

# Moffit/Skydance

## Master Utility Report – Amendment 1

~~January 24, 2023~~ ~~October 25~~ ~~September 16, 2024~~

### City of Aurora Approval Block

\_\_\_\_\_  
Aurora Water

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fire Department

\_\_\_\_\_  
Date

**PREPARED FOR:**

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4100 E. Mississippi Avenue, Suite 500  
Denver, Colorado 80246

**PREPARED BY: Westwood**

**Westwood**

**MASTER UTILITY REPORT -  
AMENDMENT 1**

**Moffitt/Skydance**

Adams County, Colorado

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Project Number: R0029250.001

Date: ~~January 24, 2023~~ ~~October 25~~ ~~September 16, 2024~~

**MASTER UTILITY REPORT**  
**FOR**  
**~~MOFFIT~~/SKYDANCE-AMENDMENT 1**

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**ENGINEER'S STATEMENT:**

This utility study "~~Moffit~~/Skydance – Master Utility Report-Amendment 1" was prepared under my direct supervision in accordance with the provisions of the City of Aurora Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure. I understand that the City of Aurora does not and will not assume liability for facilities designed by others.

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Craig Northam CO P.E. 30276  
Westwood Professional Services

Date

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# 1 INTRODUCTION

## 1.1. General Description

The ~~Moffitt~~/Skydance development is a mixed-use development and consists of a total of 151 acres. The project will be primarily residential and ~~mixed-use~~ commercial development to include ~~4,596,885~~ residential units and ~~35.8325.18~~ acres of commercial development. The ~~4,596,885~~ residential units consist of single family detached homes, single family attached homes, ~~townhomes~~, and multi-family product type. The remaining improved areas will be for roadways, detention ponds, parks, streets, and open space located throughout the development.

## 1.2. Scope of Work

The purpose of this Master Utility Report is to update the design of the water distribution and sanitary sewer system as it relates to the ~~Moffitt~~/Skydance Master Planned Community in support of the Framework Development Plan (FDP) Amendment. Several previous master utility reports will be referenced throughout including: **310 West Master Utilities Report** (Ref. 7) prepared by Calibre Engineering, and **Master Utilities Report for Highpoint at DIA** (Ref. 8) prepared by S.A. Miro, Inc., and Everlea Master Utility Study, (Ref. 11) prepared by PLX Engineering. The proposed water and sewer system must meet the criteria set forth by the guidelines of the **Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications** (Ref. 3) manual prepared by the City of Aurora (COA) as well as the **Master Utility Design Criteria for Water and Sanitary Sewer** (Ref. 6). Westwood Professional Services (Westwood) will work in conjunction with the client and the COA to ensure that the water distribution and sanitary sewer systems are compatible with existing facilities and planned development.

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## 1.3. Project Location

The 151-acre ~~Moffitt~~/Skydance development is in the southwest quarter of Section 12, Township 3 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado. The project is bounded on the north by future East 60<sup>th</sup> Avenue, on the south by East 56<sup>th</sup> Avenue, on the east by future Tibet Road, and on the west by Picadilly Road. Mapping of the location of this project can be found on the following Map Pages: 94Q, 94R, 95Q, 95R.

Currently there are several existing developments bounding the proposed site; to the west Painted Prairie, LLC, to the north, ~~Avelon~~Everlea, to the south 310 West, and to the east is High Point at DIA. Figure-1 clearly depicts the project in context to the surrounding roadways and known developments.

FIGURE 1 – LOCATION MAP



#### 1.4. Topographic Conditions

The proposed site encompasses approximately 151 acres of currently undeveloped land. The western portion of the site slopes from the east to the southwest, while the eastern portions drain northeast. The total elevation change in the southern portion is approximately 34 feet, dropping from 5464 feet above mean sea level (MSL) at the eastern boundary of the development to 5430 feet above MSL at the western portion of the development. The total elevation change in the eastern portion is approximately 29 feet, dropping from 5480 feet above mean sea level (MSL) at the eastern boundary to 5464 feet above MSL at the northwest corner of the development.

From the *City of Aurora's Water Capital Improvement Plan (CIP)*, (Ref. 4), it is shown that the proposed development is within pressure Zone 3. Table 1 below presents the pressures provided for Zone 3. To separate the Zone 3 and Zone 3c pressure areas, pressure reducing valves have been installed on water line extensions coming off of the existing 24" water line within Picadilly Road and E. 56<sup>th</sup> Avenue. Water mains in Picadilly Road and E. 56<sup>th</sup> will remain in Zone 3 as depicted in Appendix B. All of the ~~Moffitt~~ Skydance development will be in Zone 3.

Zone	Static Hydraulic Grade Line, (ft)	Service Elevation Range, (ft)	Static Pressure Range, (psig)
Zone 3	5720	5480-5600	50-130

**Table 1 – City of Aurora Pressure Zones**

The ~~Moffitt~~/Skydance development consists of one major sanitary sewer basin.

The sanitary sewer basin will outfall at the northeast corner of the development at the future intersection of E. 60<sup>th</sup> Avenue and Tibet Road. The ~~Moffitt~~/Skydance basin is downstream of a portion of 310 West from the south, and the ~~Avelon~~Everlea development to the north. Sanitary sewer routing will take this inflow into consideration when developing the routing for the ~~Moffitt~~/Skydance development.

See Appendix C for sanitary sewer routing and basin boundary information.

### 1.5. Planning Areas

The entire project site has been divided up into ~~3027~~ Planning Areas. These planning areas include parks and open spaces (see appendix A). Planning Area 1 includes proposed Open Space in the northwest corner of the development. Planning Area 2 contains Single Family Detached Residential units in the northwest corner of the development. Planning Area 3 will be Open Space in the north portion of the development. Planning Area 4 will have Single Family Detached Residential units in the north portion of the development. Planning Area 5 will have Multi-Family Residential units in the north portion of the site. Planning Area 6 will be a Park in the north portion of the development. Planning Area 7 will have Multi-Family Residential units in the north portion of the site. Planning Area 8 will have Multi-Family Residential units in the northeast corner of the site. Planning Area 9 includes a proposed Detention area in the northeast corner of the site. Planning Area 10 is proposed Open Space in the northeast corner of the development.

Planning Area 11 includes ~~Mixed-Use Commercial~~Single Family Attached Residential in the east portion of the development. Planning Area 12 is a proposed Park in the east portion of the development. Planning Area 13 and Planning Area 14 will be Single Family Attached Residential in the central portion of the development. Planning Area 15 is proposed Open Space in the central portion of the development. Planning Area 16 is a proposed Park in the central portion of the site, Planning Area 17 will have Single Family Attached Residential units in the center of the site. Planning Area 18 will be Single Family Detached Residential in the west portion of the site. Planning Area 19 will be Open Space in the west portion of the development. Planning Area 20 and Planning Area 21 are Single Family Attached Residential in the central portion of the site. ~~Planning Area 22 is Open Space within the central portion of the development.~~

Planning Area ~~232~~ will be Open Space in the southwest corner of the site. Planning Area ~~243~~ will contain the Detention Facility in the southwest corner of the site. Planning Area ~~254~~ will provide a combined use for Detention as well as Open Space within the southwest corner of the development. ~~Planning Area 25 includes Single Family Attached Residential in the southwest portion of the site.~~ Planning Area 26 and Planning Area 27 are dedicated for Commercial use in the south portion of the development. ~~Planning Area 28 is a Park in the southeast portion of the development. Planning Area 29 is Mixed-Use Commercial~~

in the southeast portion of the development. Planning Area 30 is dedicated for Commercial use in the southeast corner of the development.

## 2 WATER DISTRIBUTION SYSTEM

### 2.1. Land Use and Population

The Moffitt/Skydance development has a total of 3027 Planning Areas (see the appendix A for map). A parcel-by acre tabulation of land use is shown in Table 2. Population estimates are based on 2.77 capita per dwelling unit for all residential units and 22 persons per acre for commercial parcels. This population density was adopted from the *Master Utility Design Criteria for Water and Sanitary Sewer* (Ref.6).

TABLE 2 – DEVELOPMENT AREA POPULATION ESTIMATES

PLANNING AREA	DESCRIPTION	AREA (AC)	PROPOSED UNITS	MAX ALLOWABLE DENSITY (DU/AC)	MAX ALLOWABLE UNITS
PA-1	OPEN SPACE	2.862			
PA-2	SINGLE FAMILY DETACHED	18.5833	886		
PA-3	OPEN SPACE	2.4887			
PA-4	SINGLE FAMILY DETACHED	4.7266	212		
PA-5	MULTI-FAMILY	7.27	10642	40	291
PA-6	PARK	1.1822			
PA-7	MULTI-FAMILY	5.85	86114	40	234
PA-8	MULTI-FAMILY	7.4139	10844	40	296
PA-9	POND	3.6557			
PA-10	OPEN SPACE	1.6985			
PA-11	MIXED-USE COMMERCIAL-SINGLE FAMILY ATTACHED	9.8410.70	394124	40	394
PA-12	PARK	4.683.78			
PA-13	SINGLE FAMILY ATTACHED	2.1627	220		
PA-14	SINGLE FAMILY ATTACHED	1.692.17	154		
PA-15	OPEN SPACE	0.7144			
PA-16	PARK	7.3548			
PA-17	SINGLE FAMILY ATTACHED	2.267	194		
PA-18	SINGLE FAMILY DETACHED	12.083	541		
PA-19	OPEN SPACE	1.763			
PA-20	SINGLE FAMILY ATTACHED	7.898.02	8462		
PA-21	SINGLE FAMILY ATTACHED	5.213	5734		
PA-22	OPEN SPACE	0.59			
PA-232	OPEN SPACE	0.4173			
PA-243	POND	5.754.59			
PA-254	POND/OPEN SPACE	3.452.80			
PA-265	COMMERCIAL-SINGLE FAMILY ATTACHED	9.605.70	58		
PA-276	MIXED-USE-COMMERCIAL	10.175.40	407	40	407 ←

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PA-287	PARK COMMERCIAL	3,4519.78			
PA-29	MIXED-USE COMMERCIAL	3.39	135	40	136 ←
PA-30	COMMERCIAL	2.84	-	-	-

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Notes:

1. Density units depicted are per the Amended FDP Land Use Matrix.
2. Master Utility Analysis utilizes Max Allowable Units for Multi-Family Residential planning areas. All other planning areas utilize Proposed Units in analysis.

## 2.2. Water Design Criteria

This section describes the design criteria incorporated in developing the water distribution system for the proposed development. These Design criteria were adopted from the **Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications** (Ref. 3) and the *approved Painted Prairie Amendment Master Utility Report* (Ref. 1)

## 2.3. Demands

The following is a list of criteria used to develop the water demands for the proposed site, per (Ref. 6):

- Residential Average Day Demand= 0.07gpm/capita
- Commercial Average Day Demand = 1,500 gpd/acre
- Residential Max Day Factor = 2.8 x average day demand
- Residential Peak Hour Factor = 4.5 x average day demand
- School Max Day Factor = 2.8 x average day demand
- School Peak Hour Factor = 4.5 x average day demand
- Commercial Max Day Factor = 2.8 x average day demand
- Commercial Peak Hour Factor = 4.5 x average day demand

## 2.4. Pressures

The system has been analyzed to meet the maximum day plus fire flow demand with a residual pressure of no less than 20 psig at any point in the water distribution system. The system will maintain at a minimum 50 psig at any point in the distribution system during the Average Day Demand. Also, the Maximum Day residual water pressure shall not be less than 50 psig.

## 2.5. Distribution System

The following constraints in the max day + fire flow scenario will be used to model the water distribution system, per **Master Utility Design Criteria for Water and Sanitary Sewer** (Ref. 6):

- Max Hour Velocity for 6-inch line = 2.5 fps
- Max Hour Velocity for 8–12-inch line = 3 fps
- Max Hour Velocity for 16-24-inch and up = 4.5 fps
- Residential Fire Flow = 1500 gpm
- Commercial/Multi-family Fire Flow = 2500 gpm
- Hazen Williams Coefficient, C = 150
- Sufficient looping will be incorporated

## 2.6. Existing Infrastructure and Supply

Moffitt/Skydance is in the City of Aurora’s service area. All potable water will be supplied by the City of Aurora’s water distribution system. The proposed water distribution system will connect to the COA’s

system in several locations. See Appendix B for location of connections to existing City of Aurora water system. The Moffitt/Skydance Development lies within the City of Aurora Water Pressure Zone 3. Pressure reducing valves have been installed within Picadilly Road to separate Zone 3 and Zone 3C which is to the west of the Moffitt/Skydance Development in the Painted Prairie site.

## 2.7. Water Demands

The summary of water demands calculated for the proposed water distribution system is presented in Appendix B. As stated previously within this report, the demands were determined using assumptions and requirements outlined in the *Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications* (Ref. 3). The residential population was based on 2.77 persons per dwelling unit per *Master Utility Design Criteria for Water and Sanitary Sewer* (Ref. 6). Average day demands were calculated from developable acreage, population density, dwelling units per acre, and the average water demand rate. Maximum day and peak hour demands were calculated using peaking factors shown above. For more detailed demand calculations please refer to Appendix B.

## 2.8. Onsite Water Facilities

The study area is currently undeveloped and will require onsite water infrastructure to supply adequate water to the development. The distribution mains are sized to accommodate peak flow requirements for each planning area at full build-out based on the land use and population estimates described in this report. A preliminary water distribution system layout is shown in the appendix of this report. The minimum line sizes are based on this layout. If the distribution system is developed differently from that shown, line sizes may change, and an amendment to the MUR will need to be submitted to COA for approval. This Master Utility Report and accompanying WaterGEMS model should be updated if alignment/layouts/planning estimates change.

## 2.9. Water Network Analysis

The network analysis for the proposed development was analyzed using Bentley WaterCAD Edition by Bentley. The layout of the distribution system for the proposed development is shown in Appendix B as well as a network analysis. The base network skeleton and the set points for WaterCAD pressures were adapted from the *City of Aurora's Water CIP map* (Ref. 4).

## 2.10. Modeling Criteria

The modeling criteria incorporated in the water distribution system network analysis was adopted from *Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications* (Ref. 3) and is shown in detail earlier in this report.

## 2.11. Network Analysis

Flows were allocated to each node (pipe junction of external demand) based on tributary areas mapped to each node within the site. Demands were then determined by land use and unit flows. The water supply connections were modeled as reservoirs (see map in appendix). The hydraulic grades for these reservoirs for different scenarios were taken from the *City of Aurora's Water CIP Map* (Ref. 4).

The model was analyzed, and several scenarios were computed to match the design criteria. Final pipe sizing was based on the results of this analysis. Changes were made to the layout based on the results of successive simulations as needed to meet the above criteria. Wherever possible, waterlines were internalized to maximize system efficiency and reduce construction costs. A roughness coefficient of 150 (Hazen-Williams C value) was used for all simulations. The residual fire flow (1,500 gpm) was assigned to every node servicing residential areas or known fire hydrants servicing residential areas and the system was evaluated for fire flow requirements as required by the COA. The commercial fire flows (2,500 gpm)

were assigned to selected nodes based on the land use, and the system was evaluated for fire flow requirements. Output tables for each modeled scenario can be found in Appendix A.

Within the model, several cases were included to fully analyze how peak flows and fire demands will affect the system.

The general cases are as follows:

1. Average Day Demand
2. Maximum Day Demand
3. Maximum Hour Demand
4. Maximum Day Demand with coincident fire flow at all parcels

Input Parameters of the water distribution system modeled above include the following:

1. Pipe Diameters (inches)
2. Pipe Lengths (feet)
3. Node Elevations (feet)
4. System Demands (as outlined above)
5. Fire Flows (1,500 gpm, 2,500 gpm and 3,500 gpm)
6. Pipe Friction Coefficient, C = 150

Output Parameters Include:

1. Velocities (fps)
2. Pressure (psig)
3. Head Loss (feet)
4. Flow Rates (gpm)

## 2.12. Modeling Results

The results of the WaterCAD analysis for the proposed planning areas are presented in Appendix B. This analysis represents the proposed water distribution system, including node locations, pipe locations and pipe sizes that serve the project site.

# 3 SANITARY SEWER SYSTEM

## 3.1. Land Use and Population

The Moffitt/Skydance development has a total of 3027 Planning Areas (see the appendix A for map). A parcel-by-acre tabulation of land use is shown in Table 2. Population estimates are based on 2.77 capita per dwelling unit for all residential units. This population density was adopted from the *Master Utility Design Criteria for Water and Sanitary Sewer* (Ref.6).

The Moffitt/Skydance development consists of one major sanitary sewer basin. The sanitary sewer basin will outfall at the northeast corner of the development at the future intersection of E. 60<sup>th</sup> Avenue and Tibet Road. The Moffitt/Skydance basin is downstream of a portion of 310 West from the south, and the Avelon development to the north. Sanitary sewer routing will take these inflows into consideration when developing the routing for the Moffitt/Skydance development.

The sanitary sewer system for the Moffitt/Skydance development will outfall to the system designed with the High Point at DIA development (COA #220127). The sanitary sewer will gravity to the temporary Second Creek Lift station with limited capacity located near the future intersection of E. 68<sup>th</sup> Avenue and

Denali Road. The Moffitt/Skydance site will ultimately be served via gravity with the Second Creek interceptor.

The **Master Utility Report for High Point at DIA** (Ref. 2) allocated an inflow of 2.17 cfs at the connection point at future E. 60<sup>th</sup> Avenue and Tibet Road. Because of the density of the Moffitt/Skydance development and the configurations of both the 310 West and a portion of the High Point sewerage systems passing through the site sewer system, this will be increased to 4.20 cfs. From the **High Point at DIA-FDP Amendment No. 4- Master Utility Study Amendment** (Ref. 5), there is additional capacity available that will not exceed the maximum capacities as defined in the standards and specifications manual. Appendix D details which pipes noted in the **High Point at DIA-FDP Amendment No. 4- Master Utility Study Amendment** (Ref. 5) have additional capacity for the increase in flows from the Moffitt/Skydance development.

### 3.2. Wastewater Design Criteria

This section describes the design criteria incorporated in developing the wastewater collection system for Moffitt/Skydance. These design criteria were adopted from the **Master Utility Design Criteria for Water and Sanitary Sewer** (Ref. 6) per discussion with City of Aurora, as well as **Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications** (Ref. 3):

- Population – 2.77 people per residential unit.
- Average Daily Flow – 68 gpcd for residential areas, 1,200 gallons per day/acre for schools, 188 gpd/unit for hotel and multifamily units, and 1,500 gallons per day/acre for commercial areas.
- Peaking Factor (PF) =  $5+p^{0.167}$ , where p = population in thousands and PF is no greater than 4.0 and no less than 1.7.
- The flow velocity shall not exceed ten (10) fps flowing full or ½ full using Manning’s Formula and (n=0.011 for PVC or n=0.013 for RCP) minimum slope shall be 0.4% with a minimum velocity of two (2) fps at least once per day.
- Depth of flow in pipes should not exceed 75% of capacity for pipes 12 inches or smaller and 80% for pipes larger than 12 inches
- Minimum drop through a manhole from inlet to outlet or same diameter pipe shall be:
  1. 0.2 ft. on straight through run
  2. 0.3 ft. on deflected bends
- Minimum of 4-inch diameter pipe for service lines

### 3.3. Onsite Wastewater Demands

Average day wastewater generation rates per the **Master Utility Design Criteria for Water and Sanitary Sewer** (Ref. 6) table are based on 68 gallons per capita per day (gpcd) for residential areas and 1,500 gallons per day/acre for commercial areas. Peak Flow factors are based on population. Please refer to Appendix B for detailed wastewater generation calculations.

### 3.4. Existing Infrastructure

The Moffitt/Skydance Development basin will discharge into a 18” sanitary sewer pipe that connects to the High Point wastewater system near the intersection of E. 60<sup>th</sup> Avenue and Tibet Road (see **High Point Master Utility Report**, Reference 2 for details). OS-1 refers to the inflows from the 310 West development to the south of Moffitt/Skydance. OS-2, ~~and OS-2, and~~ OS-3 refer to the inflows from the ~~AvelonEverlea~~ development to the north of Moffitt/Skydance. Design point DP-AV1 in the **Master Utility Report for High Point at DIA** (Ref. 2) defines the outfall for the Moffitt/Skydance development. The downstream pipes have been evaluated for the additional density from Moffitt/Skydance, and can accept

the additional flows within the standards outlined in the **Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications** (Ref. 3):

### 3.5. Proposed Wastewater Facilities

#### 3.5.1. Onsite Facilities

The proposed onsite wastewater collection infrastructure is designed to serve the Moffit/Skydance Development. The collection system will consist of 8-inch to 15-inch gravity sewer lines running internal to the project development (See Exhibit SS1). Preliminary sewer design calculations are shown in Appendix B of this report.

#### 3.5.2. Offsite Facilities

The offsite wastewater transmission/collection infrastructure is to be designed with the High Point at DIA development. Appendix D will show the routing of the offsite sanitary sewer to the eventual outfall at the existing Second Creek Lift Station.

This ultimate, full build-out condition for the Moffit/Skydance Development project site will require coordination with High Point at DIA and City of Aurora to coordinate additional flows from the increased density from the Moffit/Skydance Development and regarding alignment, depths, and easements.

## 4 CONCLUSION

The water distribution system will connect to the existing Zone 3 water system at several points in E.56th Avenue and Picadilly Road (See Appendix B). The results of the system analysis indicate that the proposed water system conforms to the **Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications** (Ref. 3). Any subsequent changes to the proposed water distribution system as described within this report will require a reanalysis of the system. The Appendix contains the WaterCAD results and layout exhibit.

The sanitary sewer system for Moffit/Skydance serves the entire Moffit/Skydance development. The results of the system analysis indicate that the proposed sanitary sewer system conforms to the **Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications** (Ref. 3), the **Master Utility Design Criteria for Water and Sanitary Sewer** (Ref. 6). The Appendix contains the anticipated sewer flow results and layout exhibit.

## 5 REFERENCES

1. Painted Prairie Amendment to the Master Utility Report for Painted Prairie, LLC, CVL Consultants of Colorado, Inc., February 2020, COA #220059MU-2017-3014 97S.
2. Master Utility Report for High Point at DIA, J3 Engineering Consultants, February 2017, COA #217021MU1-2004-0387 94P.
3. Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications, City of Aurora, January 2022.
4. Treated Water Distribution System 2025 Capital Improvement Plan, City of Aurora, February 2009.
5. High Point at DIA-FDP Amendment No. 4-Master Utility Study Amendment, Martin/Martin, Inc., July 2020, 220127MU1-2004-3087 94P.
6. Master Utility Design Criteria for Water and Sanitary Sewer, City of Aurora, April 2018
7. 310 West Master Utility Report, Dewberry and communications with Dewberry staff via email (Currently Under City Review).
8. Master Utilities Report for Highpointe at DIA, S. A. Miro, Inc., February 2005, COA #205047-2004-3087.
9. Fulenwider-Master Utility Report, Martin/Martin, Inc., July 2020
10. Moffit/Skydance-Master Utility Report, Westwood, Feb. 2023, COA #223035MU1-1900-ADAMS 95S
11. Everlea Master Utility Study, PLX Engineering, Nov. 22, 2023, COA #223281MU1-1900-ADAMS 95S

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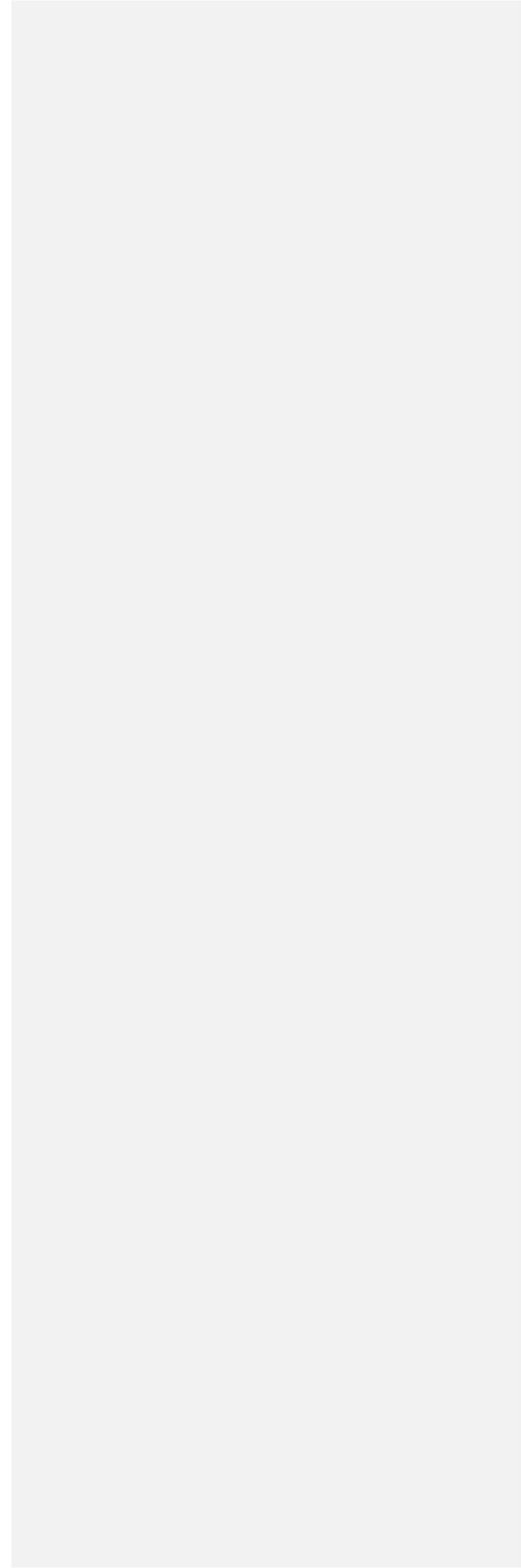
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## Appendix A

Development and Planning Area Map



## APPENDIX B

Water Demands, Calculations, and Layout

## APPENDIX C

Wastewater Demands, Calculations, and Layout

## APPENDIX D

Wastewater Routing capacity allocation through High Point at DIA