in the NW/4 of Section 1, T-18-N, R-14-E, City of Broken Arrow, Tulsa County, Oklahoma



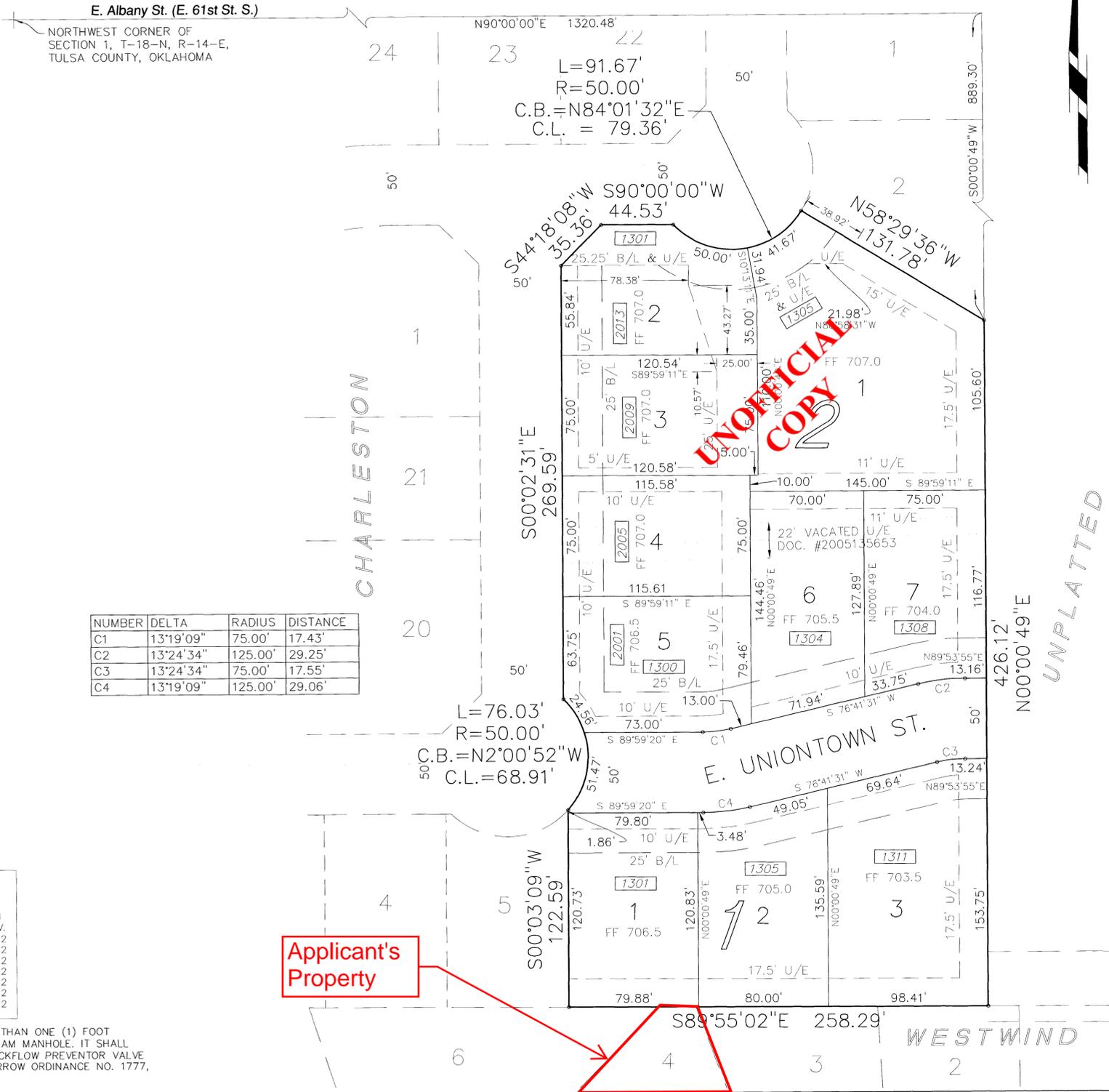
STATE OF OKLAHOMA }
 COUNTY OF TULSA }
 I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
 Dated the _____ day of _____, 2006.
 EARLENE WILSON, Tulsa County Clerk
 Deputy



LOCATION MAP
 10 Lots - 2.80 Acres
 Tulsa County

ENGINEER/SURVEYOR
Cook & Associates Engineering, Inc.
 Certificate of Authorization #4479
 Expires 06-30-08
 121 East College Street
 Broken Arrow, Oklahoma 74012
 Phone: (918) 258-9442

OWNER/DEVELOPER:
CHARLES SANDERS HOMES, INC.
 2308 East Queens
 Broken Arrow, Oklahoma 74012
 918-455-1111



NUMBER	DELTA	RADIUS	DISTANCE
C1	13°19'09"	75.00'	17.43'
C2	13°24'34"	125.00'	29.25'
C3	13°24'34"	75.00'	17.55'
C4	13°19'09"	125.00'	29.06'

THE FOLLOWING LOTS MUST HAVE A BACKFLOW PREVENTOR:

BLOCK:	LOT:	PROPOSED F.F. ELEV.	UPSTREAM MH	RIM ELEV.
2	1	707.0	A2	706.2
	2	707.0	A3	706.2
	3	707.0	A3	706.2
	4	707.0	b1	706.2
	5	706.5	b1	706.2
	6	705.5	A2	706.2
	7	704.0	A2	706.2

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTOR VALVE NEAR THE BUILDING ACCORDING TO THE BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

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 \$ 4.00 per trust receipt no. 7338 to be applied to 20 taxes. This certificate is NOT to be construed as payment of 20 taxes in full but is given in order that this plat may be filed on record. 20 taxes could exceed the amount of the security deposit.

Dated 08-Aug-06
 Dennis Semler
 Tulsa County Treasurer
 By: Carole Semler
 Deputy



APPROVED 6-19-06 by the City Council of the City of Broken Arrow, Oklahoma.
Richard Carter 8-4-06
 Mayor
Earlene Wilson 8-4-06
 Attest: City Clerk

Monument Notes
 A 5/8" x 18" deformed bar with a orange plastic cap stamped "CA4479" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
 A 3/8" x 18" deformed bar with a orange plastic cap stamped "CA4479" to be set at all lot corners after completion of improvements, unless noted otherwise.
 A 3/8" x 18" deformed bar with a orange plastic cap stamped "CA4479" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Lot Addresses
 Addresses shown on this Plat provided by the City of Broken Arrow Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

Benchmark
 3" Aluminum CAP-FLUSH-SET in Concrete-Stamped "BA 37". Set Northwest of 61st, and 193rd East Avenue, Tulsa County, State of Oklahoma.
 ELEVATION = 698.373 (N.A.V.D. 1988)

Basis of Bearings
 The non-astronomic bearings for this plat are based on an assumed bearing of S00°00'49"W along the East line of "Charleston", a subdivision in the NW/4 of Section 1, T-18-N, R-14-E of the Indian Base & Meridian, Tulsa County, State of Oklahoma.

Legend
 B/L = Building Line C.B. = Chord Bearing
 LNA = Limits of No Access C.L. = Chord Length
 L/E = Landscape Easement [7005] = Address
 U/E = Utility Easement

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 \$ _____ taxes per trust receipt no. _____ to applied to 20 taxes. This certificate is NOT to be construed as payment of 20 taxes in full but is given in order that this plat may be filed on record. 20 taxes could exceed the amount of the security deposit.
 Dated _____, 2006
 Dennis Semler
 Tulsa County Treasurer
 by _____
 Deputy

Case No. PT05-118
 Dev. # DN05-169
CHARLESTON II
 Sheet 1 of 2

N 12th St Cul-de-sac

Legend

Runoff contained in street







