



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PUBLIC WORKS AUTHORITY
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, MARCH 4, 2024, 6:00 P.M.

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chairman and keep your comments as brief as possible. Individuals addressing the Trustees must identify themselves by name prior to making any comments. The Trust Authority will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Trust Authority have been heard.

I. CALL TO ORDER

II. ROLL CALL

NAOMI HOGUE_____

HAROLD CHANCE_____

CAROLINE MARTIN_____

JOE CASH_____

RANDY WOODWARD_____

III. CONSENT

(All matters under the "Consent Calendar" are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from consent by request.)

1. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE COWETA PUBLIC WORKS AUTHORITY HELD ON FEBRUARY 5, 2024.

Documents:

[240205-PWA MINUTES.PDF](#)

IV. CONSIDER ITEMS REMOVED FROM CONSENT

V. ADMINISTRATION

1. RESOLUTION 2024-05 ADOPTING BUDGET AMENDMENTS

DISCUSS AND CONSIDER ACTION RELATED TO THE ADOPTION OF RESOLUTION 2024-05, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE COWETA PUBLIC WORKS AUTHORITY ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE COWETA PUBLIC WORKS AUTHORITY FOR FISCAL YEAR ENDING JUNE 30, 2024.

Documents:

2. RFP - WWTP

DISCUSS AND CONSIDER ACTION TO SOLICIT BIDS RELATED TO WASTEWATER TREATMENT PLANT IMPROVEMENTS, REFERENCED AS PROJECT NO. ORF-19-0002-CW.

Documents:

[003-ADVERTISEMENT FOR BIDS ORF-03ADV.PDF](#)
[STAFF REPORT WWTP RFP.PDF](#)

3. RFP - SOLID WASTE/RECYCLING SERVICES

CONSIDERATION AND POSSIBLE APPROVAL FOR SOLICITING PROPOSALS RELATED TO SOLID WASTE AND RECYCLING COLLECTION, REMOVAL AND DISPOSAL SERVICES.

Documents:

[240304-STAFF REPORT RFP SOLID WASTE AND RECYCLING.PDF](#)

4. CONTRACT AMENDMENT RWD#4 SANITARY SERVICE FOR LANCASTER PLACE

DISCUSSION AND CONSIDER APPROVAL OF AN ADDENDUM TO INITIAL CONTRACT DATED NOVEMBER 27, 2019 BETWEEN RURAL WATER, SEWER, GAS, AND SOLID WASTE DISTRICT NO. 4 AND THE COWETA PUBLIC WORKS AUTHORITY TO EXTEND CONTRACT SERVICES TO ENCOMPASS THE LAND AREA KNOWN AS LANCASTER PARK. SEE EXHIBIT A-1 AND A-2.

Documents:

[LANCASTER PLACE RWD4 UTILITY CONTRACT CC SR 03.04.2024.PDF](#)
[RWD NO 4 SS ADDENDUM 02.2024.PDF](#)
[LANCASTER PLACE EXHIBIT A-1.PDF](#)
[LANCASTER PLACE EXHIBIT A-2.PDF](#)

VI. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

VII. ADJOURNMENT

**IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT,
PLEASE CONTACT CITY HALL BY 9:00 A.M. THE DAY OF THE MEETING.**

**MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY SPECIAL MEETING
FEBRUARY 5, 2024, 7:28 P.M.**

The Trustees of the Coweta Public Works Authority met in regular session on Monday, February 5, 2024, at 7:28 p.m. following the meeting of the Coweta City Council at the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

TRUSTEES PRESENT: Naomi Hogue, Harold Chance, Joe Cash, Caroline Martin, Randy Woodward.

I. CALL TO ORDER

The meeting was called to order by Chairman Hogue.

II. OATH OF OFFICE ADMINSTERED TO CHRISTOPHER JOSEPH CASH, TRUSTEE FOR WARD 4

III. ROLL CALL

Roll call taken. Trustees were present as shown above.

IV. CONSENT

Motion by Harold Chance, second by Naomi Hogue to approve the consent calendar items:

1. Minutes of the Coweta Public Works Authority Regular Meeting held on January 8, 2024.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

V. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

VI. ADMINISTRATION

No items.

VII. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

No new business.

**MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY SPECIAL MEETING
FEBRUARY 5, 2024, 7:28 P.M.**

VIII. ADJOURNMENT

Chairman Hogue adjourned the meeting at 7:29 p.m.

Naomi Hogue, Chairman

Marcy Kilgore, Trust Secretary



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Memorandum

To: Honorable Chair and Members of the Board of Trustees
From: Julie Casteen, Assistant City Manager
Re: Supplemental Appropriations
Date: March 4, 2024

BACKGROUND

The Coweta Public Works Authority has several unexpected expenses that were not accounted for in the FY23-FY24 Adopted Budget which require supplemental appropriations.

Several of the expenses are for costs related to responding to Notice of Violations (NOVs) from ODEQ, including multiple letters mailed to citizens, and repairs needed in various areas. Other costs involve supplies needed for line break repairs and contracted labor for monitoring pumps that must be cleaned out at least twice per day.

In addition, expenses related to a payback agreement for sewer infrastructure serving The Woods subdivision was not included in the FY24 budget. Per the agreement, the developer is to be paid all sewer tap fees for permits issued in the subdivision until the construction costs are paid off.

	<u>Supplemental Appropriation</u>	<u>Fund/Department</u>
Revenues:		
Fund Balance	\$165,500,000	PWA Utility Services Fund
Expenses:		
Postage	\$6,900	Finance Department
Contracted Services	\$3,600	Finance Department
Contracted Services	\$20,000	Water Department
Contract Labor	\$10,000	Sewer Department
Contracted Services	\$125,000	Sewer Department

STAFF RECOMMENDATION

Staff recommends adoption of Resolution 2024-05.

Attachments:

Resolution 2024-05

**COWETA PUBLIC WORKS AUTHORITY, COWETA, OKLAHOMA
RESOLUTION 2024-05**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE COWETA PUBLIC WORKS AUTHORITY, COWETA, OKLAHOMA, ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE COWETA PUBLIC WORKS AUTHORITY FOR FISCAL YEAR ENDING JUNE 30, 2024.

WHEREAS, the Coweta Public Works Authority has need for unexpected expenditures that were not appropriated in the adopted budget for fiscal year 2023-2024; and

WHEREAS, 11 O.S. Section 17-216 provides that supplemental appropriations may be made from unexpended and unencumbered fund balances on hand at the end of the preceding fiscal year which had not been anticipated or appropriated in the budget, for revenues received or to be received from sources not anticipated in the budget, or revenues received or to be received from anticipated sources but in excess of the budget amounts therefore; and

WHEREAS, the Coweta Public Works Authority desires to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE COWETA PUBLIC WORKS AUTHORITY that the following supplemental appropriations be made:

SEE ATTACHED EXHIBIT A

PASSED BY THE BOARD OF TRUSTEES OF THE COWETA PUBLIC WORKS AUTHORITY, COWETA, OKLAHOMA, and signed by the Chairperson this 4th Day of March 2024.

Naomi Hogue, Chair

Attest:

Approved as to form:

Marcy Kilgore, Trust Secretary

Jeff Stephens, Trust Attorney

RESOLUTION 2024-05

COWETA PUBLIC WORKS AUTHORITY

EXHIBIT A

ACCOUNT #	DESCRIPTION	AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND BALANCE AMOUNT
04-5203.032	Postage	\$ 6,900	Postage for NOV notices	Fund balance	\$ 6,900
04-5325.032	Contracted Services	3,600	Printing NOV notices	Fund balance	3,600
04-5325.033	Contracted Services	20,000	Costs related to NOV and line breaks	Fund balance	20,000
04-5102.034	Contracted Labor	10,000	Temporary labor for pump monitoring	Fund balance	10,000
04-5325.034	Contracted Services	125,000	Sewer Payback Agreement	Fund balance	125,000
		<u>\$ 165,500</u>			<u>\$ 165,500</u>

Advertisement for Bids

Notice is hereby given that _____
 (hereinafter called the "Owner") will receive sealed bids at _____,
 _____ County, Oklahoma, until the ____ day of _____, 20____, for the

Funding for this project is provided through the Clean Water State Revolving Fund (CWSRF) program. As such, compliance with the Davis Bacon Act, American Iron and Steel, and Labor Standards Contract Provisions is mandatory.

All bids received at said time will be opened and evaluated for completeness and correctness. All work shall be performed and all construction and materials used and furnished shall be in accordance with the Plans and Specifications prepared by _____, and on file in the office of _____.

The Bid Packet and Contract Documents for this project may be examined at the following locations:

1. _____
2. _____
3. _____

A complete set of Plans and Specifications may be obtained by the prospective bidders at these locations upon deposit of \$_____. Upon return of a complete set, in good condition, within ____ days after the time of bid opening, \$_____ will be refunded.

Each bidder shall accompany his original bid, filed with the _____, with a certified or Cashier's Check on a solvent bank located in Oklahoma, or a Bidder's Bond, in the amount of five (5) percent of the amount bid, as a guarantee of his ability to perform the contract bid upon, and that he will enter into a written contract with the Owner to perform said work and/or furnish said materials in accordance with said Plans and Specifications, and furnish the required bonds according to the Public Competitive Bidding Act of 1974.

The Owner will retain the deposit for liquidated damages in case the successful bidder fails to enter in said contract and furnish the required bonds provided for in the specifications within the time required. Deposit of the unsuccessful bidders will be returned upon the execution of the Contract and required bonds.

Each bidder shall accompany his bid with a sworn statement in writing that the bidder has not directly or indirectly entered into an agreement, expressed or implied, with any other bidder concerning the price or amount of such bid or any bids, the limiting of the bids or bidders, the paying to anyone any money for promotion expenses, the parceling or farming out to any bidder or bidders or other persons of any part of the contract or any part of the subject matter of the bid or of the profits thereof.

Construction, Maintenance and Statutory Payment Bonds in the amount of 100% of the contract price are required for this project. These bonds must be obtained from a Corporate Surety licensed in Oklahoma, and approved by the Owner and Consulting Engineer. The bidder shall state in the proposal the name and address of the Surety or Sureties who will sign this bond in case the contract is awarded. The Maintenance Bond required will guarantee the repair of all damage due to improper materials or workmanship for a period of one (1) year after the acceptance of the work by the Owner.

This project is to be financed by a CWSRF loan from the Oklahoma Water Resources Board (OWRB) and shall be referred to as Project No. ORF-__-____-CW. The following requirements and regulations must be complied with:

- A. "Equal Opportunity in Employment: All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, age or physical handicap. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended."
- B. "Each bidder must fully comply with the requirements, terms and conditions of the Environmental Protection Agency's Disadvantaged Business Enterprise Requirements including employing the six (6) good faith efforts and soliciting disadvantaged business enterprises during the performance of this contract. The bidder commits itself to following the good faith efforts to solicit disadvantaged business enterprises contained herein and all other requirements, terms and conditions of these bid conditions by submitting a properly signed bid. Requirements are contained in OWRB's Guidance and Procedures, ORF-267."
- C. "Davis Bacon Act wage rules shall apply. All laborers and mechanics employed by contractors and sub-contractors on projects funded directly by or assisted in whole or in part by and through the Federal Government shall be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor in accordance with subchapter IV of Chapter 31 of Title 40, United States Code and 29 CFR parts 1,3, and 5. The Department of Labor provides all pertinent information related to compliance with labor standards, including prevailing wage rates and instructions for reporting. For more information please refer to Oklahoma Water Resources Board Supplemental Conditions, ORF-185 as well as <http://www.beta.sam.gov/>."

- D. "American Iron and Steel provisions also apply to projects funded directly by or assisted in whole or in part by and through the Federal Government pursuant to P.L. 113-76, Consolidated Appropriations Act, 2014, Sec. 436 requires that "None of the funds made available by a State water pollution control revolving fund as authorized by title VI of the Federal Water Pollution Control Act (33 U.S.C. 1381 et seq.) or made available by a drinking water treatment revolving loan fund as authorized by section 1452 of the Safe Drinking Water Act (42 U.S.C. 300j-12) shall be used for a project for the construction, alteration, maintenance, or repair of a public water system or treatment works unless all of the iron and steel products used in the project are produced in the United States." For more information please refer to Oklahoma Water Resources Board Supplemental Conditions ORF-185."
- E. "System for Award Management (SAM) registration is required for all SRF programs (CWSRF and DWSRF) applicants and Awardees (Entities, Prime Contractors, Subcontractors, Vendors) in order to be awarded contracts by the SRF Programs. SAM replaces Central Contractor Registration/Federal Agency Registration, Online Representations and Certifications Application, and Excluded Parties List System. Applicants and awardees are required to complete a one-time free registration to provide basic information relevant to procurement and financial transactions. Registrants must retain an active status to be eligible for SRF projects. New Applicants and Awardees can go to SAM.gov to complete the registration process."

Note: In order to register in SAM, a Data Universal Number System (DUNS) number will be required. DUNS number is a unique, non-indicative 9-digit identifier issued and maintained by Dun & Bradstreet (D&B) that verifies the existence of a business entity globally. D&B assigns DUNS numbers for each physical location of a business. All entities doing business with the U.S Government can receive a DUNS number FREE of charge and, under normal circumstances, within 1-2 business days when using D&B web form process at <http://fedgov.dnb.com/webform>.

The bids filed with the _____ will be opened and considered by the Owner, at a meeting to be held in _____, on the ____ day of _____, 20____. Bids received more than ninety-six (96) hours prior to the Bid Opening will be returned.

The contract is to be awarded to the lowest, responsive, responsible bidder. The Owner reserves the right to correct any non-material clerical errors in the bidding as allowed under Oklahoma Law. The Owner reserves the right to reject any and all bids in accordance with the Oklahoma Public Competitive Bidding Act of 1974. Conditional bids shall not be accepted.

A pre-bid conference will be held on this project at _____ on the ____ day of _____, 20____.

Approved on this 21st day of February, 20____.

/s/ Marcy Kilgore, City Clerk



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Memorandum

To: Honorable Chair and Members of the Board of Trustees
From: Lisa Taylor, Interim City Manager
Re: Project NO. ORF-19-0002-CW
Date: March 4, 2024

BACKGROUND

The project will include the construction of a new lift station, lagoon, lagoon partition walls to create two aeration basins, two aerobic sludge digesters, construction of one flow equalization basin, an activated sludge pump station, two secondary clarifiers, and sludge drying beds, in addition to modification of the existing disinfection basin. These improvements will allow adequate wastewater treatment for anticipated growth in the community and will help to maintain the water quality in the Arkansas River.

Funding for this project was secured via Oklahoma Water Resources Board loans in 2022. Plans have been submitted to DEQ, and construction on the improvements must begin by May 1, 2024, according to Consent Order Case #23-186.

In keeping with compliance with the ODEQ Consent Order Case #23-186, construction on improvements at the wastewater treatment plant must commence on or before May 1, 2024. Staff published a bid notification for this project. Bid proposals will be opened on March 28, 2024.

STAFF RECOMMENDATION

Staff recommends that Council and PWA ratify the decision to solicit bids for Project No. ORF-19-0002-CW.

Attachments:

DEQ Consent Order Case #23-186
RFP Bid Advertisement



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Memorandum

To: Honorable Mayor and City Council
From: Julie Casteen, Assistant City Manager
Re: RFP – Solid Waste and Recycling Services
Date: March 1, 2024

BACKGROUND

The Solid Waste department, under the direction of the Coweta Public Works Authority, currently provides direct services to the citizens of Coweta for the collection, removal, and disposal of solid waste.

Over the last several years, the PWA has experienced challenges in providing these services. Although the Solid Waste department staff is currently stable, it is often difficult to find employees willing to work a labor-intensive job at the wages we are able to provide. In addition, maintaining our fleet of three refuse trucks is difficult and costly. Furthermore, new subdivisions being added creates the need for additional refuse trucks and personnel to serve our growing community.

Staff has explored the possibility of outsourcing the solid waste services to an outside contractor, which will also include the option of providing curbside recycling services that will enhance our ability to serve our environmentally conscious citizens.

STAFF RECOMMENDATION

Staff requests approval to solicit proposals for Solid Waste and Recycling Collections, Removal and Disposal services.

ATTACHMENTS:

None



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Memorandum

To: Honorable Mayor and City Council
From: Carolyn Back, Community Development Director
Re: Addendum to Contract for Provision of Utility Services for Lancaster Park
Date: 03-04-2024

BACKGROUND

Applicant

Carolyn Back, Community Development Director, City of Coweta.

Case Facts

- On the 27th of November 2019, a contract between the City of Coweta, Coweta Public Works Authority, and the Wagoner County Rural Water, Sewer, Gas, and Solid Waste Management District No. 4 (RWD #4) was entered into to provide utility services for the Wynstone Subdivision.
- The Contract provided for the extension to other service areas as an Addendum to Contract.
- Coordination with Wagoner Rural Water District No. 4 and an Addendum to Contract was prepared for the extension of contract services for Lancaster Place Subdivision, located on the NW/c of East 111th Street South and South 273rd East Avenue.
- The Addendum to Contract was signed by RWD #4 on the 26th of February 2024.

Existing Land Use	Existing Zoning
Vacant	PUD-R 19-01
Surrounding Land Use	Surrounding Zoning
North: Residential and Agricultural	RM-1, RMH, RS-1, AG
East: Vacant (under development) and Residential	RS-3
South: Industrial and General Commercial	IL, CG
West: Vacant and General Commercial	IL, CG

DEVELOPMENT AREA

Depicted on attached Exhibits A-1 and A-2.

STAFF COMMENTS

Staff recommends approval of the Addendum to Contract with RWD #4 for extending contract agreement services for the provision of utility services for Lancaster Place Subdivision.

ATTACHMENTS

RWD#4 Wynstone Utility Contract - 27 November 2019

- Exhibit A – Wynstone Subdivision Boundary Area

Addendum to Contract – 26 February 2024

- Exhibit A-1 – Lancaster Park Subdivision Boundary Area
- Exhibit A-2 – Lancaster Park Aerial Photo of Boundary Area

ADDENDUM TO CONTRACT

This Addendum to Contract (“Addendum”) is made and entered into on the ____ day of _____, 2024, by and between **Rural Water, Sewer, Gas and Solid Waste Management District No. 4**, Wagoner County (hereinafter referred to as "**DISTRICT**"), and the **Coweta Public Works Authority**, an Oklahoma public trust having the City of Coweta, Oklahoma, an Oklahoma municipal corporation, as its beneficiary (hereinafter referred to as "**COWETA**").

RECITALS

WHEREAS, the parties previously entered into a Contract dated November 27, 2019, (“Contract”) wherein **DISTRICT** and **COWETA** agreed to provide various services with the “development area” in accordance with the terms and conditions of the Contract; and

WHEREAS, a real property development, known as “Lancaster Park- Phase I”, a platted subdivision, is occurring within the legal boundaries of the **DISTRICT** which are located within the incorporated limits of the City of Coweta, Oklahoma. Such development is referenced as part of the “development area” in numerical one (1) following; and

WHEREAS, the Contract provides that the billing services referred to in Section B therein may be extended to other service areas where **DISTRICT** currently provides **DISTRICT** services and **COWETA** currently provides some, or all, of **COWETA**’s services, and the extension of those billing services is being memorialized herein as an addendum to the Contract.

NOW, THEREFORE, it is mutually agreed by and between the parties, as an Addendum to the Contract, as follows:

1. The “development area” which is the subject of this Addendum is depicted on attached Exhibits A-1 and A-2. The initial real property development within the development area referred to above shall be Lancaster Park- Phase I (formerly known as Warwick Village), a residential subdivision lying within the corporate limits of the City of Coweta, Wagoner County, Oklahoma, according to the recorded plat thereof. Subsequent developments of potentially differing zoning classifications with resulting allowable uses within the development area are anticipated by the Parties. In furtherance of that intent, subsequent developments within the development area shall be allowed, and specifically included within the provisions of the Contract, by additional addendums to the Contract.
2. That the provisions of the Contract between the parties, and the rights, duties and obligations set forth in the Contract are being extended to include the “development area” shown on attached Exhibits A-1 and A-2.
3. The terms and conditions of the Contract are not being altered, as the purpose of this Addendum is to extend the Contract to apply to an area of new development not included in the “development area” specified in the Contract, when executed in November of 2019.

IN WITNESS WHEREOF, the parties hereto, acting under authority of their respective governing bodies, have caused this Addendum to be duly executed in two (2) counterparts, each of which constitutes an original. In addition, fully-executed copies of this Addendum shall be deemed to be an original.

APPROVED BY COWETA:

COWETA PUBLIC WORKS AUTHORITY

BY: _____
CHAIRPERSON

ATTEST:

Secretary

APPROVED BY DISTRICT:

RURAL WATER, SEWER, GAS AND SOLID
WASTE MANAGEMENT DISTRICT NO. 4

BY: _____
CHAIRPERSON

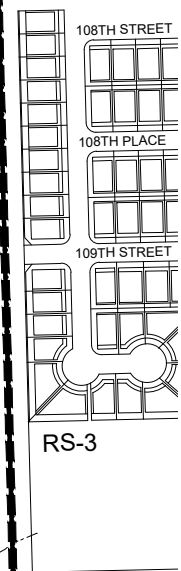
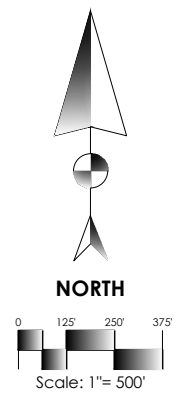
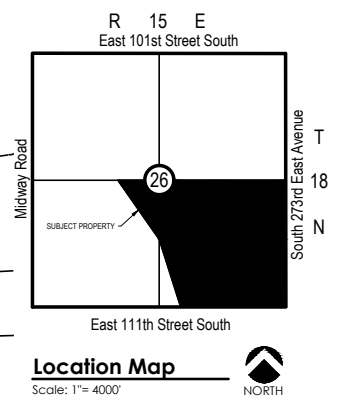
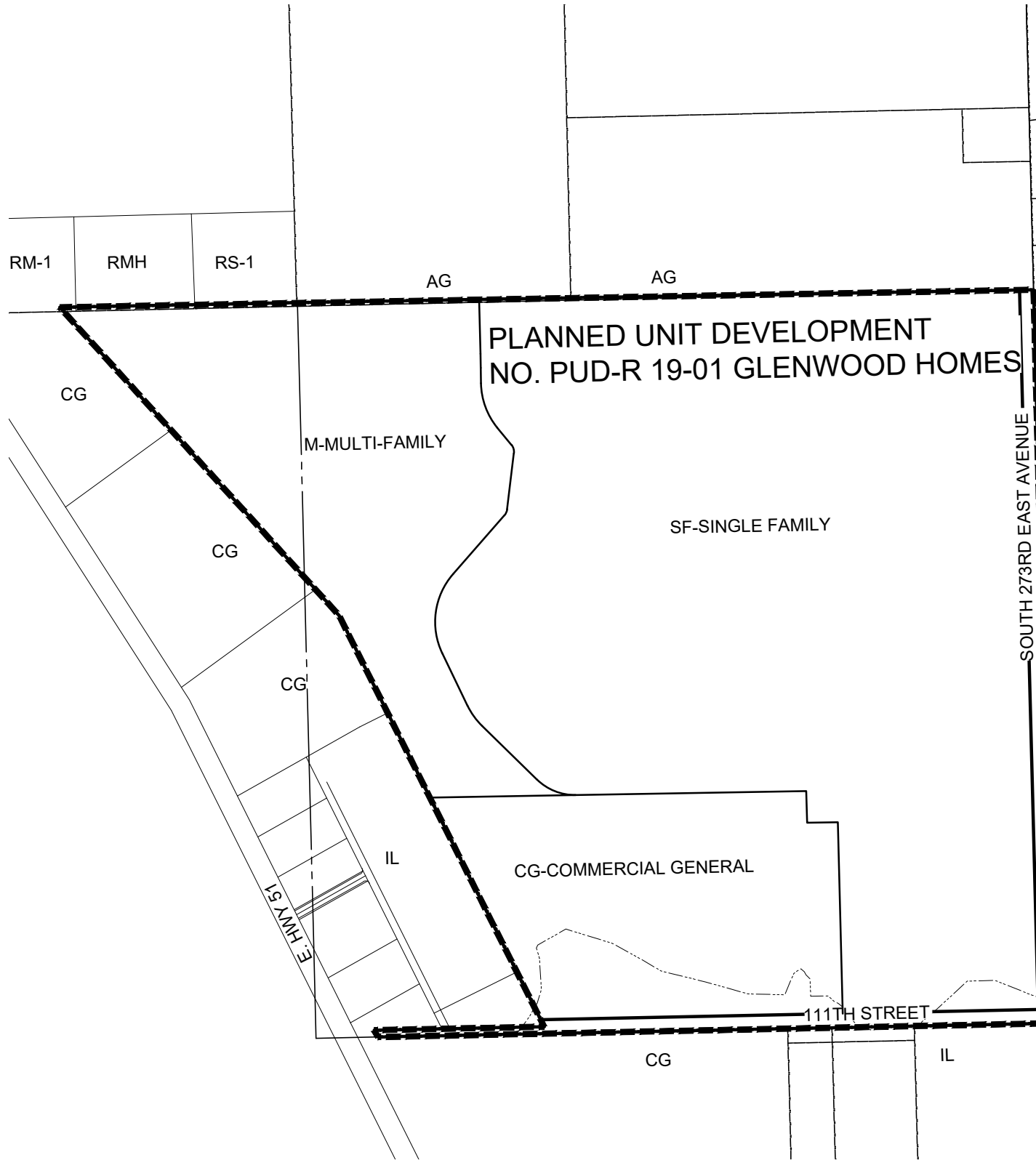
ATTEST:

Secretary

APPROVED:

(Title)

United States of America



1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN IDENTIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
3. AFTER CONSTRUCTION IS COMPLETE, ALL DISTURBED AREAS SHALL BE RESTORED ACCORDING TO CITY SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AREAS, UNTIL GROWTH IS ESTABLISHED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BODYS AND INSURANCE AS REQUIRED.
5. BUILDING STIES ARE SHOWN HEREIN FOR FINAL GRADING INFORMATION ONLY. WALLACE DESIGN COLLECTIVE HAS NOT DESIGNED SURGRADGES OR FOUNDATIONS, OR DETERMINED THE SATIABILITY OF THE LOCAL SOIL TO BE USED FOR BUILDING SURGRADGES. REFER TO THE GEOTECHNICAL REPORT FOR SURGRADGE PREPARATION SPECIFICATIONS.
6. ALL WASTE OR SPILL SHALL BE TAKEN TO A CITY APPROVED SITE OR SPILLED IN AREAS OUTSIDE OF THE STREET RIGHTS-OF-WAY AS DIRECTED BY THE OWNER AND ENGINEER.
7. ALL GRADES ARE BASED ON UNDO 1989 USGS VERTICAL DATUM.

WALLACE DESIGN COLLECTIVE
714 N. CALDWELL KING JR. BLVD.
TULSA, OK 74103
PHONE: (918) 544-5558

COMVETA CITY ENGINEER
DAVID WATTS, P.E.
P.O. BOX 85077
TULSA, OK 74185
PHONE: (918) 449-2180

STEVE WILLIAMS
212 EAST 6TH STREET
TULSA, OK 74103
PHONE: (918) 286-4657

SCOTT GIBSON - NEW SERVICE
1000 E. 15TH STREET
TULSA, OK 74103
PHONE: (918) 811-8386

WINDSTREAM
JOHN EPP
200 SOUTH 1ST PLAZA
TULSA, OK 74102
PHONE: (918) 389-7070

COX COMMUNICATIONS
ROBERT EICH
212 EAST 6TH STREET
TULSA, OK 74103
PHONE: (918) 286-4657

C001	COVER SHEET
C002	PRELIMINARY
C003	PRELIMINARY SURVEY 1
C004	TOPOGRAPHIC SURVEY 2
C005	PRELIMINARY SURVEY 3
C006	PRELIMINARY SURVEY 4
C007	NORTH GRADING PLAN
C008	SOUTH GRADING PLAN
C009	OVERALL STREET PLAN
C010	OVERALL STREET PLAN
C011	OVERALL STREET PLAN
C012	OVERALL STREET PLAN
C013	STREET PROFILES 1
C014	STREET PROFILES 2
C015	STREET PROFILES 3
C016	STREET PROFILES 4
C017	STREET PROFILES 5
C018	STREET PROFILES 6
C019	STREET PROFILES 7
C020	STREET PROFILES 8
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C150	STREET PROFILES 138
C151	STREET PROFILES 139
C152	STREET PROFILES 140
C153	STREET PROFILES 141
C154	STREET PROFILES 142
C155	STREET PROFILES 143
C156	STREET PROFILES 144
C157	STREET PRO

[illegible]

TOTAL SITE AREA.....	938,669.89 SF (21.55 AC)
TOTAL DISTURBED AREA.....	784,850.65 SF (18.02 AC)
EXISTING IMPERVIOUS AREA.....	0.00 SF (0.00 AC)
PROPOSED IMPERVIOUS AREA.....	136,395.62 SF (3.13 AC)
NET INCREASE.....	+136,395.62 SF

CHISELED SQUARE
TCP OF HEADWALL
ELEVATION = 696.58
(1988 NAVD)

OWNER:
Glenwood Homes, L.P.
5705 E. 71st St. South, Suite 220
Tulsa, Oklahoma 74146
Phone: (918) 949-9268
valled@homerestations.com

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wallace
design
collective

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structural • civil • landscape • survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.594.5858, 800.364.5858

CERTIFICATE OF AUTHORIZATION
NO. CA 1460 EXP. 06/30/2023



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS INCLUDING O.D.O.T. 2019 EDITION.

LANCASTER PARK PHASE I

COWETA. OK



HORT SCALE	•
VERT SCALE	•
ATLAS PAGE NO.	•
MANAGER	•
DRAWN BY	ANW
DATE	BWM 05/19/2023

COVER SHEET

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