

PROJECT REPORT

DATE:	June 24, 2025
NAME	Tyler Yoak
ADDRESS / LOCATION	Indian Springs County Club
WATERSHED	Arkansas River (Elm Creek)
ESTIMATE	\$125,000
CASE NO.	25-015

DESCRIPTION

Indian Springs Country Club is experiencing erosion on the golf course where a 48-inch pipe daylight out of the hillside between #8 and #6 fairway. The pipe collects water from the subdivision to the north. The pipe has broken apart in several places and is disconnected from the headwall. This appears to be causing downstream erosion along the hillside. Within the past 3 months, there has also been flooding in the neighborhood to the north, Indian Springs 2nd Addition. This subdivision connects to broken drain pipe, likely causing the stormwater to be impeded. The City spoke with the residents in the neighborhood, and it has been noted that the problem was worse than ever this past spring. There has been record rainfall the past several months. The downstream condition of the pipe could also be a contributing factor of the flooding in the Indian Springs neighborhood. Another possible contributing factor to the street flooding is there is one inlet on the south side of Fairway Dr. that collects approximately 5 acres from the subdivision. The water on the north side of Fairway Dr. ponds and eventually evaporates or drains to the inlet on the south side of Fairway Dr.

Staff is requesting \$125,000.00 for survey and construction funds. Design will be conducted in house.

Case No. 25-015

BENEFIT

Mitigate the erosion and street flooding in the Indian Springs 2nd Addition subdivision and on the Indian Springs Golf Course.

RECOMMENDATION		
Approve the request for expenditure of \$125,000 for survey and construction funds for drainage improvements of the public storm system in the Indian Springs 2 nd Addition neighborhood and along the Indian Springs Golf Course.		
COMPLETED BY:	Sarah Walters	DATE: 6/23/2025

Walters, Sarah

From: Wilson, Patrick
Sent: Monday, June 23, 2025 9:48 AM
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: Saturday, June 21, 2025 10:45 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 #: 4133909
IP Address: 172.59.124.132
Submission Date: 06/21/2025 10:44
Survey Time: 1 day, 3 minutes, 51 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

Tyler Yoak

Phone

(918) 630-4480

Email

tyoak@indianspringsclub.com

Owner Mailing Address

PO Box 3367
Broken Arrow, OK 74013

Address of Property with Drainage Problem

16006 E 131st St S
Broken Arrow, OK

Location of Drainage Issue on Property

Between the #8 and #6 fairways on the River course. Near where the unnamed south-running road spur comes off of Fairway Dr.

Description of Problem

48" drain pipe comes out of hillside between #8 and #6 fairways. This pipe almost entirely receives stormwater from the neighborhood to the north. As stormwater has increased, the load on the pipe caused it come off of its footing and disconnect from the weir. Because of this, stormwater does not follow the intended flow and has caused significant erosion to the hillside. With the significant rains we've had in the past 3 months, there has been flooding in the neighborhood to the north that uses this drain pipe, likely because drainage is impeded. After speaking with concerned residents whose properties flooded, they said it was worse than ever now. The BA Stormwater Project Manager visited the site and she agrees it's a dangerous situation. We put up a warning fence to keep people away from the gulch it has created but with the recent waters, the erosion has worsened, eating away more of the hill, causing our fence to collapse into the hole.

Please attach photos depicting the Drainage Issue

[Erosion1.jpg](#)

[Erosion2.jpg](#)

[Erosion3.jpg](#)

[Erosion4.jpg](#)

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

W. Jasper St. (E. 131st St. S.)

Street
Flooding

Broken Storm
Pipe



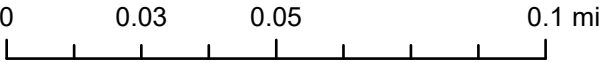
Stormwater Utility Map



6/24/2025 2:54 PM

<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Parcels	Pipe Culvert	Open Channel	Gravity	BMP Point
BA_Contours_2017	Pipe Arch Culvert	Unknown	Force Main	Unknown
Type	Box Culvert	Aqueduct Channel	Perforated	Detention
1 FT	Arch Culvert	Spillway Channel		Dry Basin
5 FT	Bridge Culvert	Natural Channel		Treatment
Sections (PLSS)		Ditch Channel		Wet Basin
Address Points		Roadside Gutter		Bed Filter
Detention Pond				
Culvert				
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.



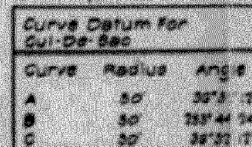
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TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, A SUBDIVISION OF
A PART OF THE NE $\frac{1}{4}$, OF SEC. 10, AND A PART OF THE NW $\frac{1}{4}$, OF SEC. 11, TOWN
SHIP-17-NORTH, RANGE-14-EAST.

TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, A SUBDIVISION OF
A PART OF THE NE $\frac{1}{4}$, OF SEC. 10, AND A PART OF THE NW $\frac{1}{4}$, OF SEC. 11, TOWN
SHIP-17-NORTH, RANGE-14-EAST.

September 3, 1970



J-B ENGINEERING CO.
3027 E. 31st Street So.
Tulsa, Oklahoma
Reg Number: 70-PS-2473

Scale: 1:1000

CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS
PLAT WAS APPROVED BY THE
BROKEN ARROW PLANNING
COMMISSION ON _____

I, Joe A. Tomlinson, a Registered Professional Engineer and a Registered Land Surveyor of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked into lots, blocks, and streets, the real estate and premises designated as "INDIAN SPRINGS SHOOTING ADDITION", an addition to Tulsa County, State of Oklahoma, and that the above plat is a true and correct copy of said survey showing the length, width, and depth of all lots and blocks, and names, width, boundaries and locations of all streets.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Tulsa, Tulsa County, Oklahoma, this 27th day of December, 1977.

STATE OF OKLAHOMA
COUNTY OF TULSA

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of February, 1927, personally appeared Joe A. Landon, to me known to be the identical person who subscribed his name to the 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 the Landon family, for the purpose therein set forth.

Witness my hand and seal the day and year last above written.

My Commission expires: December 31, 1928

Harrold A. West

4-2 ENGINEERING CO.
John S. [Signature]
Registered Prof. Engineer, Registered Land Surveyor
On this day, 25 February, 1971, personally
tribed his name to the foregoing instrument and
and deed and as the free and voluntary act and deed of
X *Harold B. [Signature]*
Notary Public

CERTIFICATE OF REGISTRATION

1

"JEWEL SPRINGS SECOND ADDITION"

END ALL NEW BY THESE PRICES

WHEREAS, INDIAN SPRINGS ESTATES, INC., an Oklahoma Corporation, is owner of the following described land in the County of Tulsa, State of Oklahoma, to-wit:

[illegible]

THE UNDERSIGNED, JAMES WILSON, JR., an Oklahoma Corporation does hereby dedicate for public use all of its interests in certain land and does hereby guarantee the title to all of the land covered by said certificate and for the purpose of providing an orderly development of the land and estate, and in order to provide said dedicative easements for the mutual benefit of itself and its successors in title to the sub divisions of said land (hereinafter referred to as Lots) the undersigned does hereby impose the following restrictions and reservations and create the following easements, which shall be binding upon it, its successors, and assigns.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 1, 1972, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

or the parties hereto, or the estate, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other persons or persons seeking and real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the parties or persons so violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or both for the breach of the covenants so violated or attempted to be violated by the parties or persons so violating or attempting to violate any of the provisions which shall remain in full force and effect.

1. All plans and specifications must be submitted to the developer or his duly authorized representative for written approval prior to start of construction.
2. Duplication of places will be permitted only where there is at least four housesites (lots) between locations for such duplications. Duplication of floor plan with a complete change of exterior styling will be permitted where at least one houseite is between the locations.
3. All housesites in the tract shall be known and described as residential housesites. No structure shall be erected, altered, placed or permitted to remain on any housesite which exceeds two stories in height, and all residences must have a private garage for not less than two cars attached to the residence. Any detached structure to be built on the housesite such as golf cart storage buildings, covered entertainment areas, etc., shall conform to the basic styling of the dwellings thereon, and the plans for such structures must be submitted to the developer for approval prior to starting construction. Garages, in addition to a two car garage will be permitted only if placed where they will not be between the residence and any street adjoining the property.
4. No building or part thereof, except open porches and terraces shall be constructed and maintained on any housesite nearer to the front property line than the building lines shown on the restricted plat of said addition, and no residence shall be built closer than ten feet from any side lot line on one side and twelve (12) feet on the other side, thus requiring a combined total of at least twenty (20) feet between the residence and both side lot lines.
5. No residences previously used shall be moved on to any housesite in this residential development.
6. Floor area requirements: All square footage requirements are exclusive of garages and porches. All housesites shall have a minimum of 2700 square feet of living area (measured over masonry), for one story residences. For two story or more and one half story residences a minimum of 4800 square feet will be required on the second floor, with a total of 8500 square feet.
7. a. All exterior foundations shall be of brick or stone. No concrete block, poured concrete or any other foundation will be accepted.
b. The exterior of all structures erected on any housesite shall be constructed of a minimum of 55% masonry, measurements for computing the 55% masonry may exclude windows, doors, covered porches and patio areas, and shall apply to the first floor of two story or more and one half story residences.
8. Roofs: No composition shingles will be permitted on any structure erected on any housesite. However certain non existing and future types of synthetic or natural roofing materials may be used upon the written approval of the Developer. Other roofing materials shall be restricted to:
a. Cedar Shingles
b. Slate
c. "Built up roof", tar and gravel will be permitted on contemporary style residences.
Any other roofing materials recommended to be used must be approved by the Developer prior to start of construction.
9. Entrances, terraces and exterior millwork will be closely examined to insure sound architectural practices. No metal shutters will be permitted.
10. Driveways, driveways and patios must be shown on plat plan accompanying house plans when submitted to the developer prior to start of construction. No white chalk walls or driveways will be permitted. Materials may be brick, concrete, or asphalt. Silver gravel may be used for walkways when compatible to design of residence.
11. a. No fences more than four (4) feet in height will be permitted on any housesite. (Except for privacy screening adjacent to patios). No fencing which is more than ten (10) feet in height will be allowed on or near property lines adjacent to golf courses.
b. Ornamental fences only, not exceeding three feet in height, compatible to the architecture of the residence, constructed of brick, stone, brick and stone, brick and frame, stone and frame, or split rails may be built forward of the building line shown on plat.
12. No noxious or offensive trade or activity shall be carried on upon any housesite nor shall anything be done thereon that may be or may be seen as an annoyance or a nuisance to the neighborhood.
13. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any housesite, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
14. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising real estate property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
15. No trailer, basement, tent, shack, garage, barn or other outbuilding type structure erected on or moved onto any housesite in this residential development shall at anytime be used as a residence, either temporarily or permanently.
16. No housesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction and when the construction shall be completed within 9 months. All housesites shall be maintained in a neat and orderly condition at all times.
17. The undersigned owner further dedicates to the public for public use forever the easements and rights of way as shown and designated on the plat for the several purposes of constructing, maintaining, operating, repairing, replacing any and all public utilities including the storm and sanitary sewer, telephone lines, electric power lines, transformers, gas lines, and water lines, together with all fittings, and equipment for each of such facilities and any other appurtenances thereto, with the right of ingress and egress upon said easements and right of way for the uses and purposes aforesaid, together with similar rights in each and all of the streets shown on said plat including, however, that the undersigned owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sewers lined together with the right of ingress and egress and such connections, maintenance, operation, laying and relaying, over, across and along all of the public streets, alleys and easements shown on said plat, and/or sewer services to the area included in said plat and to any other areas.

WITNESS our hands and seal this 5 day of February, 1937, at Tulsa, Tulsa County, Oklahoma.

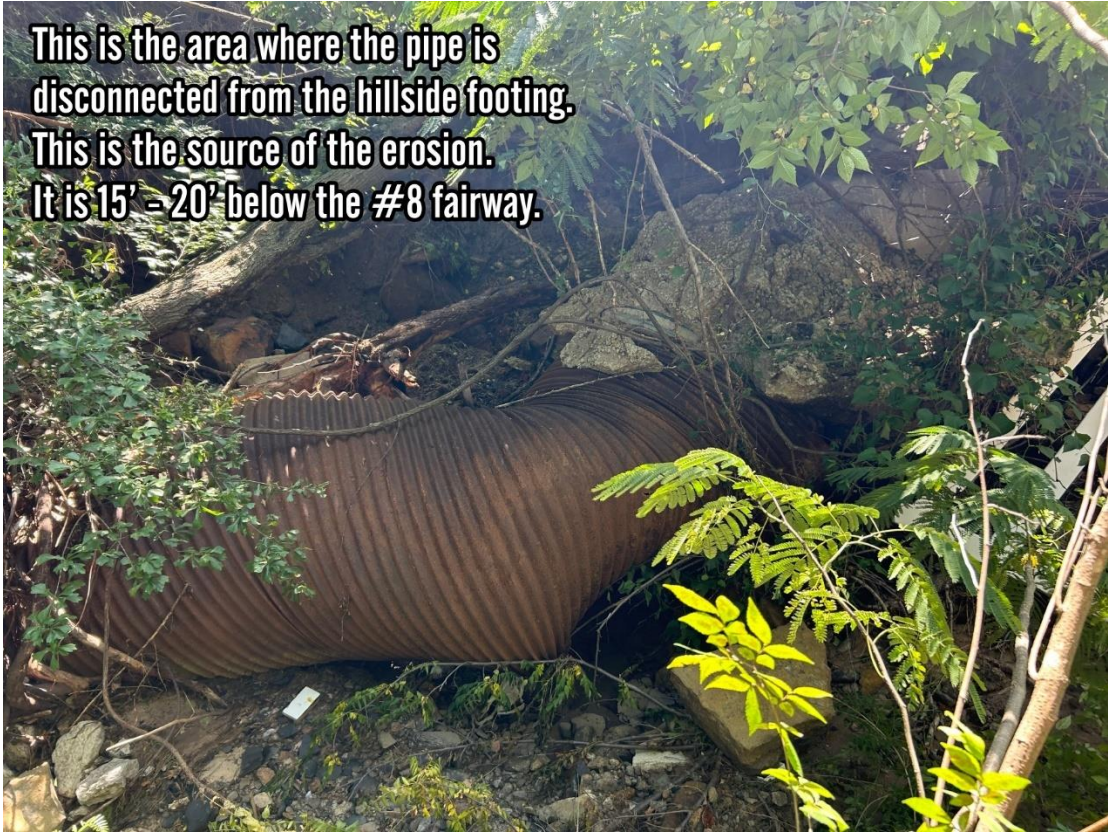
APPROVED: W.H. Collins

STATE OF DELAWARE
COUNTY OF DELR

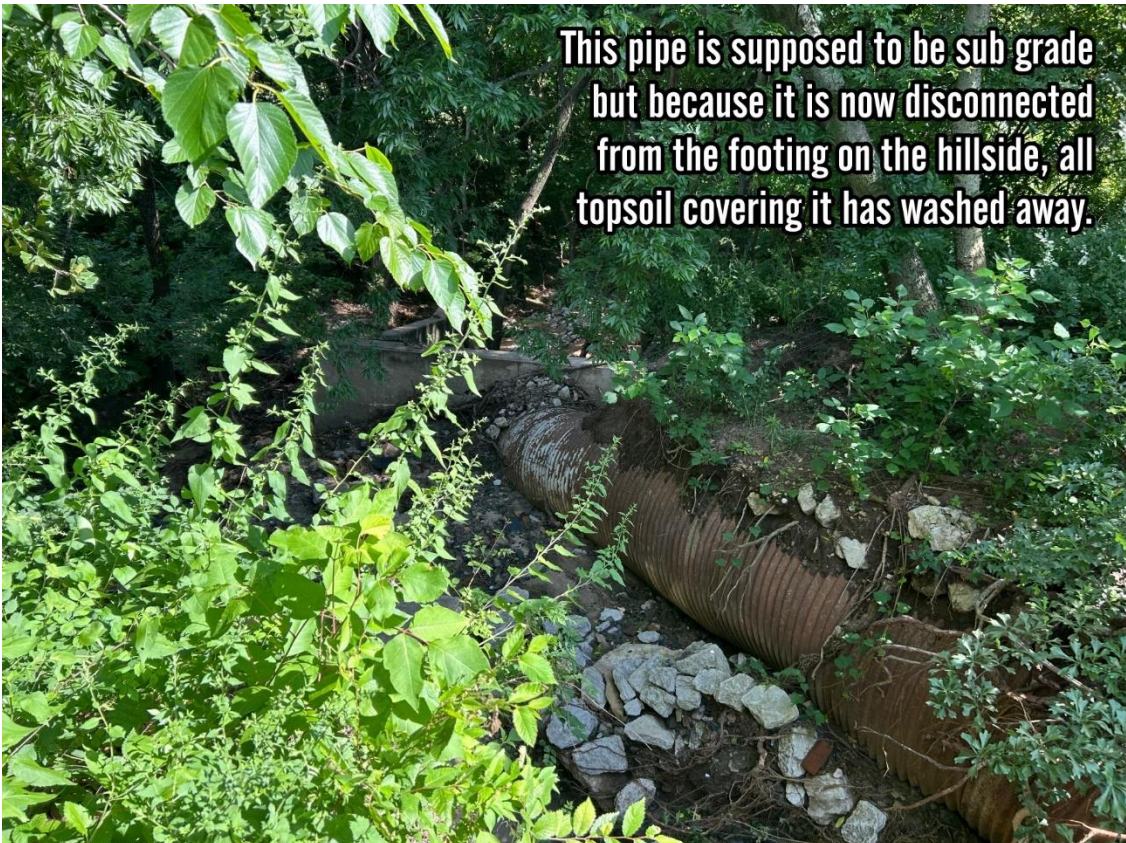
I, James H. [unclear], a Notary Public in and for said County and State, on this 14th day of February, 1977, do hereby certify that James H. [unclear] is the identical person who executed the foregoing instrument as its freeholder, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth. My hand and seal this day and year last above written.

Notary Public Expires 1-1-78 James H. [unclear]

**This is the area where the pipe is disconnected from the hillside footing.
This is the source of the erosion.
It is 15' - 20' below the #8 fairway.**

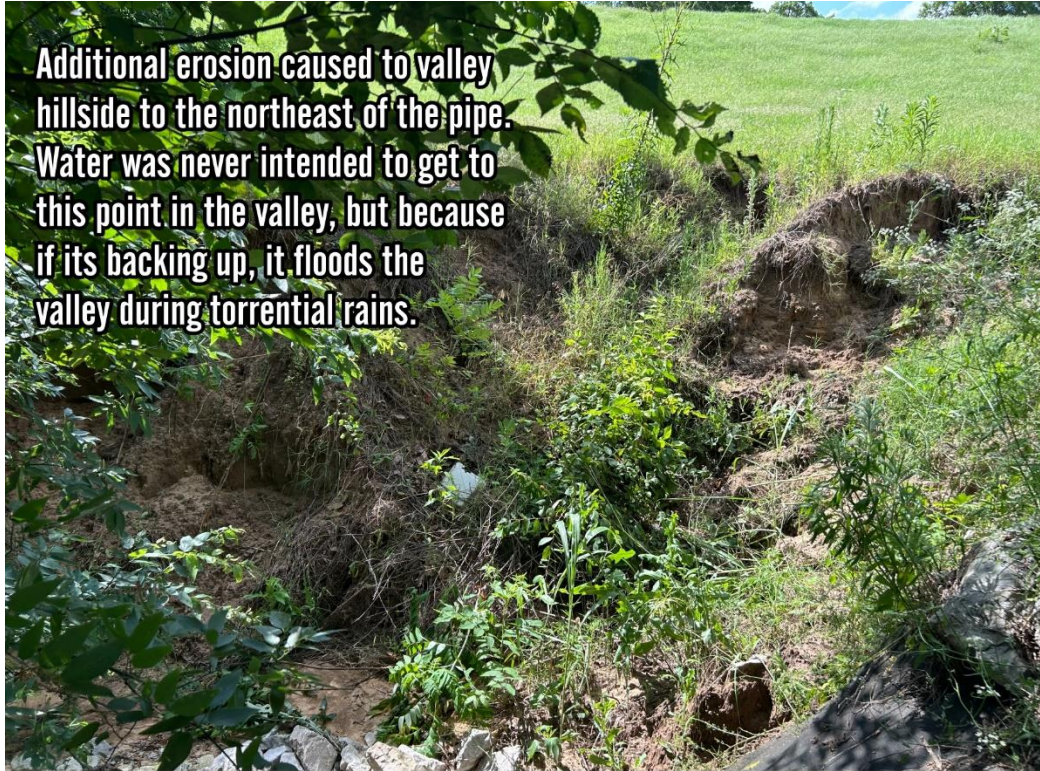


**This pipe is supposed to be sub grade
but because it is now disconnected
from the footing on the hillside, all
topsoil covering it has washed away.**





**Additional erosion caused to valley
hillside to the northeast of the pipe.
Water was never intended to get to
this point in the valley, but because
if its backing up, it floods the
valley during torrential rains.**



Recent rains have caused erosion to accelerate. This Fence was installed over a year ago with ample room between it and the gulch below. But early in June the erosion advanced and the fence fell into the valley below. This not only shows the rapid erosion to the property, but presents a major safety concern as there is a fairway at the top of this hill.

