

PROJECT REPORT

DATE:	04/18/24
NAME	Brian Able
ADDRESS / LOCATION	519 S Redwood Ave
WATERSHED	Haikey Creek
ESTIMATE	\$0
CASE NO.	24-009

DESCRIPTION

519 S Redwood Ave is in the Union Station South subdivision, platted in 1992. The initial contact with the City of Broken Arrow stated sink holes were forming in the back yard around the sanitary sewer. The City performed an inspection and a CCTV inspection of the sewer line did not find any breaks or soil in the main. There was noted burrowing animals in the back yard.

The City came out to view the concerns again in November 2023. At that time, it was stated the creek behind the house could be impacting the timber retaining wall causing the soil to wash out and the City would inspect further. The City inspected the timber retaining wall in February 2024. It was noted that there is some erosion along the western bank of Olive Creek, but nothing out of the ordinary for this type of creek. It was also noted that a resident has two black corrugated pipes extending through the timber retaining wall. Below these pipes can be seen an area that has been washed out/eroded by the pipe discharge. This eroded area appears to be undermining the bottom of the retaining wall. The apparent undermining and high creek flows could cause soil to migrate away from the wall and surrounding areas. Also, the tunnels left by burrowing animals could provide a path for the water and potentially increase the amount of soil migration. The retaining wall is in the floodplain and is right next to a blue line stream.

The requested mitigation design would be approximately \$50,000.00.

The exposed drainage pipes are private property. The City of Broken Arrow is not responsible for the maintenance or repair of private property. The drainage and erosion concerns are between the two adjoining property owners and therefore there is not a public benefit.

BENEFIT

Repairing/mitigating the retaining wall does not have a public benefit to the City of Broken Arrow.

RECOMMENDATION

Reject the request to expend public funds to repair a privately owned retaining wall at 519 S Redwood Ave.

COMPLETED BY: Patrick P. Wilson

DATE: 03/18/24

Kohl, Nathanael

From: Wilson, Patrick
Sent: Wednesday, April 10, 2024 9:10 AM
To: Kohl, Nathanael
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: Wednesday, March 27, 2024 1:03 PM
To: Wilson, Patrick <PWilson@brokenarrowok.gov>; Engineering & Stormwater <engineering.stormwater@brokenarrowok.gov>
Subject: *NEW SUBMISSION* Drainage Advisory Committee Project Application

Some people who received this message don't often get email from webmaster@brokenarrowok.gov. [Learn why this is important](#)

Drainage Advisory Committee Project Application

Submission #: 3093845
IP Address: 174.131.168.168
Submission Date: 03/27/2024 1:03
Survey Time: 13 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

Brian Abel

Phone

(479) 227-1936

Email

curlymontana@windstream.net

Owner Mailing Address

519 S Redwood Ave
Broken Arrow, OK 74012

Address of Property with Drainage Problem

519 S Redwood Ave
Broken Arrow, OK

Location of Drainage Issue on Property

east side of lot abutting Olive Creek

Description of Problem

Olive Creek intrusion/undercut of bank due to erosion/water events causing sink holes to develop/grow in back yard including where franchise utilities located like natural gas and BA sewer drain; Patrick Wilson has investigation and photos. Notes: burrowing animals not the issue per Tulsa County and OK Wildlife/Fish; black plastic piping carrying house gutter drainage not the cause, was installed during landscape company work on sinkholes to rule out surface erosion; appears abandoned city concrete structures/drainage visible too; city storm drains dump into Olive creek at places upstream. I have already spent >\$7K trying to correct sinkholes but effort proved futile in under 3 yrs after completion. Neighbor's yard to north (515 S Redwood Ave) also experiencing sinkholes and 511 S Redwood appears to also be affected; three lots/yards where Olive Creek abuts back yards/properties. East and west creek banks extremely eroded and getting worse in just past few years.

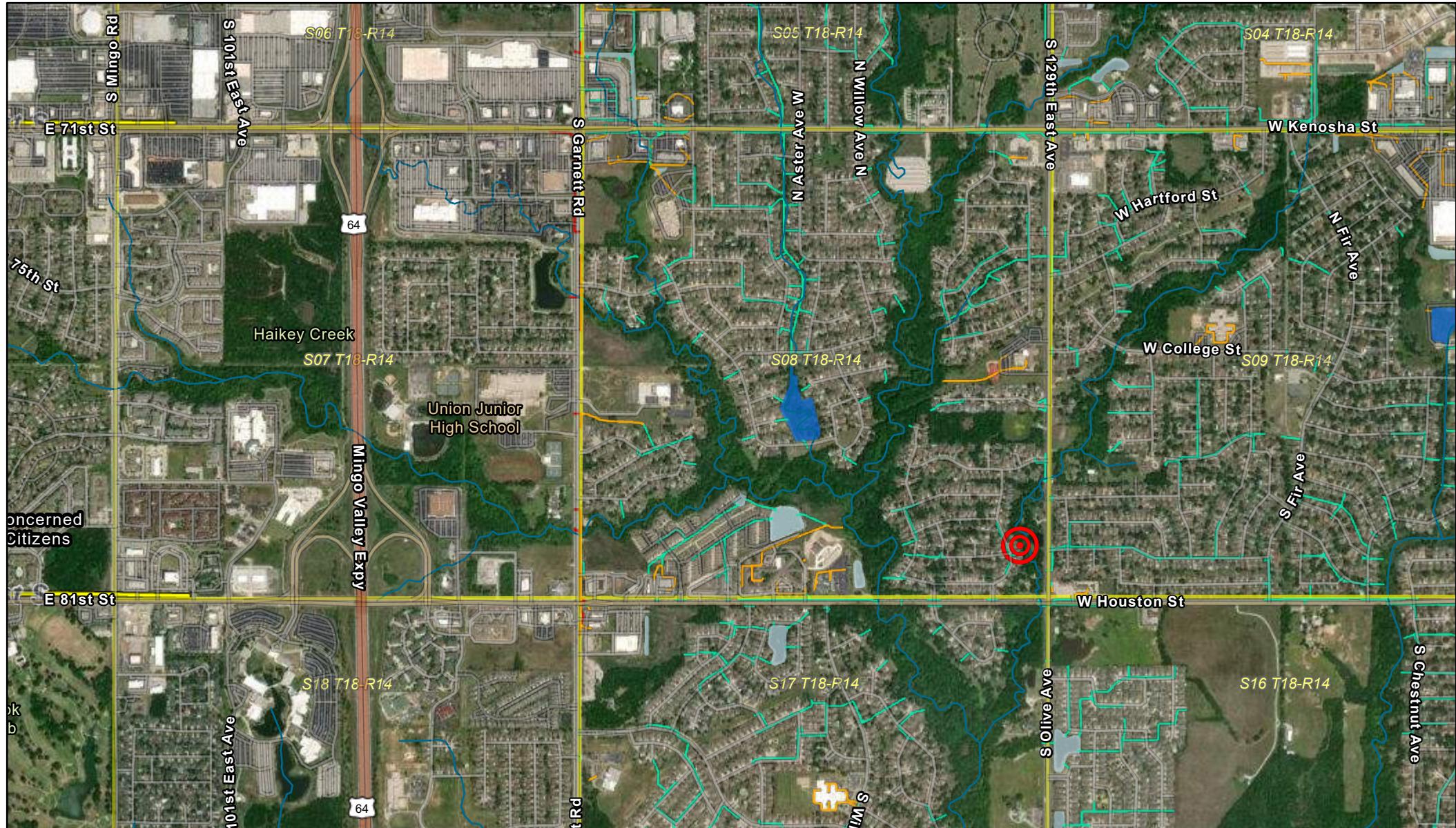
Please attach photos depicting the Drainage Issue

Thank you,

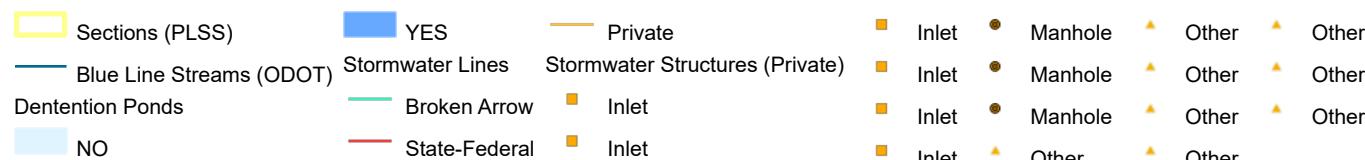
City of Broken Arrow

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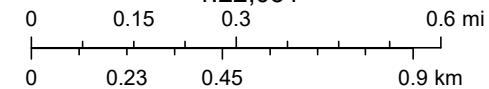
515 S Redwood Ave Location



4/17/2024, 1:24:56 PM



1:22,031



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OpenStreetMap contributors, and the GIS User Community



March 14, 2024

Brian Able
519 S Redwood Ave
Broken Arrow, OK 74012

Re: Drainage Concerns

Mr. Able,

Thank you for contacting the City of Broken Arrow about drainage concerns from residential property. Based on research the area is in the Union Station South Subdivision platted in 1992, see attached Plat. The parcel behind 519 S Redbud Ave is an unplatte private parcel. Olive Creek flows through the unplatte parcel to the south. This portion of Olive Creek is in a FEMA regulatory floodplain. Also, the area right behind 519 S Redwood Ave is a floodway. A City owned storm sewer is on the south side of the parcel. A City owned sanitary sewer is also on the east side of the parcel as well as other underground franchise utilities, see attached map.

The initial contact with the City of Broken Arrow stated sink holes were forming in the back yard around the sanitary sewer. The City performed an inspection and a CCTV inspection of the sewer line did not find any breaks or soil in the main. There was noted burrowing animals in the back yard.

The City came out to view the concerns again in November 2023. At that time, it was stated the creek behind the house could be impacting the timber retaining wall causing the soil to wash out and the City would inspect further. The City inspected the timber retaining wall in February 2024. It was noted that there is some erosion along the western bank of Olive Creek, but nothing out of the ordinary for this type of creek. It was also noted that a resident has two black corrugated pipes extending though the timber retaining wall. Below these pipes can be seen an area that has been washed out/eroded by the pipe discharge. This eroded area appears to be undermining the bottom of the retaining wall. The apparent undermining and high creek flows could cause soil to migrate away from the wall and surrounding areas. Also, the tunnels left by burrowing animals could provide a path for the water and potentially increase the amount of soil migration.

The creek located behind your residence is private property. The exposed drainage pipes are private property. The City of Broken Arrow is not responsible for the maintenance or repair of private property. The drainage and erosion concerns are between the two adjoining property owners and the City considers it to be a private civil matter. As a result of the foregoing, please



be advised that the City of Broken Arrow will take no further action with regards to the issues addressed in this letter.

If desired, an application to the Drainage Advisory Committee (DAC) can be made for their consideration of the concern. A link to the application is below. The DAC is a committee set up to review the expenditure of the 2018 GO Bond, Proposition 6 funds on private property. The DAC will review the application for a public benefit and then recommends to City Council whether to expend public funds.

<https://www.brokenarrowok.gov/government/operations/engineering-construction/stormwater-floodplain-management/drainage-committee-application>

Respectfully,

City of Broken Arrow
Patrick Wilson, PE, CFM – Stormwater Division Manager

UNION STATION SOUTH

A PART OF THE SE/4 OF SECTION 8, TOWNSHIP 18 NORTH,
RANGE 14 EAST, BROKEN ARROW, TULSA COUNTY, OKLAHOMA

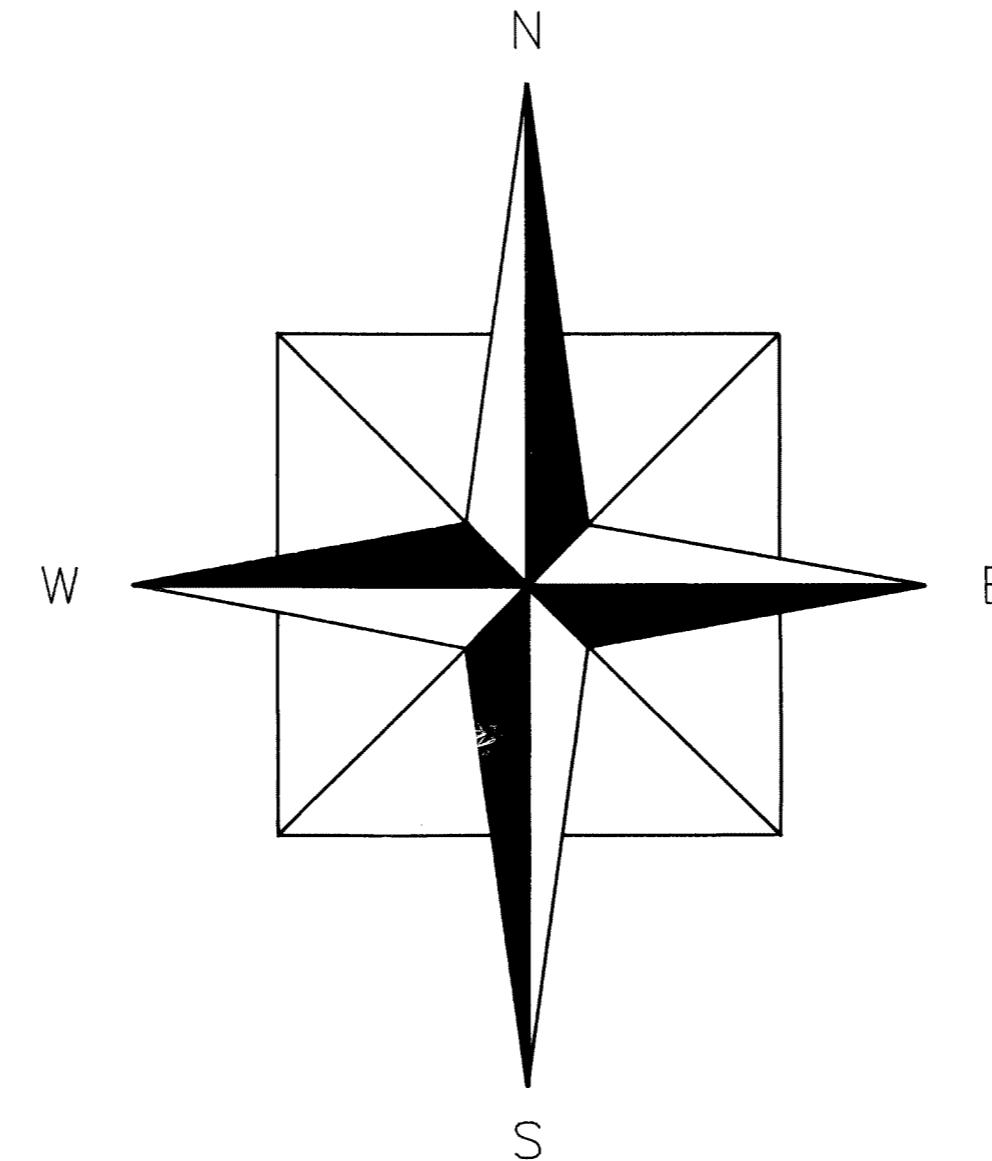
STATE OF OKLAHOMA
TULSA COUNTY
FILED OR RECORDED
92 DEC - 3 PM 3:33
JOAN HASTINGS
TULSA COUNTY CLERK

P.U.D. # 69

OWNER

SELECT HOMESITES, INC.

P.O. BOX 702852
TULSA, OKLAHOMA 74170-2852
PHONE: (918) 254-2120



ENGINEER

TUTTLE & ASSOCIATES, INC

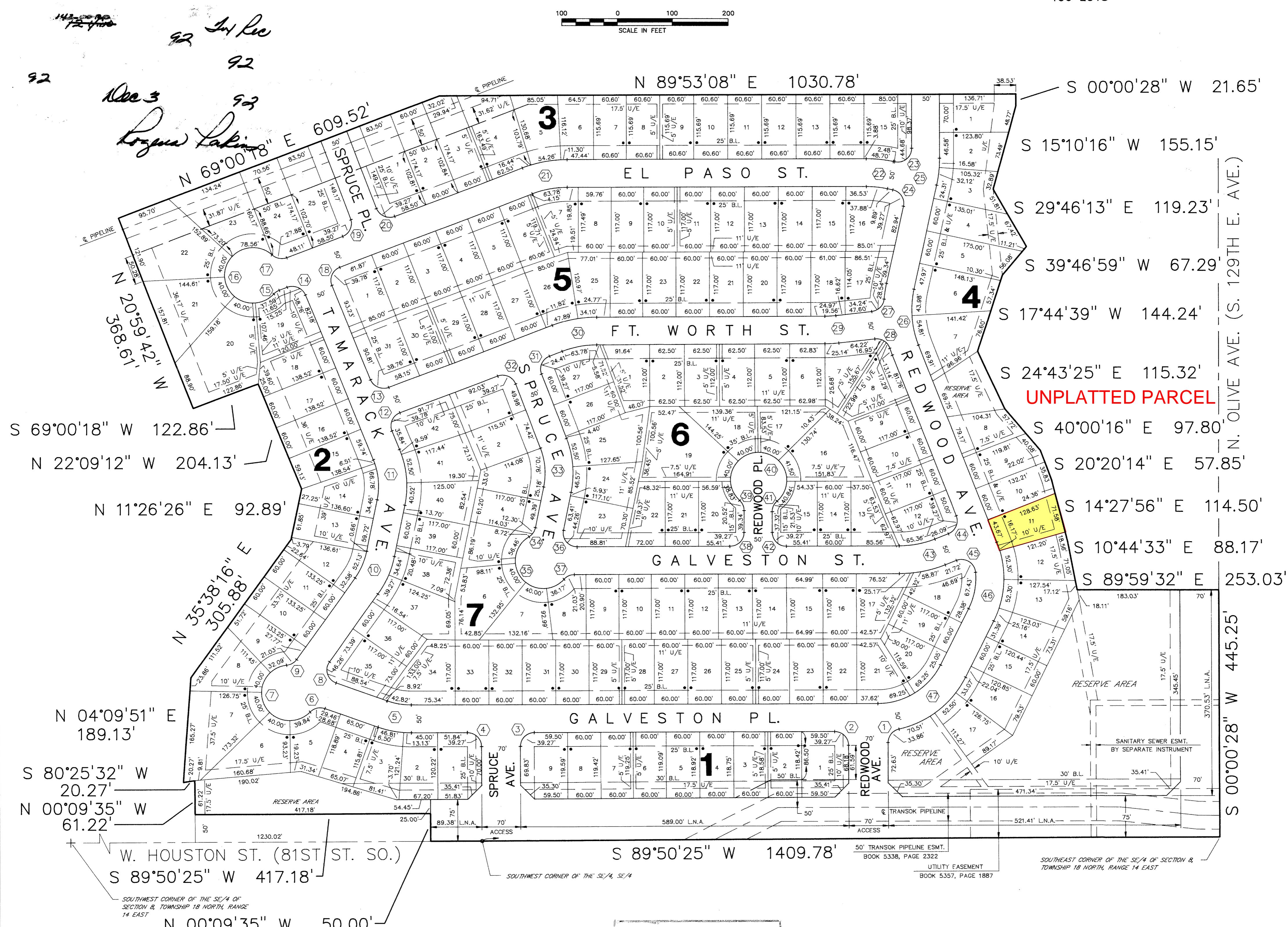
4606 S. GARNETT ROAD, SUITE
TULSA, OKLAHOMA 74146
PHONE: (918) 663-5567

R-14-E
W. KENOSHA ST. (E. 71ST ST.)

112

LOCATION MAP

2,043,301.16 SQUARE FEET
46.91 ACRES
166 LOTS



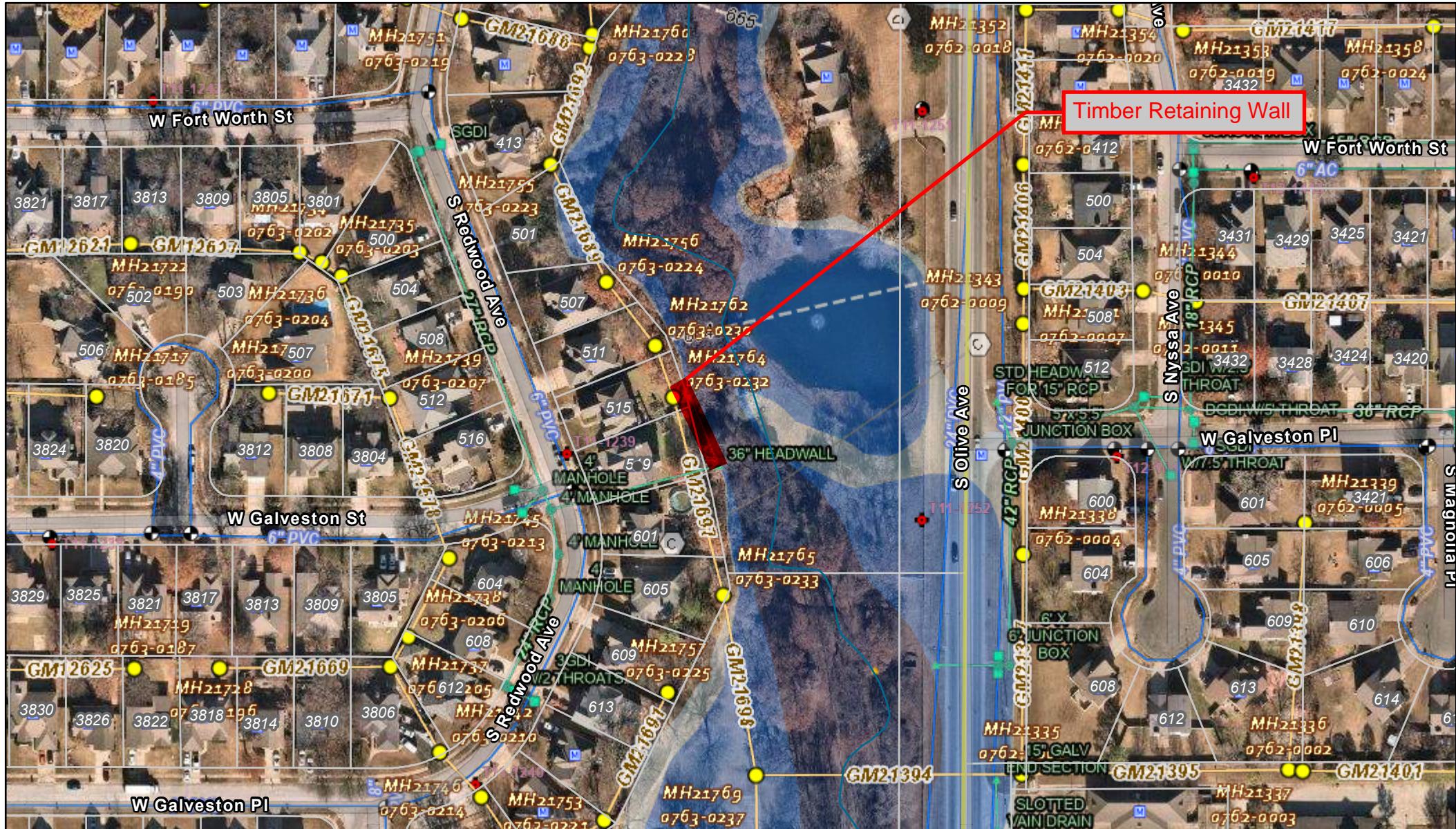
LEGEND

L.N.A. LIMITS OF NO ACCESS
U/E UTILITY EASEMENT
N NORTH
S SOUTH
E EAST
W WEST
B.L. BUILDING LINE

P.U.D. ACCESS EASEMENT DETAIL

CURVE TABLE							
POLYGON NUMBER	RADIUS	DELTA	LENGTH	POLYGON NUMBER	RADIUS	DELTA	LENGTH
1	25.00'	80°22'49"	35.07'	24	25.00'	90°00'00"	39.27'
2	25.00'	90°00'30"	39.27'	25	200.00'*	11°31'48"	40.25'
3	25.00'	89°59'30"	39.27'	26	200.00'*	33°41'13"	117.59'
4	25.00'	90°00'30"	39.27'	27	25.00'	78°27'47"	34.24'
5	150.00'*	19°37'30"	51.38'	28	25.00'	78°27'47"	34.24'
6	25.00'	65°43'55"	28.68'	29	200.00'*	6°24'10"	22.35'
7	50.00'	140°03'56"	191.93'	30	200.00'*	20°52'50"	72.89'
8	25.00'	48°11'23"	21.03'	31	25.00'	90°00'00"	39.27'
9	25.00'	106°00'46"	46.26'	32	25.00'	90°00'00"	39.27'
10	150.00'*	24°11'50"	63.35'	33	150.00'*	32°26'08"	84.92'
11	150.00'*	33°55'38"	87.95'	34	25.00'	48°11'23"	21.03'
12	25.00'	91°09'30"	39.78'	35	50.00'	197°49'12"	172.63'
13	25.00'	88°50'30"	38.76'	36	25.00'	101°26'26"	44.26'
14	25.00'	88°49'45"	38.76'	37	25.00'	48°11'23"	21.03'
15	25.00'	26°42'17"	11.65'	38	25.00'	90°00'00"	39.27'
16	50.00'	270°36'03"	236.14'	39	25.00'	47°01'27"	20.52'
17	25.00'	63°53'46"	27.88'	40	50.00'	276°21'31"	241.17'
18	25.00'	91°09'30"	39.78'	41	25.00'	49°20'04"	21.53'
19	25.00'	90°00'00"	39.27'	42	25.00'	90°00'00"	39.27'
20	25.00'	90°00'00"	39.27'	43	200.00'*	21°23'58"	74.70'
21	200.00'*	20°52'50"	72.89'	44	25.00'	90°00'00"	39.27'
22	200.00'*	12°24'06"	43.29'	45	25.00'	107°00'24"	46.69'
23	25.00'	102°24'06"	44.68'	46	150.00'*	30°54'29"	80.92'
				47	150.00'*	63°29'06"	166.20'

Union Station South



3/11/2024, 8:46:17 AM

1:2,065

0 75 150 300 ft
0 20 40 80 m

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- Parcels
- Stormwater Lines
- Stormwater Structures
- Manhole
- GravityMain
- Other
- Polyvinyl Chloride
- Manhole
- Other
- No Inspection

- Sections (PLSS)
- Broken Arrow
- Inlet
- Inlet
- Manhole

- Blue Line Streams (ODOT)
- Private
- Other

- Stormwater Structures (Private)
- Address Points
- Other





Pipes

Undermining













