

# City of Broken Arrow

Drainage Advisory Committee



## PROJECT REPORT

DATE:	03/13/2026
NAME	Jeannine Coker
ADDRESS / LOCATION	717 West Washington Street
WATERSHED	Haikey Creek
ESTIMATE	\$12,000.00
CASE NO.	26-011

### DESCRIPTION

A citizen contacted the City requesting assistance with drainage that has been impacting their property from a neighboring commercial development. The commercial development is in an un-platted lot constructed around 1980. The subdivision and commercial development are close to the intersection of Washington and Elm. There are no curbs along the west side of the commercial parking lot. The parking lot drainage area is about 2 Acres. There is a small inlet to collect stormwater runoff on the west side. This conveys and outlets along Washington St. The flow overwhelms the existing inlet and overtops into the neighboring yards.

Possible concept considered is to add a curb to the West side of the commercial parking lot to keep the flows on the commercial site while upsizing the existing inlet to allow it to better handle the flows. Then once captured, the flows will be conveyed to the existing ditch along Washington. This design could be performed in-house with the only expenditures being for survey of the area, and eventually materials for the City's Streets and Stormwater department to later install.

The adjacent subdivision is Village Square Third, platted 1971.

This is in Haikey Creek Basin.

Case No. 26-011

### BENEFIT

There are several affected houses along the border of the neighborhood and the commercial development that would benefit from having the flows properly captured and conveyed

**RECOMMENDATION**

Approve the request for expenditure of \$12,000.00 for survey to assist in-house design of the drainage system.

**COMPLETED BY:** David Reed

**DATE:** 04/21/26

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**Fw: \*NEW SUBMISSION\* Drainage Advisory Committee Project Application**

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**From** Wilson, Patrick <PWilson@brokenarrowok.gov>

**Date** Thu 4/16/2026 1:32 PM

**To** Reed, David <DReed@brokenarrowok.gov>

**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: 539-250-4191 ext. 3350

[pwilson@brokenarrowok.gov](mailto:pwilson@brokenarrowok.gov) | [www.brokenarrowok.gov](http://www.brokenarrowok.gov)



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**From:** BrokenArrowOK.gov webmaster <webmaster@brokenarrowok.gov>

**Sent:** Thursday, April 16, 2026 12:37 PM

**To:** Wilson, Patrick <PWilson@brokenarrowok.gov>; Engineering & Stormwater <engineering.stormwater@brokenarrowok.gov>; Cuckler, Jordan <JCuckler@brokenarrowok.gov>

**Subject:** \*NEW SUBMISSION\* Drainage Advisory Committee Project Application

**Drainage Advisory Committee Project Application**

**Submission #:** 4766845

**IP Address:** 2600:8804:4e04:d300:2d30:a2c3:8776:ae23

**Submission Date:** 04/16/2026 12:37

**Survey Time:** 7 minutes, 10 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**

Jeannine Coker

**Phone**

(539) 292-0388

**Email**

1j9coker@gmail.com

**Owner Mailing Address**

900 West Washington Place  
Broken Arrow, OK 74012

**Address of Property with Drainage Problem**

717 West Washington Street. The shopping center on the southwest corner of Elm and 91st  
Broken Arrow, OK

**Location of Drainage Issue on Property**

Yard, garage, and living room

**Description of Problem**

During periods of rainfall, water runoff from the nearby shopping center parking lot flows directly onto my property. This situation is not only causing property damage but also raises concerns about long-term structural issues, mold, and safety. As we have had to rip up carpet twice and get rid of furniture in the past. It appears that the grading and/or drainage infrastructure of the shopping center is directing water toward our property rather than properly channeling it into a designated drainage system. This has created an ongoing and worsening problem that I am unable to resolve on my own. I respectfully request that the city inspect and evaluate the drainage conditions at this location. I would appreciate any assistance in determining responsibility and implementing a solution to prevent further damage, whether through improved drainage design, redirection of runoff, or coordination with the property owner of the shopping center.

**Please attach photos depicting the Drainage Issue**

Thank you,

**City of Broken Arrow**

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# Aerial Map

# Legend

W Washington (91st St.)

Applicants Property

S Elm Pl (161st E Ave)



# Aerial Map

# Legend

W Washington (91st St.)

Existing pipe outlet

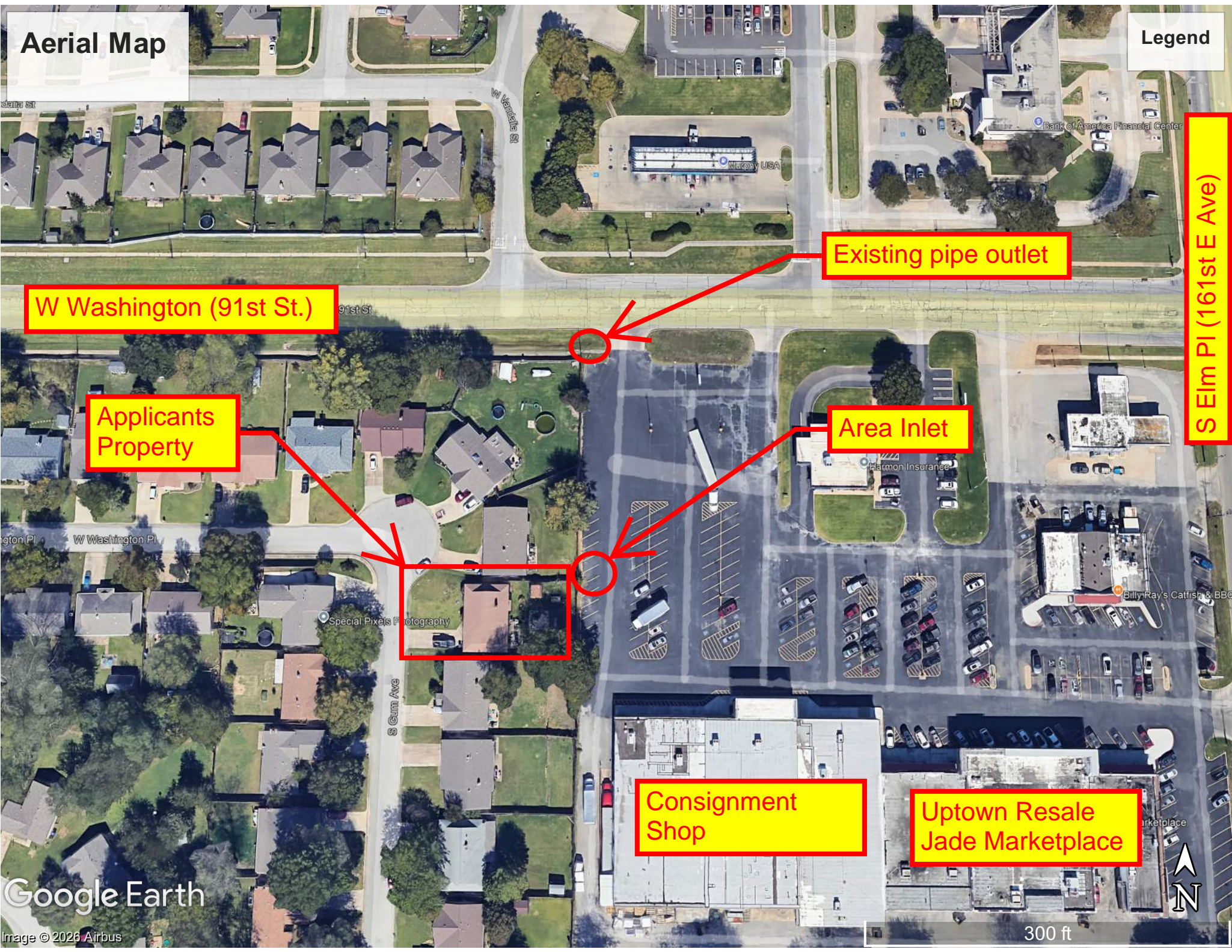
Applicants Property

Area Inlet

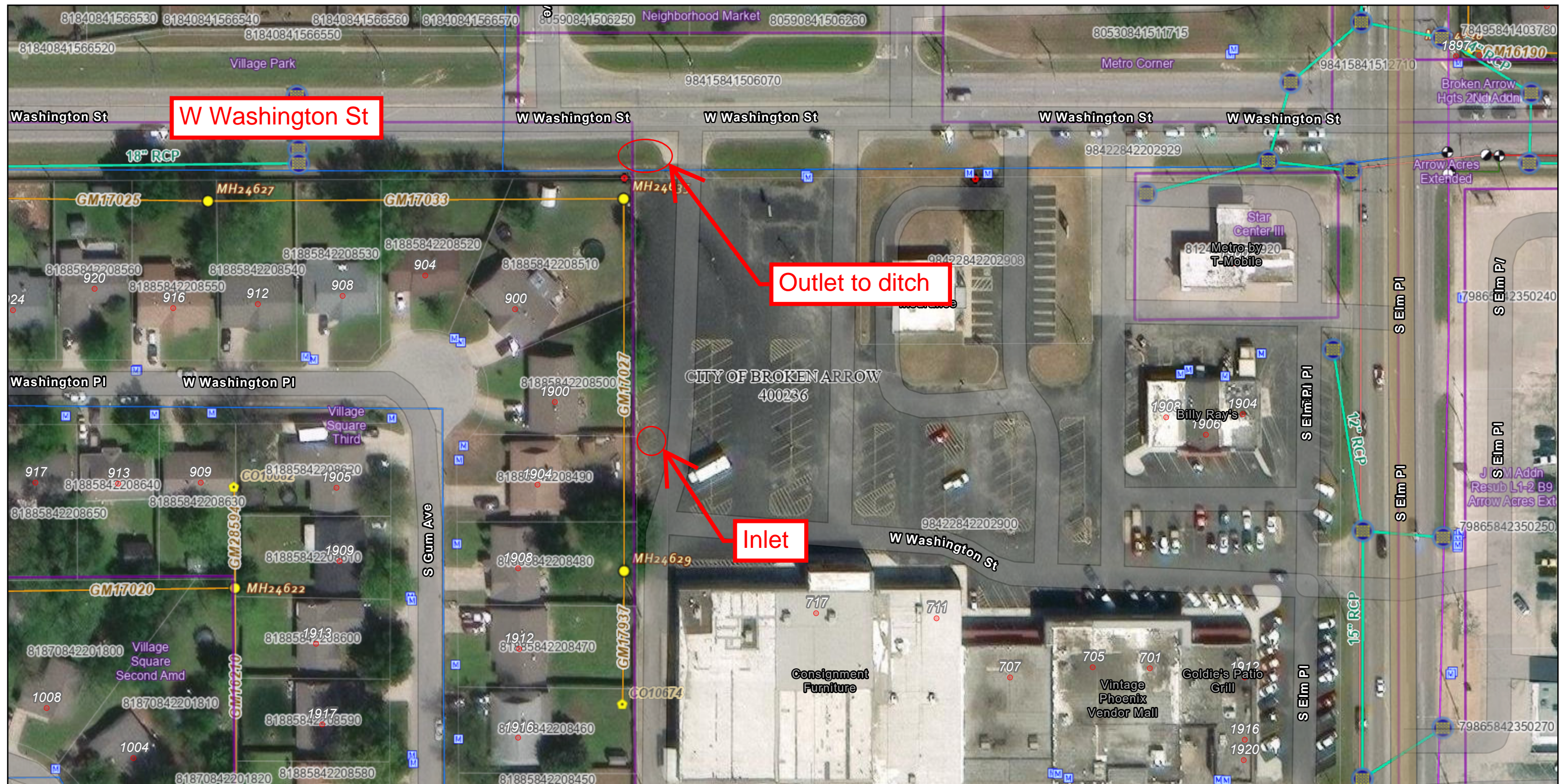
Consignment Shop

Uptown Resale Jade Marketplace

S Elm Pl (161st E Ave)



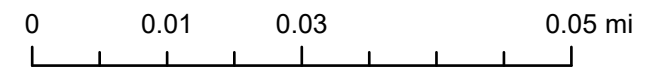
# Stormwater Utility Map



4/20/2026 2:56 PM

- Address Points
  - ▭ Creeks
  - ▭ City Owned Detention Ponds
  - ▭ Private Detention Ponds
  - ▭ Fenceline
  - ▭ City Limits
  - ▭ 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
- Flood Hazard Boundaries**
- Line Type**
- ▭ Limit Lines
- 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 Structures**
- Structure Type**
- ▭ Flood Structure
  - ▭ Bridge
- ▭ Dam, Other
  - ▭ Transect
  - ▭ Coastal
  - ▭ Levees
  - ▭ Base
  - ▭ Cross-Profile
  - ▭ Political

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.



Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





Existing Inlet





Existing Outlet





Fence Line



# Aerial Map

# Legend

Up-size inlet and pipe flows to the ROW ditch

Drainage Area. Approximately 2.2 Acres

W Washington St (91st St)

S Elm Pl

Install curbs to convey flows to a common point

