

## Exhibit B

# Off-Site Infrastructure and Public Utilities

Traffic Plan

Water Plan

Sewer Plan

## **PUBLIC IMPROVEMENT QUANTITIES**

- Traffic Signal Inc.: \$270,000.00
  - Signal equipment and installation.
- Wells Construction: \$68,128.00
  - Concrete work associated with traffic signal, cross walks, and control safety measures.
- Johnson Plumbing, LLC \$444,222.17
  - Installation of a 12” public water line and an extension of an 8” public sewer.

\*\*\*\* It is understood that the above numbers are estimate costs. Pursuant to Section 12 of this Agreement, Developer will provide to City final hard and soft construction costs (including, but not limited to, interest carry and other financing costs) of each improvement within thirty (30) days of such completion as the basis for determining the actual sales tax rebate (not to exceed \$750,000) due to Developer.

CITY OF LAWTON  
PLANS OF PROPOSED  
TRAFFIC SIGNAL PLAN  
N.W. 50th ST. & N.W. CACHE RD.  
PROJECT NO.  
LAWTON, COMANCHE COUNTY, OKLAHOMA

INDEX OF SHEETS

0001.	TITLE SHEET
AT01.	PAY QUANTITIES AND NOTES
T001.	SURVEY DATA SHEET
T002.	SIGNAL PLAN
T003.	SIGNAL DETAIL
T004.	SIGNAL WIRING DIAGRAM
T005.	STRIPING PLAN
T006.	TYPICAL SIGNAL TRAFFIC CONTROL

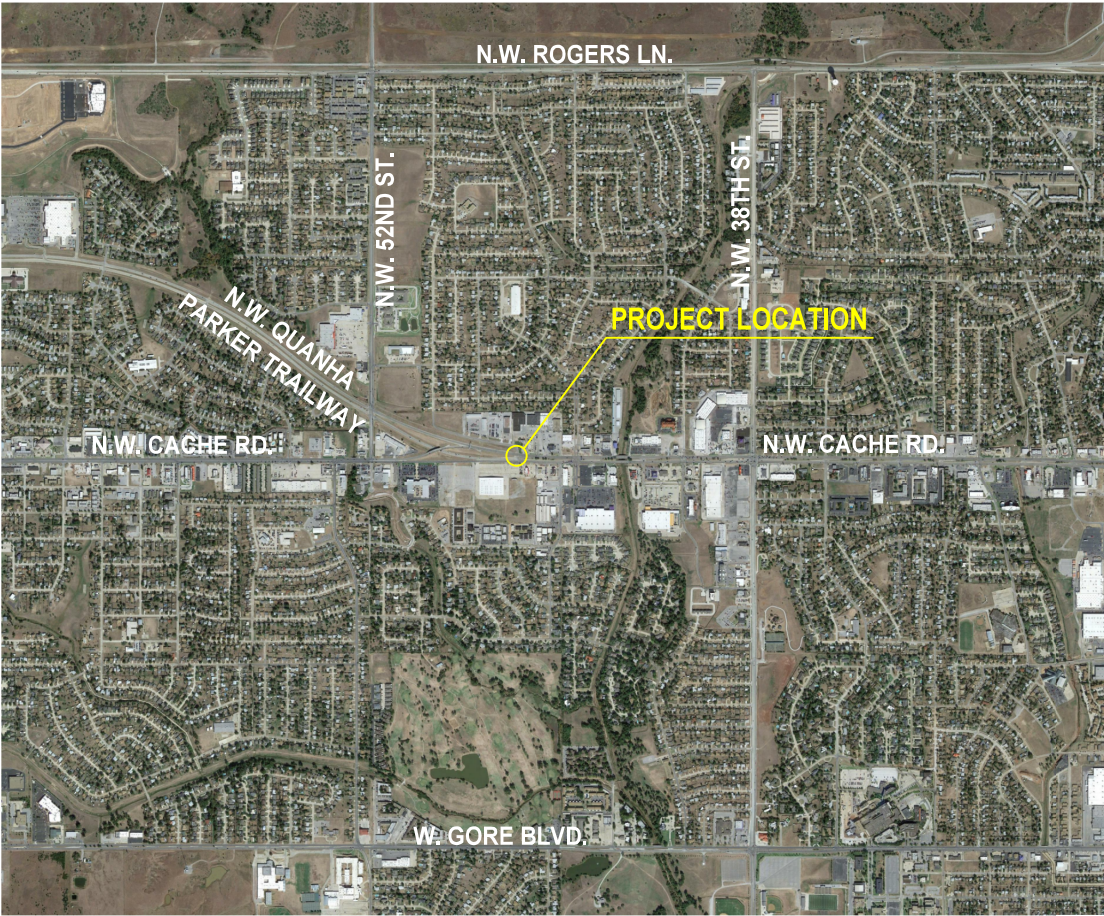
THE FOLLOWING STANDARDS WILL  
BE REQUIRED ON THIS PROJECT:

SIGNING AND STRIPING	SIGNALS	TRAFFIC CONTROL
PM1-1-03	PMAP1-2-01	TCS1-1-01
PM2-1-01	SPBP1-1-01	TCS2-1-00
PM6-1-00	SA1-1-02	TCS3-1-01
	ID1-1-00	TCS4-1-01
LIGHTING	SNS1-1-02	TCS5-1-00
	PWD1-2-00	TCS6-1-02
PBD1-1-00	CFD1-2-00	TCS7-1-02
HLD1-2-01	CC1-1-00	TCS8-1-00
HLD2-2-01	TSSP1-1-00	TCS9-1-01
	MAD1-1-01	TCS10-1-00
	RPMAD1-1-01	TCS11-1-01
ROADWAY	MDL1-1-00	TCS13-1-00
	MDL2-1-00	TCS14-1-00
SSS-2-00		TCS15-1-01
CSCD-6-00	CITY OF LAWTON	TCS16-1-00
WCR-4-00		TCS18-1-01
TWD-2-00	STREET NAME SIGNS	TCS19-1-01
	SIDEWALK	TCS20-1-00
	WHEELCHAIR RAMPS	

MAYOR: STAN BOOKER \_\_\_\_\_ DATE \_\_\_\_\_

CITY MANAGER: MICHAEL CLEGHORN \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER: JOSEPH PAINTER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_



MAYOR  
STAN BOOKER

CITY MANAGER  
MICHAEL CLEGHORN

LAWTON CITY COUNCIL

- WARD 1 - MARY ANN HANKINS  
WARD 2 - KEITH JACKSON  
WARD 3 - LINDA CHAPMAN  
WARD 4 - JAY BURK
- WARD 5 - ALLAN HAMPTON  
WARD 6 - SEAN FORTENBAUGH  
WARD 7 - ONREKA JOHNSON  
WARD 8 - RANDY WARREN

CONVENTIONAL SYMBOLS	CONVENTIONAL SIGNS
PROPOSED ROADS	INTERSTATE HIGHWAY
RAILROADS	U.S. HIGHWAY
RANGE & TOWNSHIP SECTION LINES	STATE HIGHWAY
QUARTER SECTION LINES	
FENCE	
GROUND LINE	
EXISTING ROADS	
BASE LINE	
GRADE LINES	
TELEPHONE & TELEGRAPH	
POWER LINES	
OIL WELLS	
BUILDINGS	
DRAINAGE STRUCTURES -IN PLACE	
DRAINAGE STRUCTURES-NEW	
RIGHT-OF-WAY LINES-EXISTING	
RIGHT-OF-WAY LINES-NEW	
RIGHT-OF-WAY MARKERS-IN PLACE	
RIGHT-OF-WAY MARKERS-REMOVE & RESET	
RIGHT-OF-WAY MARKERS-NEW	
CONTROLLED ACCESS	
RIGHT -OF-WAY FENCE	

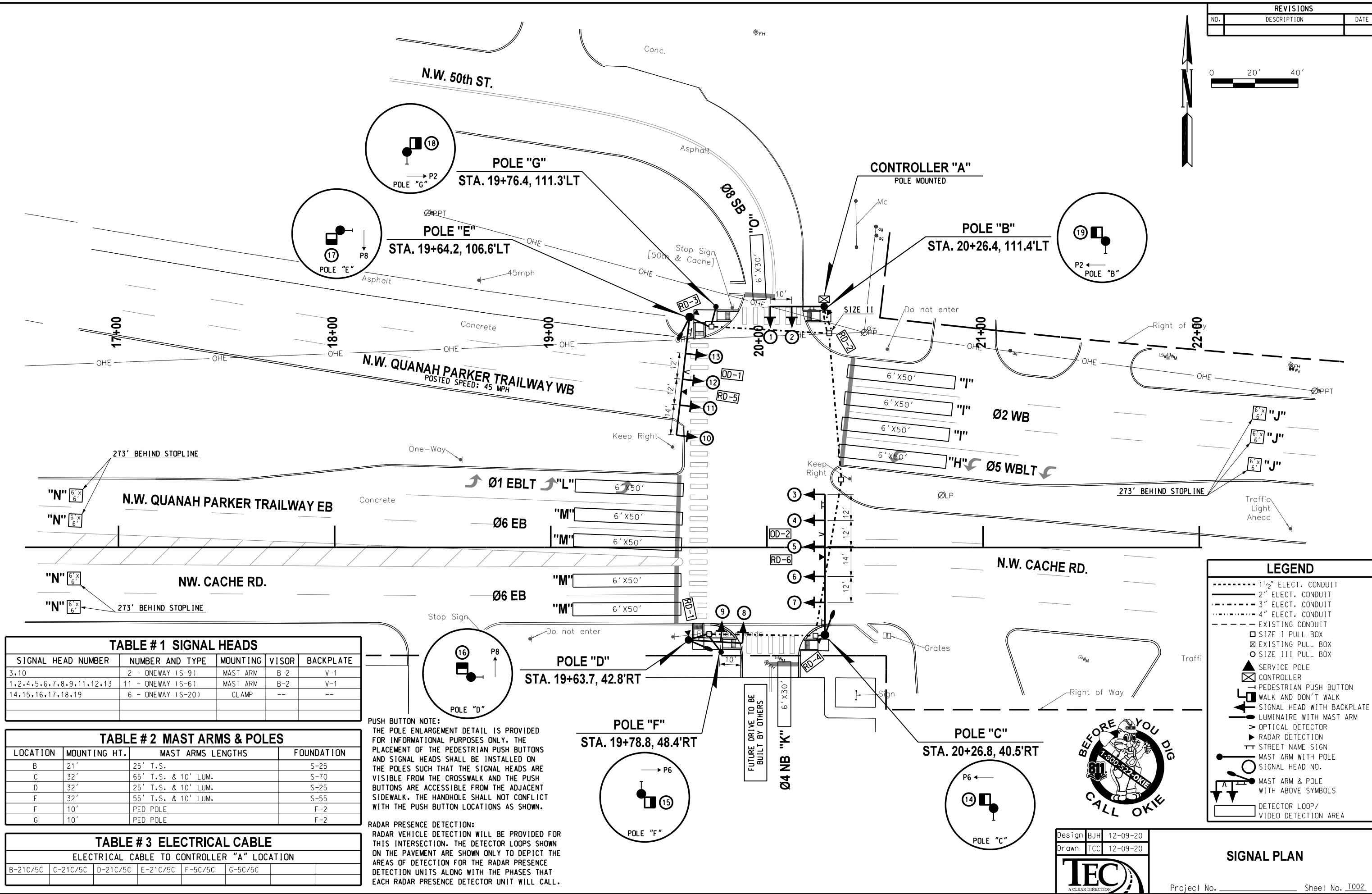
EXISTING
DETECTOR LOOP
CONTROLLER
PULL BOX
CONDUIT
MAST ARM & POLE W/SIGNAL INDICATION
WALK & DON'T WALK INDICATION
SIGNAL INDICATION
SIGNAL INDICATION W/BACK-PLATE
PEDESTAL POLE W/SIGNAL & WALK & DON'T INDICATIONS
COMBINATION-TRAFFIC SIGNAL & STREET LIGHT ON ONE POLE

2009 OKLAHOMA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION -  
ENGLISH GOVERN, APPROVED BY THE U.S. DEPARTMENT OF TRANSPORTATION,  
FEDERAL HIGHWAY ADMINISTRATION, JANUARY 4, 2010.

TRAFFIC ENGINEERING CONSULTANTS, INC.

12-09-20 G:\09Projects\12-2808 - Design, Cache Rd. & NW 50th St. - Lawton, OK\CAD\SIG.dgn

REVISIONS		
NO.	DESCRIPTION	DATE



LEGEND	
-----	1 1/2" ELECT. CONDUIT
-----	2" ELECT. CONDUIT
-----	3" ELECT. CONDUIT
-----	4" ELECT. CONDUIT
-----	EXISTING CONDUIT
□	SIZE I PULL BOX
⊗	EXISTING PULL BOX
○	SIZE III PULL BOX
⊠	SERVICE POLE
⊠	CONTROLLER
⊠	PEDESTRIAN PUSH BUTTON
⊠	WALK AND DON'T WALK
⊠	SIGNAL HEAD WITH BACKPLATE
⊠	LUMINAIRE WITH MAST ARM
⊠	OPTICAL DETECTOR
⊠	RADAR DETECTION
⊠	STREET NAME SIGN
⊠	MAST ARM WITH POLE
⊠	SIGNAL HEAD NO.
⊠	MAST ARM & POLE WITH ABOVE SYMBOLS
⊠	DETECTOR LOOP/VIDEO DETECTION AREA

Design	BJH	12-09-20
Drawn	TCC	12-09-20

**TEC**  
A CLEAR DIRECTION

## SIGNAL PLAN

Project No. \_\_\_\_\_ Sheet No. I002

COMANCHE COUNTY



# OFFSITE WATER PLAN

## 4800 & 4902 NW Cache RD

### Lawton, Oklahoma

#### GENERAL CONSTRUCTION NOTES

Pay items listed in the bid schedule are the only pay items for the project. Any other items necessary for a complete project, but not shown in the bid schedule shall be considered an incidental item and it's cost to be included in other items.

The contractor shall verify all utility locations prior to bidding project. All utility locations shown are approximate, except as noted.

Any contractor-caused damage to utility and/or service lines, shown or not shown on the plans, shall be repaired or replaced at no cost to the City Of Lawton and shall be accomplished by the contractor, subcontractor or licensed plumber as approved by the City Engineer.

All water mains or service lines that are to be abandoned shall be physically severed as close to the remaining waterline as possible and a mechanical joint cap or plug installed as directed by the City Engineer.

The contractor shall be responsible for notifying all utility companies prior to commencing work in the project area. Likewise, the contractor is responsible for coordinating his work and that of the involved utilities in the project area.

The contractor shall be responsible for furnishing all labor, material, equipment and incidental items needed to provide adequate construction signing, barricades, traffic control devices and other related items for the project area, during the construction period. This work is to be considered an incidental item and the cost of this item is to be included in other pay items.

The contractor shall notify the L.P.D. Chief, L.F.D. Chief, City Engineer, Public Works Director and all privately owned ambulance companies 24 hours in advance of when traffic is to be restricted on any street. If an emergency arises, the contractor shall immediately notify all parties previously noted.

The contractor shall provide reasonable access to residential, commercial and public properties in the project area. During construction, traffic may be restricted to local traffic only with approval of the City Engineer.

The contractor shall carefully remove, store and reinstall all City-owned signs whose removal is required by his construction work in the project area. It shall be the contractor's responsibility to arrange for the City to inspect all signs scheduled for removal prior to their removal. Once said signs have been removed, it will be assumed that they were in good condition at the time of removal. Any signs damaged or lost by the contractor shall be replaced at no cost to the City. Materials shall be approved by the City Engineer.

All post-mounted signs shall be reset in concrete and at the proper height and location (City to provide location).

All sidewalk and paved driveway removals shall be bounded by joints or sawcuts.

The contractor shall be responsible for coordinating all driveway closings with the respective property owners and tenants, if property is rented.

Existing concrete drives will be replaced with 6" min. non-reinforced class 3500 PSI H.E.S. concrete as specified on the plan documents.

Property owners will be notified by the City, prior to construction, that it will be the owner's responsibility to remove or relocate fences, trees, shrubs or other property which they intend to keep. If the items are not removed at the time of construction and are in the way of construction, the contractor shall remove and dispose of the items as directed by the City Engineer. Fences shall be reinstalled at the contractor unit price for fences as directed by the City Engineer.

The contractor shall verify all dimensions and elevations prior to the start of work.

Any surplus excavation shall become the property of the contractor, and disposal shall be the contractor's responsibility at no additional cost.

The contractor shall be responsible for all surveying and construction staking for the project.

All grading and surfacing shall be in accordance with the plan sheets and Oklahoma Department of Transportation Standard Specifications for Highway Construction.

All excavation within 2' of pavement shall be backfilled and compacted to 95% standard proctor density with limestone screenings.

The contractor shall establish a healthy stand of Bermuda grass over areas disturbed during construction. The method of application shall be solid slab sod. The price for watering and proper maintenance is considered to be incidental and shall be included in the price bid for other items.

The contractor shall remove and stockpile all salvaged topsoil to be used later as backfill behind curbs and drives. This is not a pay item, but cost of same is to be included in other items of work.

The contractor shall level all disturbed areas with topsoil and hand rake to a uniform appearance. Cost shall be included in the price bid for other items.

The contractor shall take special care not to damage trees and shrubs. Trees and shrubs shall not be removed unless so directed by the engineer. Shrubs so removed shall be placed on the property owner's land or disposed of off-site as directed by the engineer. All costs shall be included in the price bid for other items.

The contractor shall take special care not to damage any sheds or other structures located on existing easements. Sheds shall not be moved unless authorized by the engineer. All costs to remove/replace sheds shall be included in the price bid for other items.

CAUTION: For underground utility locations, contact 1-800-522-6543 prior to excavation.

#### GENERAL CONSTRUCTION NOTES FOR WATERLINES

Water mains shall be capped if required for testing, prior to tie-ins being made.

All excavation within 2' of pavement shall be backfilled and compacted to 95% standard proctor density with limestone screenings.

Fences and mailboxes shall be removed and reinstalled by the contractor as directed by the Engineer.

All service line taps shall be 1" and service lines shall be 1" in size.

New 1" service lines shall be installed from new main to meter box according to standard detail sheet including angle valve on all meters located adjacent to new main. For services located on the opposite side of the street from the main, the existing service line shall be utilized and connected to the new main.

Additional driveway repair may be added as directed by the Project Engineer. For driveway repairs, see details.

Sidewalk repair shall be paid under pay item for concrete drive repair.

Contractor shall bore under trees in - lieu of tree removal at locations directed by the Project Engineer. Cost shall be included in the price bid for bore w/o casing.

All water main valves shall be operated only by City of Lawton Public Works personnel. The contractor shall notify the Public Works/Engineering Department a minimum of 96 hours in advance of required valve operations.

The contractor shall coordinate tie-ins of new waterlines to existing lines with the City of Lawton Public Works/Engineering Director and the City of Lawton Fire Department Chief.

The contractor shall be responsible for door-to-door notification of all affected persons prior to shutting off a water main.

All new fire hydrants shall be covered with a burlap bag until such time as they are operational.

Existing fire hydrants and related valves shall be removed and salvaged in good condition and delivered to the City of Lawton Public Works/Engineering Maintenance Yard located at 2100 SW 6th Street during normal working hours as directed by the Engineer. Costs to be included with price bid for other items.

The contractor shall remove valve boxes from valves to be abandoned in areas not paved and backfill hole with suitable material. In paved areas where the valve box cannot be easily removed, the contractor shall remove the lid and fill the box with concrete. Salvaged valve boxes and lids shall be delivered by the contractor to the City of Lawton Public Works/Engineering Yard.

All meters to be relocated shall be placed as close to the property line as practical, or as directed by the Project Engineer. The quantities shown in the summary of bid quantities for meter relocation and 1" service line are for bidding purposes only. The actual quantities required will be determined during construction.

All lines and fittings shall be thrust blocked in accordance with City of Lawton water standards.

All backfill for waterline trenching shall be water jetted after the connection of all service lines. Cost to be included in the unit price for pipe.

The contractor shall place a 4" thick layer of topsoil on all areas to be grassed. The price of salvaging, importing, and placing topsoil shall be included in the unit price for "GRASSING".

Minimum cover for the waterline installation shall be thirty inches (30") from the top of ground to the top of the pipe unless specified otherwise.

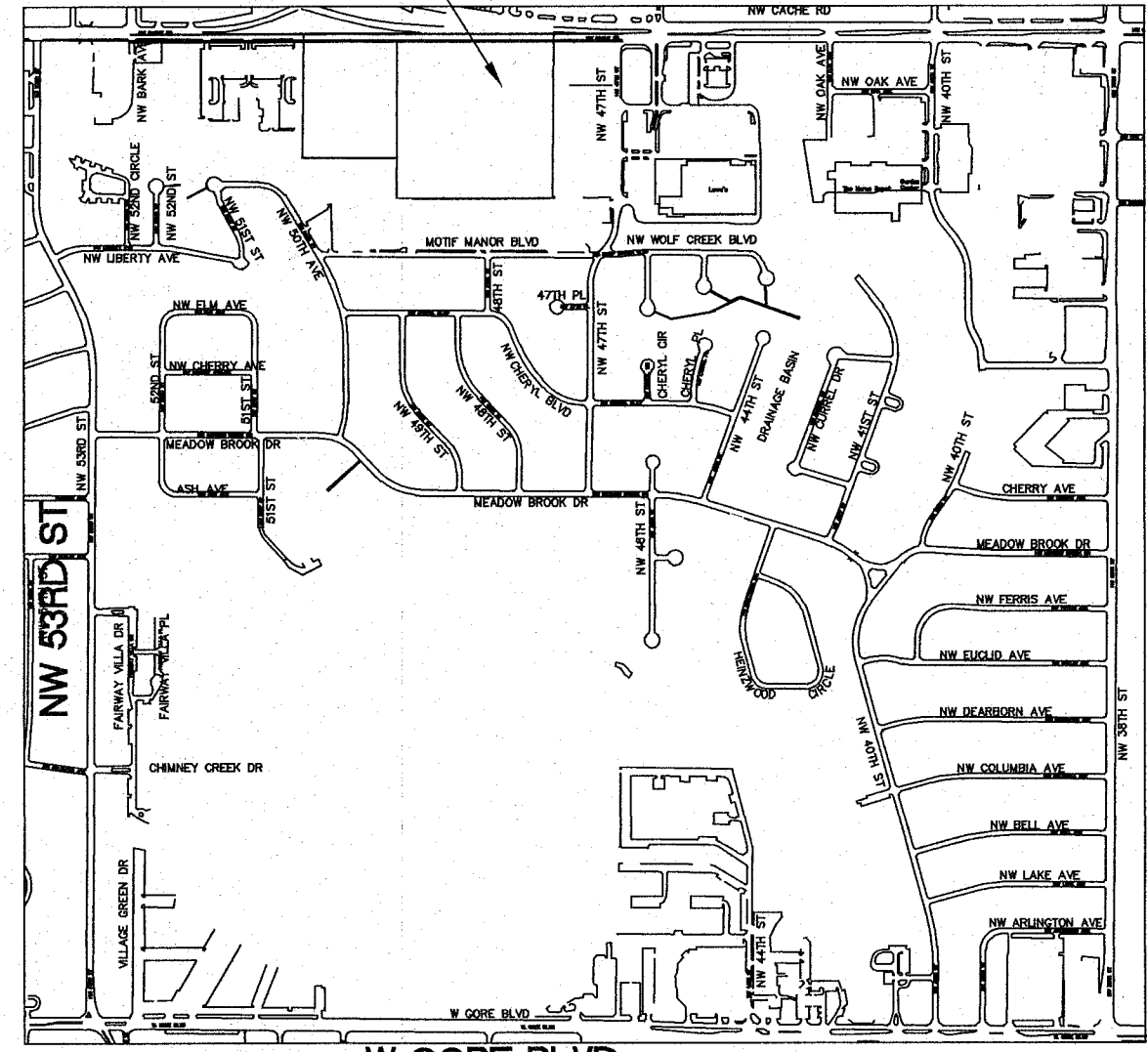
All taps shall be accomplished by the contractor. Cost shall be included in the price bid for service taps or tapping saddle and valve.

PVC (AWWA C900 DR18) or Polybond lined D.I. (Class 51) sanitary sewer pipe may be required at locations where the minimum spacing requirement with water mains cannot be achieved. The contractor shall furnish and install (complete) the required type and length of pipe at locations as directed by the Engineer. Materials and methods for Trenching/backfill shall follow specifications as set in SECTION 0300 "Sewerline Construction". Cost shall be included in the price bid for "Sanitary Sewer Pipe (PVC C900 DR18 or Polybond D.I. Pipe Class 51).

All lines which are to remain in service shall be completely disconnected from abandoned lines by plugging the live line cross or tee with an M.J. plug. Lead joint fittings shall be completely removed and a new line segment sleeved in. The end of abandoned pipe shall be sealed with non-shrink grout. Fittings shall be paid at the contract bid price and all other costs shall be considered incidental.

PROJECT LOCATION

NW CACHE RD.



KEY MAP  
Scale 1" = 1000'

#### SHEET INDEX

- |    |   |
|----|---|
| C1 | TITLE SHEET   |
| C2 | PLAN & PROFILE - WATER LINE - Station 0+00 to 6+00  |
| C3 | PLAN & PROFILE - WATER LINE - Station 6+00 to 19+13 |
| C4 | PLAN & PROFILE - WATER LINE - Station 9+13 to 27+50 |
| C5 | STANDARD DETAILS - WATER SYSTEMS-1                  |
| C6 | STANDARD DETAILS - WATER SYSTEMS-2                  |

landmark

2505 N.E. SKYLINE PLACE, LAWTON, OK. 73507

H. Lester Seiger, P.E., P.L.S.

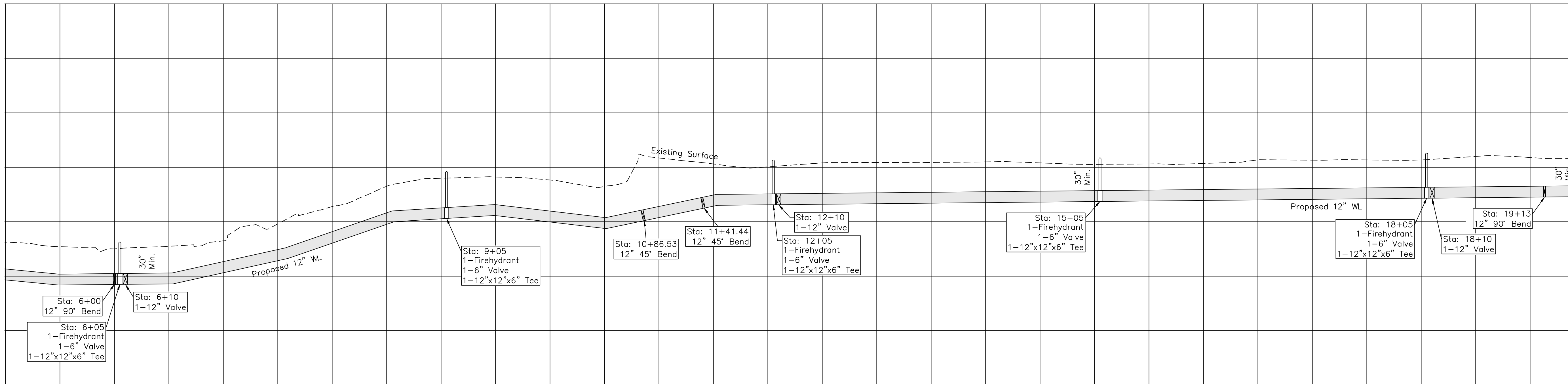
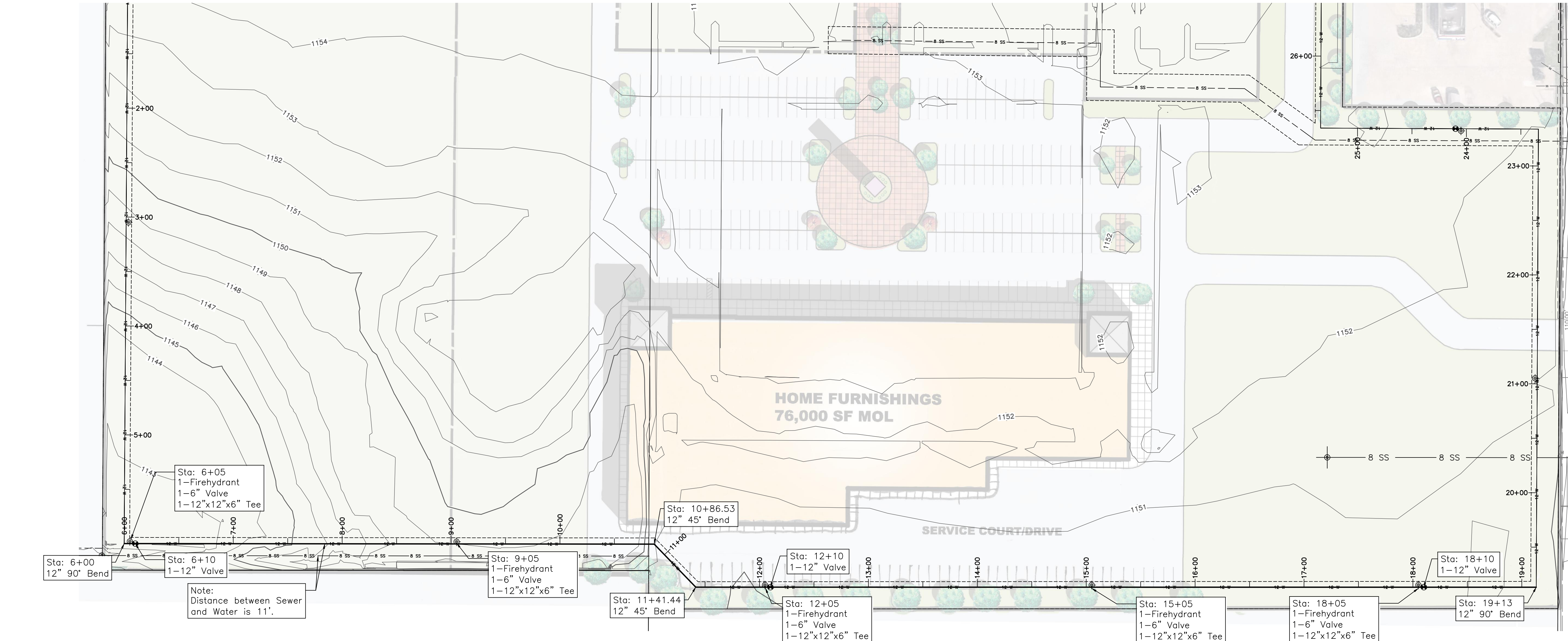
Tel. (580) 357-2022

engineering

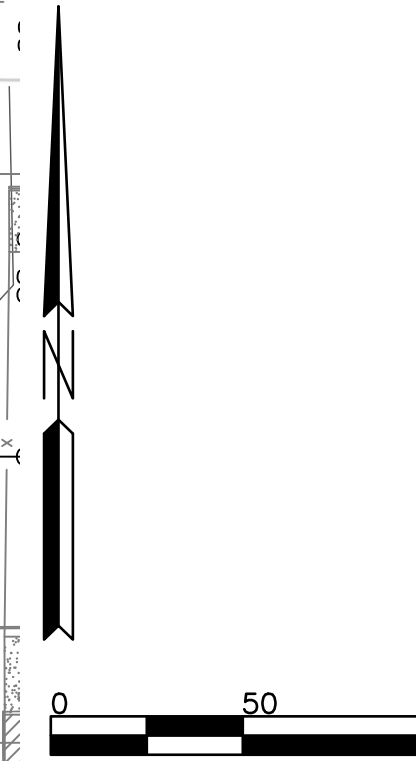


H. LESTER SEIGER - P.E. 16103





1142.71	1142.50	1142.74	1143.24	1144.80	1146.39	1148.25	1148.99	1149.10	1148.83	1148.24	1150.85	1150.30	1150.04	1150.40	1150.43	1150.44	1150.49	1150.40	1150.26	1150.31	1150.35	1150.68	1150.65	1150.67	1150.68	1150.99	1150.89
6+00	6+00	7+00	7+00	8+00	8+00	9+00	9+00	10+00	10+00	11+00	11+00	12+00	12+00	13+00	13+00	14+00	14+00	15+00	15+00	16+00	16+00	17+00	17+00	18+00	18+00	19+00	19+00



PROPOSED WATER LINE – Station 6+00 to 19+13

OK CA# 2075  
Tel. (580) 397-2922  
2552 N.E. Skyline Plaza, Dawton, OK 73837  
H. Lester Seiger, P.E., P.L.S.

Landmark Engineering

Plan & Profile  
Water Line  
Station 6+00 to 19+13

DATE  
11/20/20  
PROJECT  
20gen18

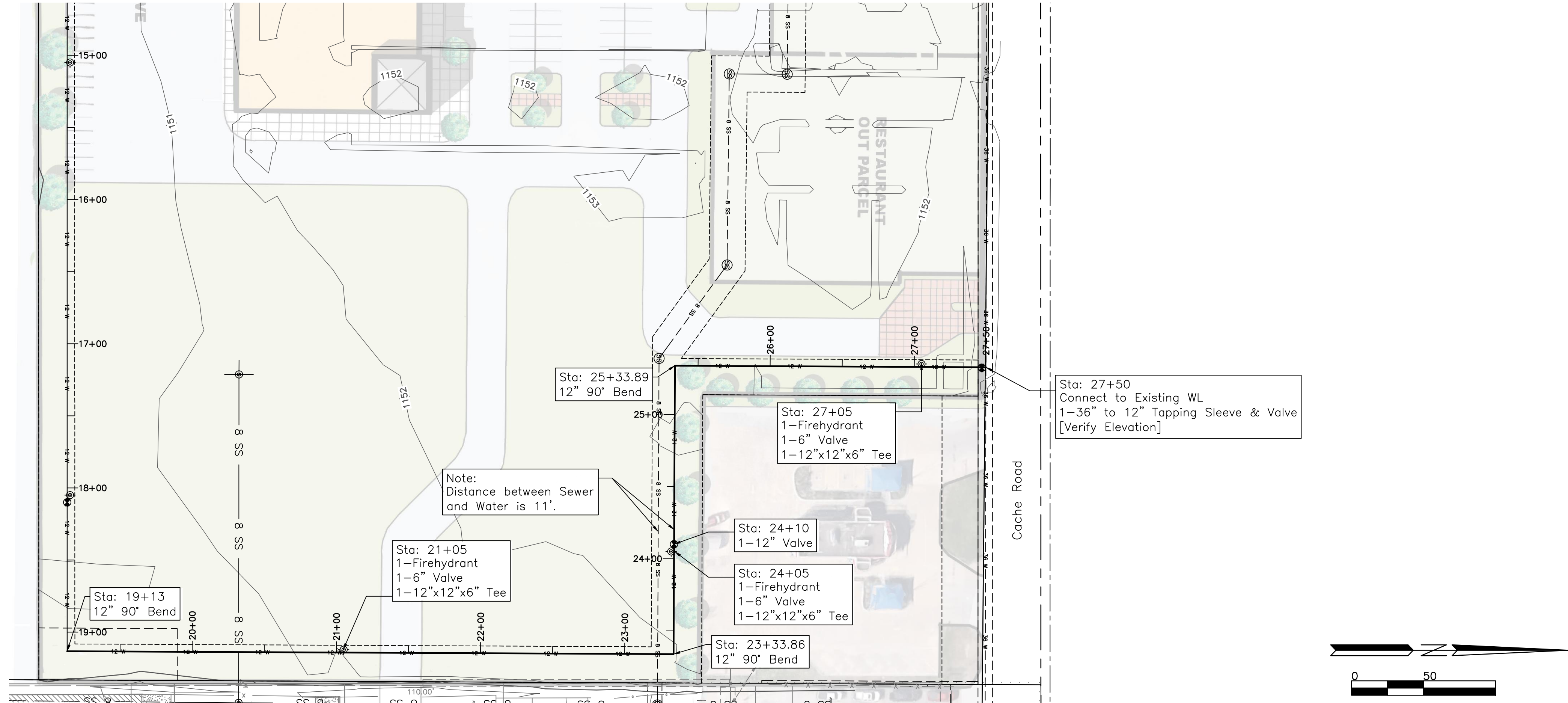
SHEET NO. OF  
C3 OF

Offsite Water Plan  
4800 & 4902 NW Cache RD  
LAWTON, OKLAHOMA

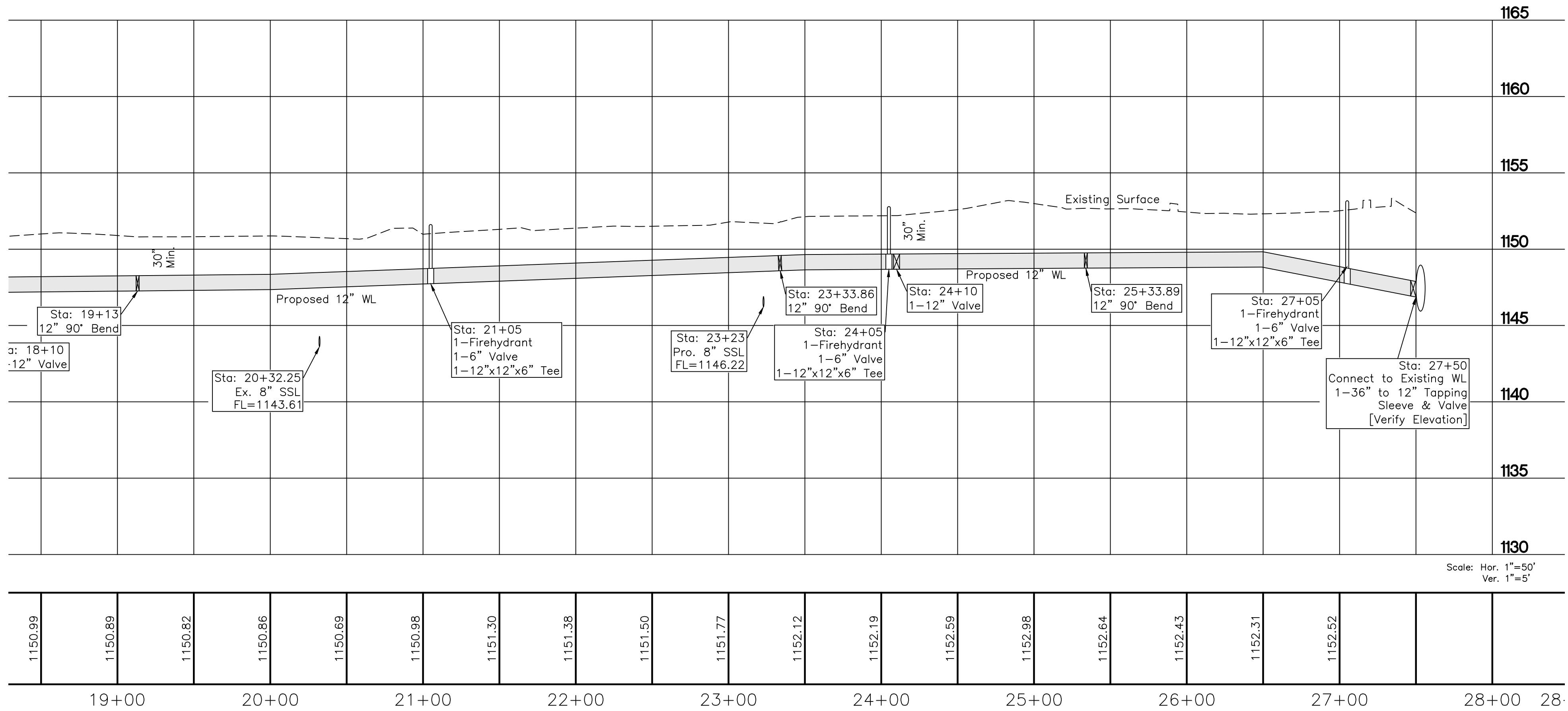
No.	Date	Revision

Copyright (c) 2020 by Landmark Engineering





PROPOSED WATER LINE – Station 19+13 to 27+50



Offsite Water Plan  
4800 & 4902 NW Cache RD  
LAWTON, OKLAHOMA

Landmark

OK CA# 2075  
2552 N.E. SKYLINE PARK, LAWTON, OK 73507  
H. Lester Seiger, P.E., P.L.S.

Engineering

SHEET TITLE	
Plan & Profile	
Water Line	
Station 19+13	
to 27+50	
DATE	11/20/20
PROJECT NO.	20gen18
SHEET NO.	OF
C4	



# OFFSITE SEWER PLAN

## 4800 & 4902 NW Cache RD

### Lawton, Oklahoma

#### GENERAL CONSTRUCTION NOTES

Pay items listed in the bid schedule are the only pay items for the project. Any other items necessary for a complete project, but not shown in the bid schedule shall be considered an incidental item and its cost to be included in other items.

The contractor shall verify all utility locations prior to bidding project. All utility locations shown are approximate, except as noted.

Any contractor-caused damage to utility and/or service lines, shown or not shown on the plans, shall be repaired or replaced at no cost to the City Of Lawton and shall be accomplished by the contractor, subcontractor or licensed plumber as approved by the City Engineer.

All water mains or service lines that are to be abandoned shall be physically severed as close to the remaining waterline as possible and a mechanical joint cap or plug installed as directed by the City Engineer.

The contractor shall be responsible for notifying all utility companies prior to commencing work in the project area. Likewise, the contractor is responsible for coordinating his work and that of the involved utilities in the project area.

The contractor shall be responsible for furnishing all labor, material, equipment and incidental items needed to provide adequate construction signing, barricades, traffic control devices and other related items for the project area, during the construction period. This work is to be considered an incidental item and the cost of this item is to be included in other pay items.

The contractor shall notify the L.P.D. Chief, L.F.D. Chief, City Engineer, Public Works Director and all privately owned ambulance companies 24 hours in advance of when traffic is to be restricted on any street. If an emergency arises, the contractor shall immediately notify all parties previously noted.

The contractor shall provide reasonable access to residential, commercial and public properties in the project area. During construction, traffic may be restricted to local traffic only with approval of the City Engineer.

The contractor shall carefully remove, store and reinstall all City-owned signs whose removal is required by his construction work in the project area. It shall be the contractor's responsibility to arrange for the City to inspect all signs scheduled for removal prior to their removal. Once said signs have been removed, it will be assumed that they were in good condition at the time of removal. Any signs damaged or lost by the contractor shall be replaced at no cost to the City. Materials shall be approved by the City Engineer.

All post-mounted signs shall be reset in concrete and at the proper height and location (City to provide location).

All sidewalk and paved driveway removals shall be bounded by joints or sawcuts.

The contractor shall be responsible for coordinating all driveway closings with the respective property owners and tenants, if property is rented.

Existing concrete drives will be replaced with 6" min. non-reinforced class 3500 PSI H.E.S. concrete as specified on the plan documents.

Property owners will be notified by the City, prior to construction, that it will be the owner's responsibility to remove or relocate fences, trees, shrubs or other property which they intend to keep. If the items are not removed at the time of construction and are in the way of construction, the contractor shall remove and dispose of the items as directed by the City Engineer. Fences shall be reinstalled at the contractor unit price for fences as directed by the City Engineer.

The contractor shall verify all dimensions and elevations prior to the start of work.

Any surplus excavation shall become the property of the contractor, and disposal shall be the contractor's responsibility at no additional cost.

The contractor shall be responsible for all surveying and construction staking for the project.

All grading and surfacing shall be in accordance with the plan sheets and Oklahoma Department of Transportation Standard Specifications for Highway Construction.

All excavation within 2' of pavement shall be backfilled and compacted to 95% standard proctor density with limestone screenings.

The contractor shall establish a healthy stand of Bermuda grass over areas disturbed during construction. The method of application shall be solid slab sod. The price for watering and proper maintenance is considered to be incidental and shall be included in the price bid for other items.

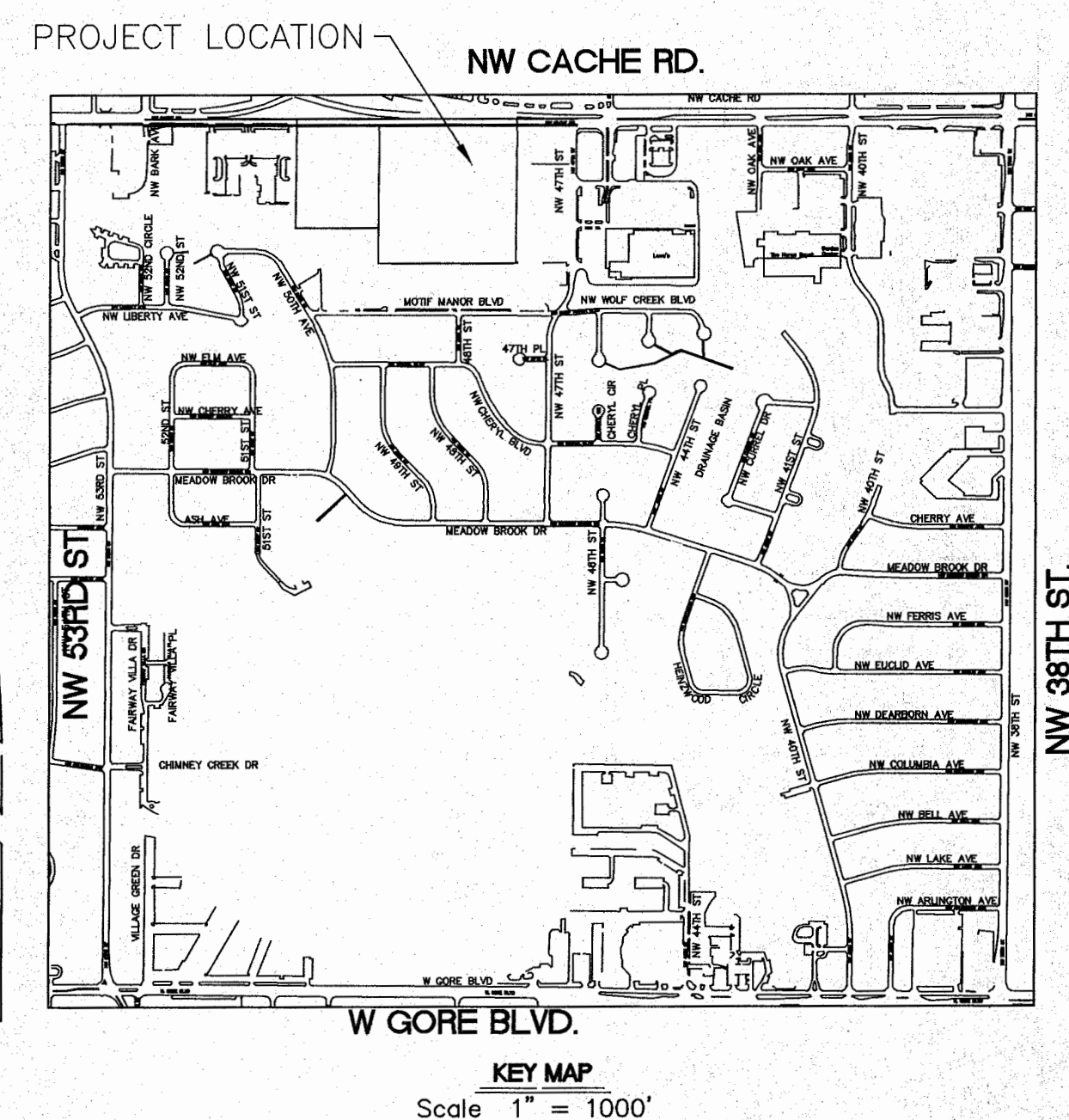
The contractor shall remove and stockpile all salvaged topsoil to be used later as backfill behind curbs and drives. This is not a pay item, but cost of same is to be included in other items of work.

The contractor shall level all disturbed areas with topsoil and hand rake to a uniform appearance. Cost shall be included in the price bid for other items.

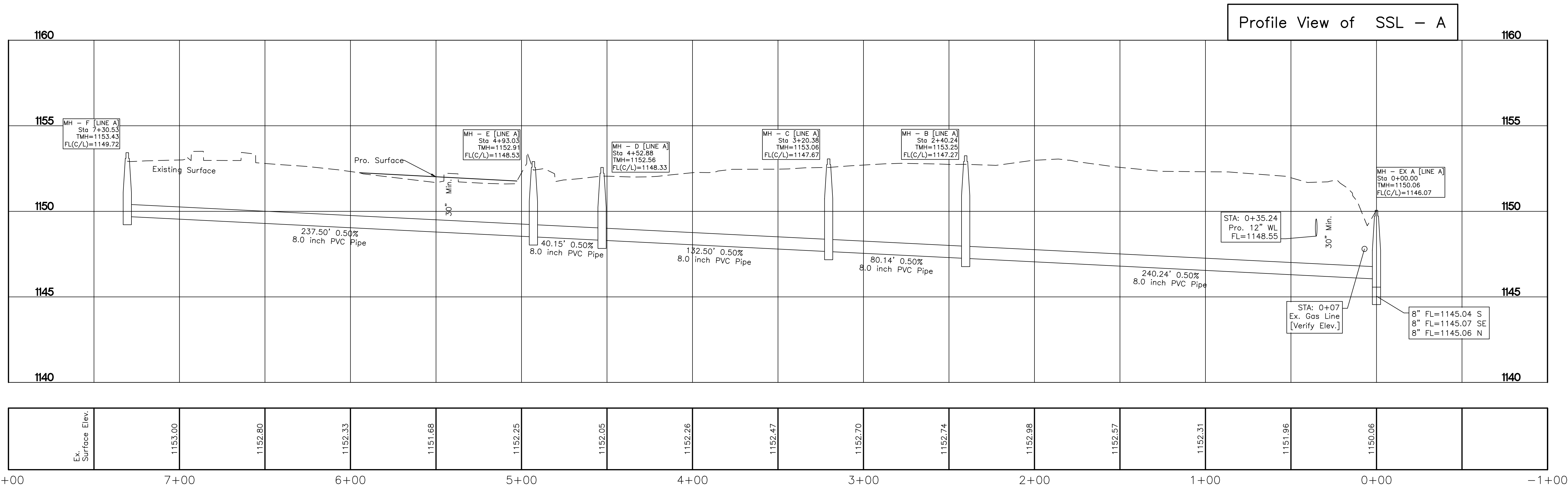
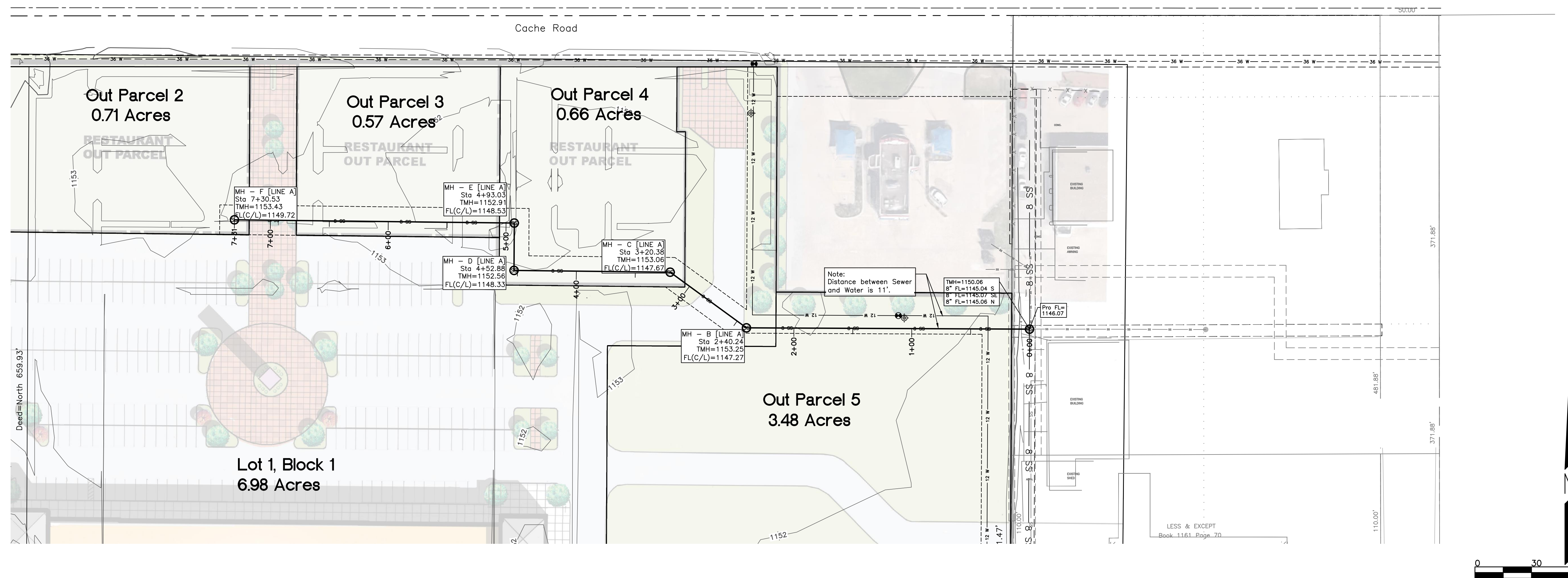
The contractor shall take special care not to damage trees and shrubs. Trees and shrubs shall not be removed unless so directed by the engineer. Shrubs so removed shall be placed on the property owner's land or disposed of off-site as directed by the engineer. All costs shall be included in the price bid for other items.

The contractor shall take special care not to damage any sheds or other structures located on existing easements. Sheds shall not be moved unless authorized by the engineer. All costs to remove/replace sheds shall be included in the price bid for other items.

CAUTION: For underground utility locations, contact 1-800-522-6543 prior to excavation.







No.

Revision

No.

Date

No.

Revision

No.

Date

Offsite Sewer Plan

4800 & 4902 NW Cache RD

LAWTON, OKLAHOMA

OK CA# 2075

2552 N.E. SKYLINE PARKS, DAWSON, OK 73837

H. Lester Seiger, P.E., P.L.S.

Engineering

Landmark

SHEET TITLE

Plan & Profile

Sewer Line A

DATE

11/20/20

PROJECT

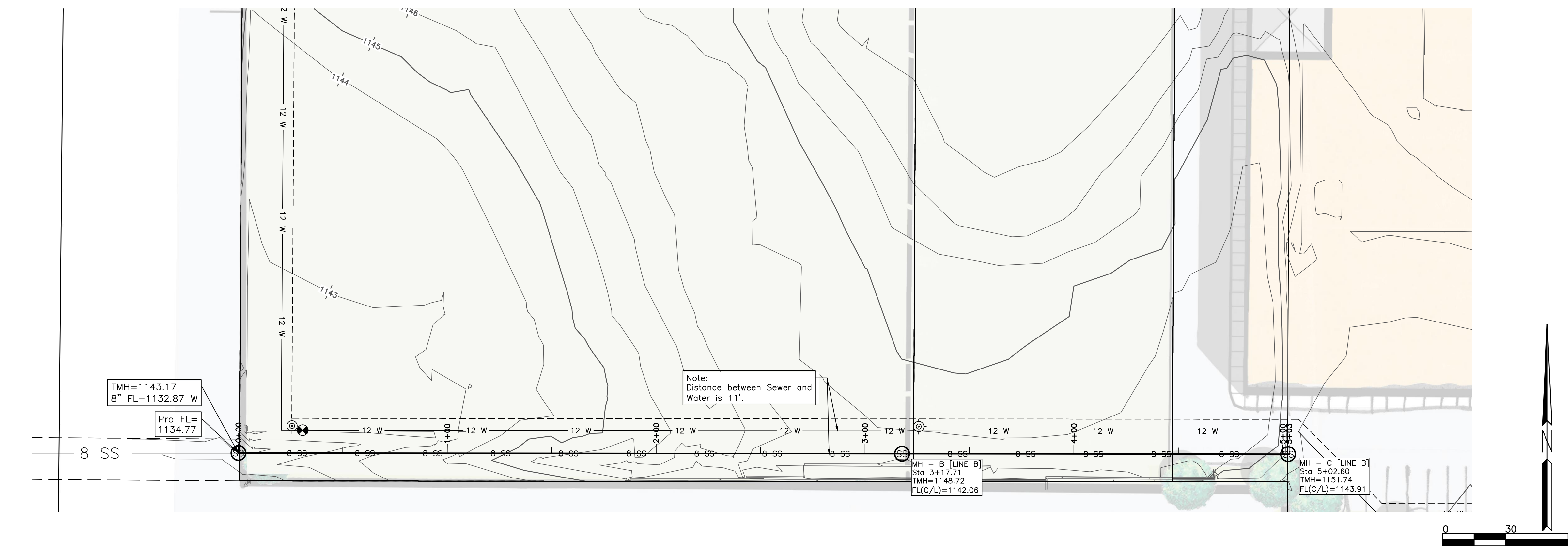
20gen18

SHEET NO.

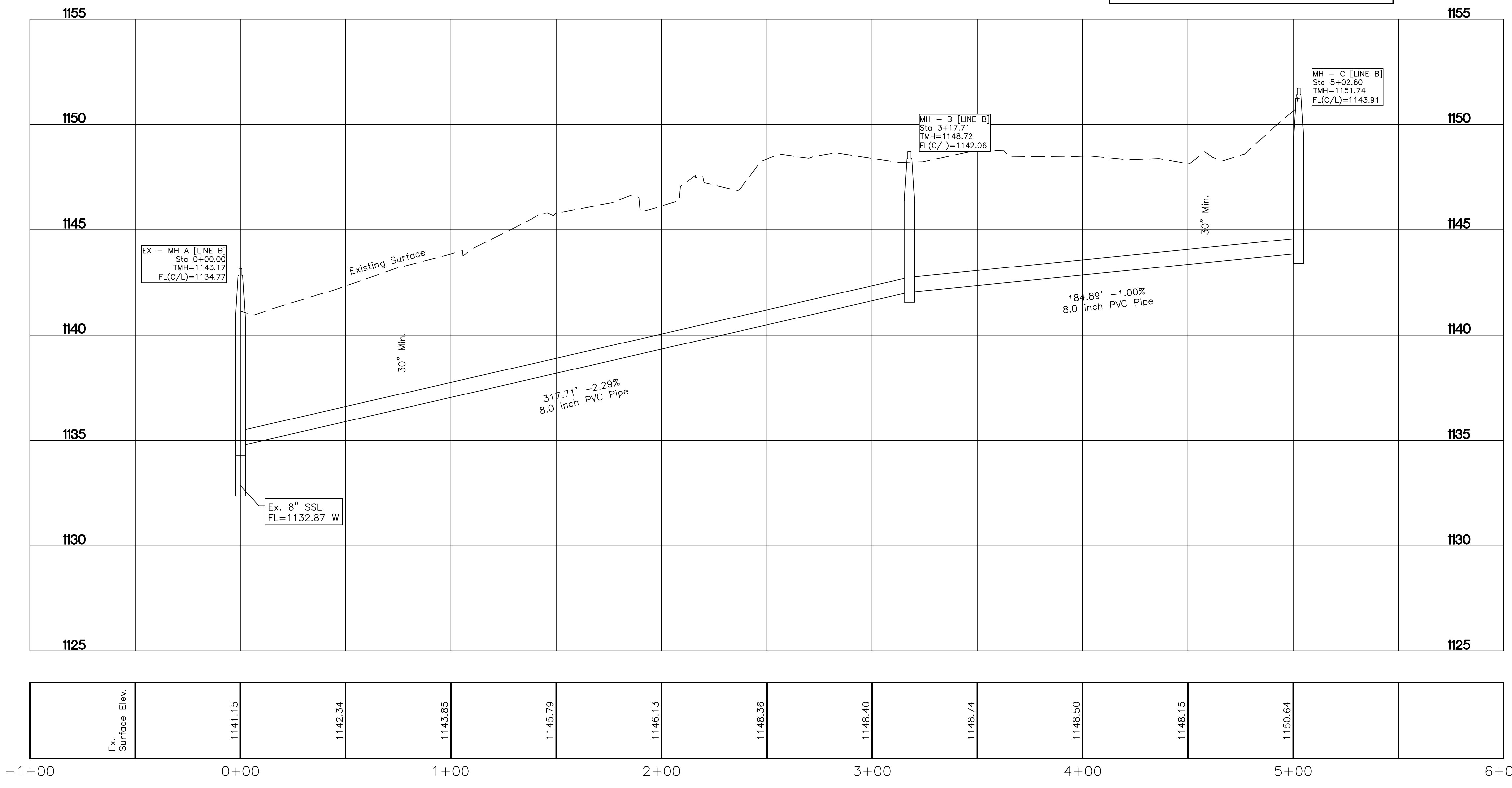
OF

C2

Copyright (c) 2020 by Landmark Engineering



Profile View of SSL - B



No.	Date	Revision

Offsite Sewer Plan  
4800 & 4902 NW Cache RD  
LAWTON, OKLAHOMA

Landmark Engineering  
2555 N.E. Skyline Pkwy., Lawton, OK 73507  
H. Lester Seliger, P.E., P.L.S.

OK CA# 2075  
Tel. (580) 397-2622

SHEET TITLE  
Plan & Profile  
Sewer Line B

DATE  
11/20/20

PROJECT NO.  
20gen18

SHEET NO. OF  
C3