

PROJECT REPORT

DATE:	October 16, 2025
NAME	David Hall – 6100 Center
ADDRESS / LOCATION	1801 to 1919 N. Willow Ave.
WATERSHED	Haikey Creek
ESTIMATE	\$50,000
CASE NO.	25-020

DESCRIPTION

The commercial subdivision was platted in 1985. An existing drainage channel located in the 6100 Center development, approximately 1600 LF long, is deteriorating. A fabriform (fabric formed concrete) channel was constructed by the developer in 1985. Due to deterioration of the channel, water flows under the original channel and some of the channel walls are sliding into the bottom. As a result, the bottom of the channel has failed and the sidewalls have washed out.

The deterioration of the channel poses potential risks and adverse impacts to surrounding property owners, existing utility poles, and the city's sanitary sewer system. Temporary repairs have been attempted by the property management but have proven insufficient with time.

The City of Broken Arrow has an existing 8-inch Sanitary Sewer line that runs on the east side, parallel to the drainage channel. There is no direct access to the City's sewer system. The City will be requesting an easement across the channel for access.

The sanitary sewer is in a sewer easement, but there is no easement for the drainage channel.

The water flowing under the concrete channel could be a potential risk to the city's sanitary sewer system and existing utility poles also located along the drainage channel.

Staff is requesting \$50,000.00 for design funds.

Case No. 25-020

BENEFIT

Provide a design to improve the existing channel and protect the city's sanitary sewer line and utility lines.

RECOMMENDATION	
Approve the request for expenditure of \$50,000 to design improvements.	
COMPLETED BY:	Sarah Walters
DATE:	10/16/2025

Drainage Committee Application

Fill out the form below to have a drainage issue near you considered for improvement by the [Drainage Advisory Committee](#).

You can also [download a PDF of the form](#) to fill in, and return it to:

engineering.stormwater@brokenarrowok.gov OR mail to:

Stormwater Division Manager

PO BOX 610

Broken Arrow, OK 74013

* Owner Name: 6100 Center Property Owners Association

First Name: David Last Name: Hall Title: Property Manager

Phone 918-808-7373 cell 918-665-2700 office

Email dave@imperialproperties.com

Owner Mailing Address 6130 East 32nd Street, Suite 108, Tulsa, OK 74135

Street Number and Name: 6130 East 31st Street Unit Number: 108 City/State: Tulsa, OK

Province/Region/Postal/ZIP Code: 74135

Address of Property with Drainage Problem :

Street Number and Name: 1801 to 1919 N Willow Ave. City/State: Broken Arrow OK 74012

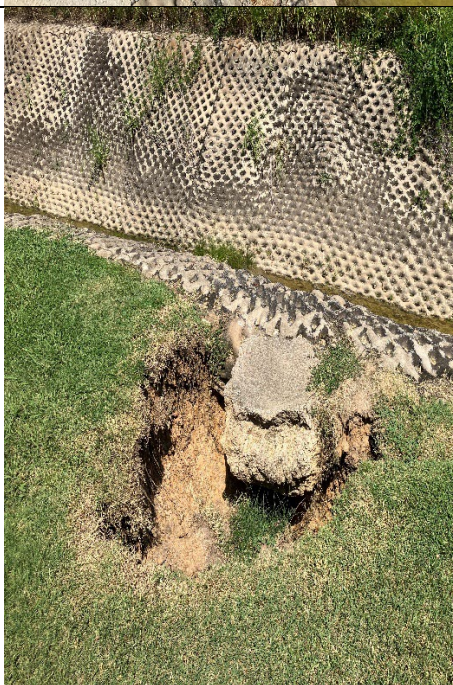
Location of Drainage Issue on Property: The easterly 100 feet of all the listed properties and the northern 50 feet of 1919 North Willow Ave.

* Description of Problem:

The Drainage Channel is about 1600 FEET long and was constructed by the original developer in about 1985 using spray cement (Gunnite). Currently the bottom of the channel and sidewalls are compromised; with water flowing under and behind the original structure. Some walls are sliding into the bottom as the bottom has failed and the sidewalls washed out. The failure of the channel where other properties' runoff flows into it is also significant. During a heavy rain event there is considerable risk to all properties along the channel and downstream of failure of this structure which could cause further erosion.

The deterioration has not only led to visible structural instability, but also poses potential risks to neighboring properties and public safety. Erosion and improper water flow have accelerated the damage, and temporary repairs have proven insufficient over time. It is crucial to address these concerns promptly to prevent further degradation, including undermining of adjacent foundations and possible flooding during periods of heavy rainfall.

Please attach photos depicting the Drainage Issue: See Photos attached next page



Aerial Map

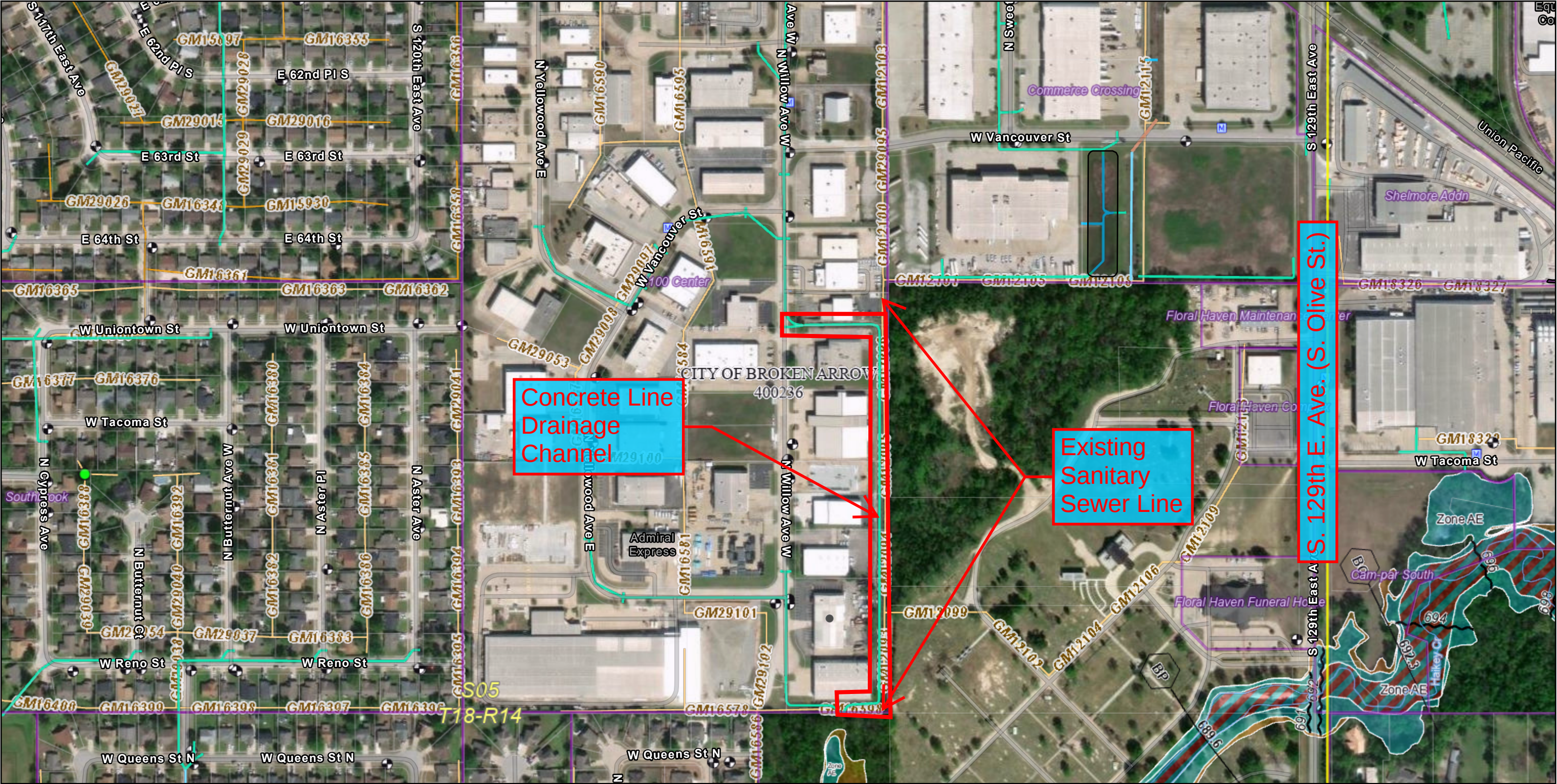
W. Albany St. (61st St. S.)

S. 129th E. Ave. (S. Olive St.)

Concrete Line
Drainage
Channel



Stormwater Utility Map



10/16/2025 1:23 PM

- Address Points

 - Creeks
 - City Owned Detention Ponds
 - Private Detention Ponds
 - PLSS (ODOT 2020)
 - Fenceline
 - City Limits
 - Streams
 - SubDivisions
 - Parcels (INCOG)
- Flood Hazard Zones

Zone Type

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

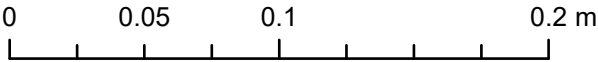
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
 - Area with Risk Due to Levee
- Flood Hazard Boundaries

Line Type

 - Limit Lines
 - SFHA / Flood Zone Boundary
 - Flowage Easement Boundary
 - Limit of Moderate Wave Action
 - River Mile Markers

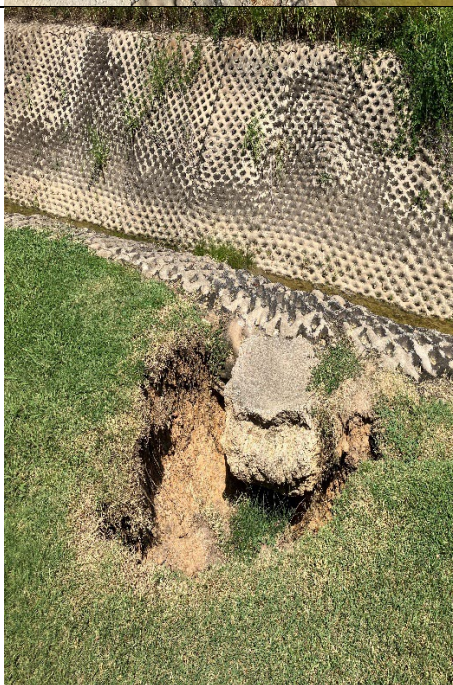
- General Structure
- Flood
 - Bridge
 - Dam, Weir, Other
 - Transect
 - Coastal
 - Levees
 - Base Flood

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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DRAINAGE CHANNEL LOCATION

N O T P L A T T E D

WEST ALBANY STREET (E. 61st ST. S.)

NORTH LINE SEC.-5, T-18-N, R-14-E ✓

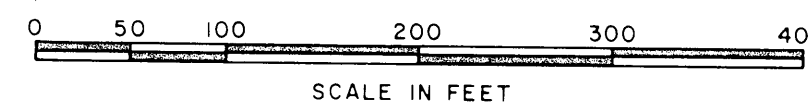
STATE OF OKLAHOMA
TULSA COUNTY
FILED
1995 MAR 19 AM 10:18
JOAN HASTINGS
TULSA COUNTY CLERK

G100 CENTER

AN ADDITION TO THE CITY OF BROKEN ARROW
OF THE

W1/2 OF THE NE1/4 OF SECTION-5, T-18-N, R-14-E

TULSA COUNTY, OKLAHOMA



P.U.D. NO. 35
P.U.D. NO. 47

NORTH OLIVE AVENUE (S 129th E AVE)

NOT PLATTED

NOT PLATTED

LOCAL HIGHWAY 630000

WEST ALBANY STREET (E 61st ST)

NOT PLATTED

UN

FIRST STREET MOBILE HOME PARK

NOT PLATTED

WEST KENOSHA STREET (E 71st ST)

SOUTHSHORE III

SOUTHSHORE IV

MELINDA PARK

SOUTHSHORE

UNION PARK

NOT PLATTED

SOUTH GARNETT ROAD (S 113th E AVE)

OWNER

TOM S. GRAHAM
608 NORTH WALNUT
BROKEN ARROW, OKLAHOMA 74012
PHONE : (918) 251-7401

ENGINEER

SISEMORE-SACK-SISEMORE & ASSOC., INC.
5359 SOUTH SHERIDAN ROAD
TULSA, OKLAHOMA 74145
PHONE (918) 622-0151

356273

4575

SUBDIVISION CONTAINS 84 LOTS

BLOCK-1	CONTAINS	5.2408	ACRES
BLOCK-2	CONTAINS	6.2472	ACRES
BLOCK-3	CONTAINS	17.5939	ACRES
BLOCK-4	CONTAINS	7.7025	ACRES
BLOCK-5	CONTAINS	4.8451	ACRES
BLOCK-6	CONTAINS	16.3071	ACRES
BLOCK-7	CONTAINS	11.0293	ACRES

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

I, Joan Hastings, 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 19 day of June 1981
JOAN HASTINGS, Tulsa County Clerk

APPROVED 3-15-85 by the City
Council of the City of Broken Arrow,
Oklahoma
Nick Wood
Mayor
Larry Spurlock
Attest: City Clerk

CERTIFICATE

Approved by the State Tax Commission, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as a result of the process involved in this plat, all such taxes have been paid in full and are not on any current tax rolls and securely as required by said statute. The amount of taxes have been provided in the amount of \$ 235.00 per acre, totaling 3323 to be applied to 1985 taxes and to year 1986 to 1988.

This certificate is given in witness whereof, my hand and seal are hereunto set at Oklahoma City, Oklahoma, this 11th day of May, 1984.

This certification is NOT to be construed as payment of 1985 taxes in full but is given in order that this year may be filed of record.

Filed March 19 1985
JOHN N. CANNELL
TULSA COUNTY
TREASURER
By: Roger J. Smith
Deputy

THE APPROVAL AND FILING OF THIS PLAT DOES NOT GUARANTEE THAT CONNECTIONS WILL BE PERMITTED TO THE HAIKEY CREEK/LYNN LANE WASTEWATER TREATMENT PLANT. THE OWNER IS RESPONSIBLE FOR OBTAINING, FROM THE CITY ENGINEER, A CONNECTION CONTRACT AND/OR CONNECTION PERMIT, CERTIFYING TO CAPACITY. IF CAPACITY IS NOT AVAILABLE, CONNECTION OF THE LOT WILL NOT BE PERMITTED.