2/17/2021
KH Responses

Kimley»Horn

November 11, 2020

Aurora Water
15151 E. Alameda Ave.
Aurora, CO 80012

RE: ***Project Tiger at Porteos***
Planning Area 10B
Utility Conformance Letter

To Whom It May Concern:

Kimley-Horn and Associates, Inc. is submitting this Utility Conformance Letter on behalf of SunCap Property Group, LLC, the developer of Planning Area 10B in the Porteos Master Development, to accompany the Site Plan for Project Tiger at Porteos (the "Project"). The letter is for verification that the Project as described below is in compliance with the Porteos Harvest Road and 56th Avenue Master Utility Report Amendment prepared by CVL Consultants revised April 2017 (the "MUS").

PROJECT DESCRIPTION

The Project is located northwest of the intersection of E 56th Avenue and Jackson Gap Street in Aurora, Colorado (the "Site"). More specifically, the Site is approximately 68.11 acres and is a parcel of land located in the northwest quarter of Section 9, Township 3 South, Range 65 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado. The proposed site is bounded by Future 60th Ave and vacant future industrial to the North, vacant commercial and Jackson Gap Street to the East, Parcel Floodplain and E. 56th Avenue to the South and vacant commercial property and Harvest Road to the West.

The Project will consist of one 480,000 square foot distribution facility and one 10,200 square foot vehicle maintenance garage to support the distribution facility within the Porteos Subdivision. Associated truck, trailer, van, and employee parking, drive aisles, landscaping, lighting, and utility improvements are also proposed to support the distribution facility. The proposed building is oriented to face east towards the van parking lot with the truck and trailer parking west of the building and employee parking to the south. The Project is anticipated to be accessed from three (3) locations along Jackson Gap Street and two (2) along 56th Ave. Parking and drive aisles, whether in the secured area or the employee parking lot, are designed to provide internal traffic circulation as well as emergency access throughout the Site.

The sewer and water designs presented herein will focus on the sanitary sewer flows and water demands associated with development of the Project. An Overall Utility Plan is provided in **Appendix A**.

DESIGN CRITERIA

Regulations

The current adopted Aurora Water "Water, Sanitary Sewer & Storm Drainage Infrastructure Standards and Specifications" (the "Aurora Water Criteria") has been used as the basis of design for the Project.

Development Criteria Reference and Constraints

Porteos Harvest Road and 56th Avenue Master Utility Report Amendment prepared by CVL Consultants revised April 2017 (the "MUS"), the Porteos Road Infrastructure – Phase 6 Construction Documents prepared by CVL Consultants dated October 2020 (the "Phase 6 CDs"), and the Porteos – Phase 8 Construction Documents (the "Phase 8 CDs) were utilized to confirm sewer and water availability and conformance for the Project. Excerpts of the MUS that were utilized in preparation of this letter are provided in **Appendix D**.

WATER SYSTEM

Existing Water System

According to the MUS and the Phase 6 CDs, E. 56th Avenue has an existing 24" water main located on the south side of the existing two lane roadway. An existing 16" water main is located within Jackson Gap Street. 56th Avenue and Jackson Gap Street are planned to be widened as part of the Phase 6 CDs and includes hydrants along both rights-of-way. There are no stubouts identified on the existing conditions nor the Phase 6 CDs. A 16" water main will be installed within E. 60th Avenue with a 12" stubout as identified within the Phase 8 CDs.

Per the MUS, the Site is located within Pressure Zone 3 with high to very high water pressures. Based on the MUS, various pressure reducing valves were installed at five (5) different location in the Porteos water system; however, the pressures on the south side of Porteos will remain on Zone 3 and have higher water pressures.

Assumed Water System Demands

MUS Assumed Water Demands

The MUS water demands were calculated for both Planning Area 10A and 10B and based on a mixed commercial development. Since the Site is being replatted to a larger parcel than assumed in the MUS, a weighted average of these demands was completed. The assumed demands for Planning Area 10B are identified below.

Average Day Demand (ADD) – 58.89 GPM

Maximum Day Demand (MDD) – 164.88 GPM

Peak Hour Demand (PHD) – 264.99 GPM

Aurora Water Criteria Assumed Water Demands

Utilizing the requirements provided in Section 5.00 of the Aurora Water Criteria, a summary of the demands for the Project based on a commercial use with the replatted site acreage, Site demands are identified below.

Average Day Demand (ADD) – 102,165 GPD, 70.9 GPM

Maximum Day Demand (MDD) – 286,062 GPD, 198.7 GPM

Peak Hour Demand (PHD) – 459,743 GPD, 319.3 GPM

Proposed Water Demands

Water demands were calculated by using requirements provided in Section 5.00 of the Aurora Water Criteria. A summary of the demands for the Project are summarized below. Demands are based on Section 5.02.3 of the Aurora Water Criteria and an industrial use with the site acreage as noted in this letter.

Average Day Demand (ADD) – 81,732 GPD, 56.76 GPM

Maximum Day Demand (MDD) – 228,850 GPD, 158.92 GPM

Peak Hour Demand (PHD) – 367,794 GPD, 255.41 GPM

Water System Comparison

MUS Comparison

Comparing the proposed demands for the Project to the MUS assumed water demands, the following delta was determined.

	Average Day Demand (ADD) (GPM)	Maximum Day Demand (MDD) (GPM)	Peak Hour Demand (PHD) (GPM)
MUS Assumed Demand	58.89	164.88	264.99
Proposed Demand	56.76	158.92	255.41
Delta	(2.13)	(5.95)	(9.57)

*() indicated values less than the MUS assumed demand

Aurora Water Criteria Comparison

Comparing the proposed industrial demands for the Project to commercial demands for the same size site based on the Aurora Water Criteria, the following delta was determined.

	Average Day Demand (ADD) (GPM)	Maximum Day Demand (MDD) (GPM)	Peak Hour Demand (PHD) (GPM)
Aurora Water Criteria	70.9	198.7	319.3
Proposed Demand	56.76	158.92	255.41
Delta	(14.2)	(39.7)	(63.9)

*() indicated values less than Aurora Water Criteria

Water system demand calculations and comparison tables are provided in **Appendix B**.

WASTEWATER SYSTEM

Existing Wastewater System

According to the MUS, Phase 6 CDs, and Phase 8 CDs, a 15" PVC sanitary main will be installed within future E. 60th Avenue and an 8" PVC sanitary stub off of the 15" PVC main will be installed for the Site.

Assumed Wastewater System Demands

MUS Assumed Wastewater Demands

The MUS wastewater demands were calculated for both Planning Area 10A and 10B and based on a mixed commercial development. Since the Site is being replatted to a larger parcel than assumed in the MUS, a weighted average of these demands was completed. This assumed demand for Planning Area 10B is identified below.

Average Daily Flow – 0.199 MGD, 198,796 GPD

Aurora Water Criteria Assumed Wastewater Demands

Utilizing the requirements provided in Section 5.03 of the Aurora Water Criteria, a summary of the demand for the Project based on a commercial use with the replatted site acreage, the Site demand is identified below.

Average Daily Flow – 102,165 GPD

Do you have any demands based on this exact project/ use?

Proposed Wastewater System Demands

Wastewater demands were calculated using requirements pro[illegible]e Aurora Water Criteria. A summary of the demands for the Project are sum[illegible]on an industrial site acreage of 68.11 acres.

At this time, actual demands are not yet known. This report can be updated during civil construction document review if requested by staff.

Average Daily Flow – 0.082 MGD, 81,732 GPD

Wastewater System Comparison

MUS Comparison

Comparing the proposed demands for the Project to the MUS assumed wastewater demands, the following delta was determined.

	Average Daily Flow (GPD)
MUS Assumed Demand	198,796
Proposed Demand	81,732
Delta	(117,064)

*() indicated values less than the MUS Assumed Demand

Aurora Wastewater Criteria Comparison

Comparing the proposed industrial demands for the Project to commercial demands for the same size site based on the Aurora Water Criteria, the following delta was determined.

	Average Daily Flow (GPD)
MUS Assumed Demand	102,165
Proposed Demand	81,732
Delta	(20,433)

*() indicated values less than Aurora Water Criteria

Sanitary sewer demand calculations and comparison tables are provided in **Appendix C**.

COMPLIANCE WITH STANDARDS

Although some of the improvements identified in the MUS and CDs have yet to be constructed, the demands associated with the Project are anticipated to be in substantial accordance with applicable assumptions utilized to design the downstream infrastructure and is not anticipated to adversely affect these facilities for which they connect. From the analysis presented within this letter, the Project is in general conformance with the assumptions and design included within the MUS, Phase 6 CDs, and Phase 8 CDs.

If you have any questions or comments during your review, please do not hesitate to contact me at 303-228-2307.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Erin Griffin, P.E.
Registered Professional Engineer
State of Colorado No. 42694

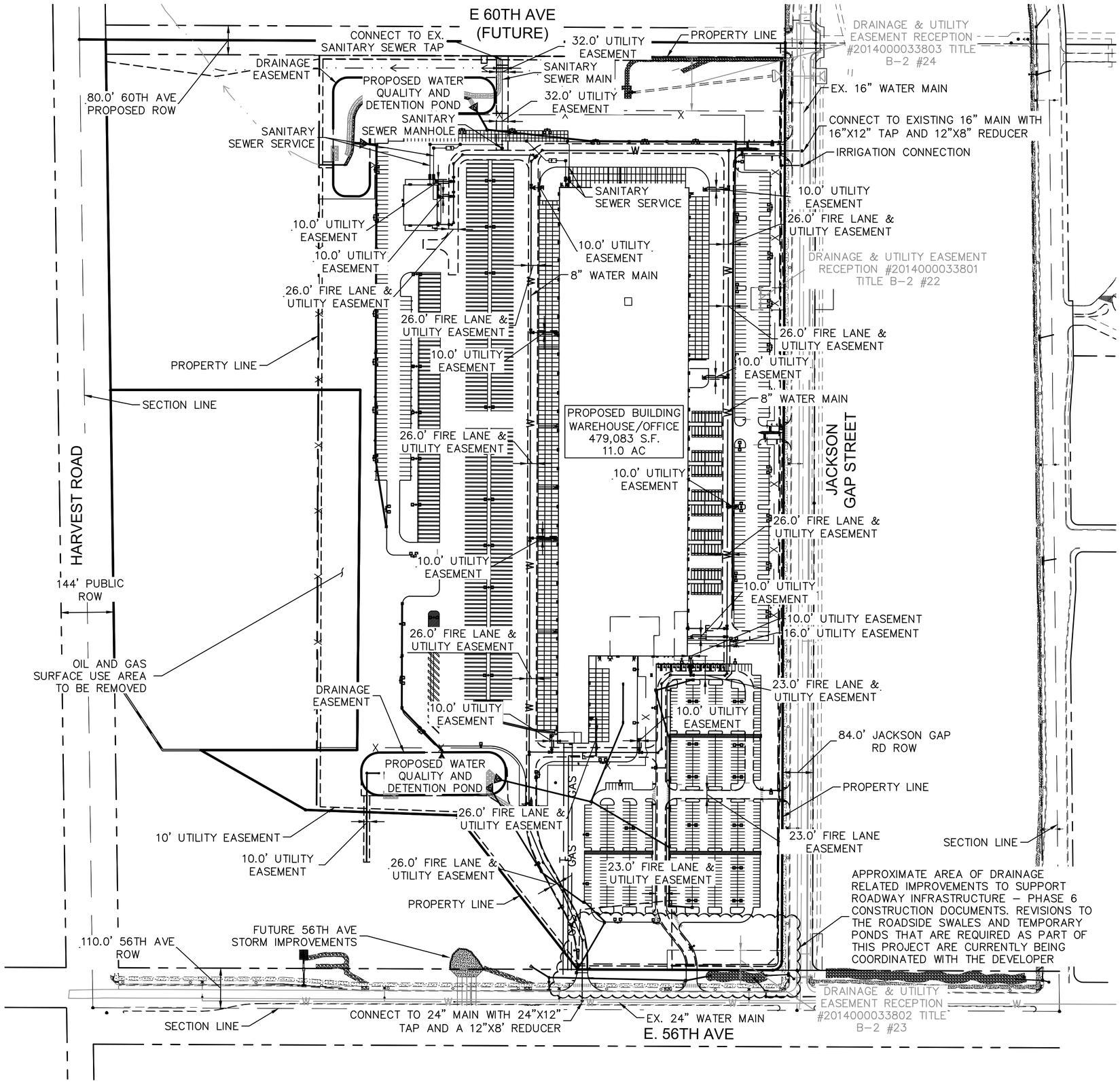
APPENDIX A – UTILITY PLAN

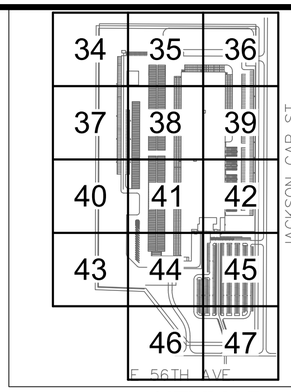
PROJECT TIGER AT PORTEOS
SITE PLAN AND PRELIMINARY PLAT

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
ADAMS COUNTY, STATE OF COLORADO

GRAPHIC SCALE IN FEET
0 100 200 400
SCALE: 1"=200'

NORTH





KEYMAP
NTS

NORTH

GENERAL NOTES

1. SANITARY SEWER PIPE SERVICE LINE
2. SANITARY SEWER CLEANOUT
3. WATER MAIN
4. WATER SERVICE LINE
5. FIRE SERVICE LINE
6. FIRE HYDRANT W/ BOLLARD ASSEMBLY
7. FDC W/ APPROVED KNOX HARDWARE
8. KNOX BOX

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED WATER BEND W/ THRUST BLOCK
- PROPOSED FDC
- S — EXISTING SANITARY SEWER
- S — PROPOSED PRIVATE SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AND PRELIMINARY PLAT
OVERALL UTILITY PLAN

DATE: 11/9/2020
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. UT_OV
PROJECT NO. 096360012

SHEET NO.
33

APPENDIX B – WATER SYSTEM CALCULATIONS

Kimley»Horn

PROJECT: Project Tiger at Porteos

PROJECT NO: 096360012

COMPUTED BY: E. Griffin
REVIEWED BY: E. Griffin
DATE: 11/11/2020
SHEET: 1 0F 2

MUS Demand Comparison

	MUS Demands				Replatted Demands				
PLANNING AREA	SITE AREA (AC)	BUILDING AVERAGE DAILY DEMAND, ADD (GPM)	MAX. DAILY DEMAND, MDD (GPM)	PEAK HOUR DEMAND, PHD (GPM)	SITE AREA (AC)	% of Total Site	BUILDING AVERAGE DAILY DEMAND, ADD (GPM)	MAX. DAILY DEMAND, MDD (GPM)	PEAK HOUR DEMAND, PHD (GPM)
PA-10A	59.30	51.26	143.52	230.66	31.59	31.69%	27.31	76.47	122.90
PA-10B	40.40	34.94	97.83	157.23	68.11	68.31%	58.89	164.88	264.99
	99.70	86.20	241.35	387.89	99.70	100.00%	86.20	241.35	387.89

Proposed Demands	56.76	158.92	255.41
DELTA	-2.13	-5.95	-9.57

Kimley»Horn

PROJECT: Project Tiger at Porteos

COMPUTED BY: E. Griffin
REVIEWED BY: E. Griffin
DATE: 11/11/2020

PROJECT NO: 096360012

SHEET: 2 0F 2

Aurora Water Criteria Comparison

	SITE AREA (AC)	AVERAGE DAILY DEMAND, ADD (GPD)	BUILDING AVERAGE DAILY DEMAND, ADD (GPM)	MAX. DAILY DEMAND, MDD (GPD)	MAX. DAILY DEMAND, MDD (GPM)	PEAK HOUR DEMAND, PHD (GPD)	PEAK HOUR DEMAND, PHD (GPM)
Industrial	68.11	81,732	56.8	228,850	158.9	367,794	255.4
Commercial	68.11	102,165	70.9	286,062	198.7	459,743	319.3
DELTA*		-20,433	-14.2	-57,212	-39.7	-91,949	-63.9

REMARKS:
*The DELTA row shows the assumed overall development design is in excess of the proposed flow for the Project

APPENDIX C – WASTEWATER SYSTEM CALCULATIONS

Kimley»Horn

PROJECT: Project Tiger at Porteos

PROJECT NO: 096360012

SANITARY SEWER COMPUTATION SHEET

COMPUTED BY: E. Griffin
REVIEWED BY: E. Griffin
DATE: 11/11/2020
SHEET: 1 0F 2

MUS Demand Comparison

	MUS Demands				Replatted Demands			
PLANNING AREA	SITE AREA (AC)	% of Total Site	Average Daily Flow (MGD)	Average Daily Flow (GPD)	SITE AREA (AC)	% of Total Site	Average Daily Flow (MGD)	Average Daily Flow (GPD)
PA-10A	59.30	59.48%	0.173	173,082	31.59	31.69%	0.092	92,204
PA-10B	40.40	40.52%	0.118	117,918	68.11	68.31%	0.199	198,796
	99.70	100.00%	0.291	291,000	99.70	100.00%	0.291	291,000

Proposed Demands	0.082	81,732
DELTA	-0.117	-117,064

Kimley»Horn

PROJECT: Project Tiger at Porteos

PROJECT NO: 096360012

SANITARY SEWER COMPUTATION SHEET

COMPUTED BY: E. Griffin
REVIEWED BY: E. Griffin
DATE: 11/11/2020

SHEET: 2 0F 2

LINE NUMBER	PROJECTED FLOW DETERMINATION - AURORA WATER COMPARISON																						
DESIGN POINT LOCATION	RESIDENTIAL								COMMERCIAL/INDUSTRIAL							TOTAL AVERAGE SEWAGE FLOW (CFS)	PEAK FACTOR	PEAK FLOW (GPD)	PEAK FLOW (CFS)	INFILTRATION			TOTAL PEAK SEWAGE FLOW (CFS)
	ZONING	AREA (ACRES)	NO. UNITS	DENSITY (P.P.U.)	POPULATION INCREMENT	POPULATION TOTAL	FLOW FACTOR (GPCD)	AVERAGE FLOW (CFS)	ZONING	AREA (ACRES)	AREA BLDG FT2	AVERAGE DAILY FLOW ADF(GPD)	GPD/SF	FIXTURE UNITS	AVERAGE FLOW (CFS)					ALLOWANCE	INFILTRATION (CFS)	CUMULATIVE INFILTRATION	
Industrial									AD	68.11		81,732	1.5		0.126	0.126	4.00	326,928	0.506	0.1	0.013	0.013	0.519
Commercial									AD	68.11		102,165	1.5		0.158	0.158	4.00	408,660	0.632	0.1	0.016	0.016	0.648
DELTA*												-20,433											**-0.130**

REMARKS:
*The DELTA row shows the assumed overall development design is in excess of the proposed flow for the Project

APPENDIX D– MASTER UTILITY STUDY EXCERPTS

217130MU1
2013-3010
93W-X,94-95W

PORTEOS

HARVEST ROAD AND 56TH AVENUE
MASTER UTILITY REPORT AMENDMENT
CITY OF AURORA, COLORADO

REVISED APRIL 2017

PREPARED FOR: ACP DIA 1287 INVESTORS, LLC
4530 E. SHEA BLVD., SUITE 100
PHOENIX, ARIZONA 85028
ATTN: BILL WICHTERMAN
PHONE: (602) 494-7800

PREPARED BY: CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK AVENUE, SUITE 240
ENGLEWOOD, COLORADO 80112
PHONE: (720) 482-9526

CVL PROJECT #: 8.13.02497.03
STAFF ENGINEER: JOE FERRIS
PROJECT MANAGER: SARAH J. KOLZ

MASTER UTILITY REPORT
FOR
PORTEOS

City of Aurora Approval Block

Aurora Water	08/18/2017 Date
City Engineer	09/11/2017 Date
Life Safety	8/31/2017 Date

PORTEOS
SANITARY SEWER FLOWS AND POPULATION

Basin	Use	Building Use Size (1000 sf)	% of SF (1)	Building Use Size (1000 sf)	Building Use Size (Ac)	Avg. Daily Flow (GPD/sf)	Avg. Daily Flow (MGD)	Equivalent Population/ Ac	Population
PA-1	Commercial	403.88	25	100.97	2.32	0.5	0.050	50	115.90
	Hotel		50	201.94	4.64	0.5	0.101	50	231.80
	Office		25	100.97	2.32	0.2	0.020	50	115.90
	Sub Total		**100**	**403.88**	**9.27**		**0.172**	**50**	**463.59**
PA-2	Commercial	574.36	25	143.59	3.30	0.5	0.072	50	164.82
	Hotel		50	287.18	6.59	0.5	0.144	50	329.64
	Office		25	143.59	3.30	0.2	0.029	50	164.82
	Sub Total		**100**	**574.36**	**13.19**		**0.244**	**50**	**659.27**
PA-3	Retail	783.77	25	195.94	4.50	0.15	0.029	50	224.91
	Hotel		50	391.88	9.00	0.5	0.196	50	449.82
	Office		25	195.94	4.50	0.2	0.039	50	224.91
	Sub Total		**100**	**783.77**	**17.99**		**0.265**	**50**	**899.64**
PA-4	Parking	**921.40**	**100**	**921.40**	**21.15**	**0.02**	**0.018**	**15**	**317.29**
PA-5	Industrial	**1592.86**	**100**	**1592.86**	**36.57**	**0.05**	**0.080**	**15**	**548.51**
PA-6A	Industrial	**2592.89**	**100**	**2592.89**	**59.52**	**0.05**	**0.130**	**15**	**892.87**
PA-6A ESMT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PA-6B	Industrial	**1978.74**	**100**	**1978.74**	**45.43**	**0.05**	**0.099**	**15**	**681.39**
PA-6B ESMT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PA-7	Industrial	**1322.94**	100	1322.94	30.37	0.05	**0.066**	15	455.56
PA-8(A-B)	Commercial	1013.20	25	253.30	5.81	0.5	0.127	50	290.75
	Office		75	759.90	17.44	0.2	0.152	50	872.24
	Sub Total		**100**	**1013.20**	**23.26**		**0.279**	**50**	**1162.99**
PA-9A	Commercial	226.43	40	90.57	2.08	0.5	0.045	50	103.96
	Hotel		15	33.96	0.78	0.5	0.017	50	38.99
	Event Venue		45	101.89	2.34	0.5	0.051	50	116.96
	Sub Total		**100**	**226.43**	**5.20**		**0.113**	**50**	**259.91**
PA-9B	Industrial	**141.74**	100	141.74	3.25	0.05	**0.007**	15	**48.81**
PA-9C	Commercial	156.62	15	23.49	0.54	0.5	0.012	50	26.97
	Hotel		10	15.66	0.36	0.5	0.008	50	17.98
	Office		75	117.47	2.70	0.2	0.023	50	134.83
	Sub Total		**100**	**156.62**	**3.60**		**0.043**	**50**	**179.78**
PA-9D	Commercial	238.26	15	35.74	0.82	0.5	0.018	50	41.02
	Hotel		10	23.83	0.55	0.5	0.012	50	27.35
	Office		75	178.70	4.10	0.2	0.036	50	205.11
	Sub Total		**100**	**238.26**	**5.47**		**0.066**	**50**	**273.48**
PA-10(A-B)	Commercial	830.59	50	415.29	9.53	0.5	0.208	50	476.69
	Office		50	415.29	9.53	0.2	0.083	50	476.69
	Sub Total		**100**	**830.59**	**19.07**		**0.291**	**50**	**953.38**
PA-11	Commercial	339.90	75	254.93	5.85	0.5	0.127	50	292.61
	Office		25	84.98	1.95	0.2	0.017	50	97.54
	Sub Total		**100**	**339.90**	**7.80**		**0.144**	**50**	**390.15**
PA-12	Industrial	**3268.49**	**100**	**3268.49**	**75.03**	**0.05**	**0.163**	**15**	**1125.51**
PA-12 ESMT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes:

1. Land use and Building square foot values determined in the Traffic Impact Study (provided by FHU).
2. Avg. Daily Flow (GPD/sf) values provided Stan Tec. (See Lift Station analysis)
3. Equivalent Population per acre as City of Aurora Standard.
4. PA-12 to be used as a distribution center.

Porteos
Water Calculations
Average & Maximum Demand Calculation

Planning Area	Type of Development	Total Acres	Maximum Building Area (Ac)	AVG Day Demand (gpm/ based on land use)	Avg Day Demand (GPM)	Max Day Demand (gmp/ based on land use)	Max Day Demand GPM	Max Hour Demand (gpm/ based on land use)	Max Hour Demand GPM	Required Fire Flow	Max Day Demand + Fire Flow GPM
PA-1	Mixed Commercial	30.3	9.27	4.52	41.91	2.8	117.35	4.50	188.59	1500	1617.35
PA-2	Mixed Commercial	60.2	13.19	4.52	59.60	2.8	166.87	4.50	268.18	1500	1666.87
PA-3	Mixed Commercial	58.8	17.99	4.52	81.33	2.8	227.72	4.50	365.97	1500	1727.72
PA-4	Industrial	57.9	21.15	1.00	21.15	2.8	59.22	4.50	95.18	1500	1559.22
PA-5	Industrial	111.11	36.57	1.00	36.57	2.8	102.40	4.50	164.57	1500	1602.40
PA-6A	Industrial	155.65	59.52	1.00	59.52	2.8	166.67	4.50	267.86	1500	1666.67
PA-6A ESMT	N/A	16.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PA-6B	Industrial	121.21	45.43	1.00	45.43	2.8	127.19	4.50	204.42	1500	1627.19
PA-6B ESMT	N/A	14.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PA-7	Industrial	79.4	30.37	1.00	30.37	2.8	85.04	4.50	136.67	1500	1585.04
PA-8A	Mixed Commercial	79.3	13.95	4.52	63.05	2.8	176.55	4.50	283.74	1500	1676.55
PA-8B	Mixed Commercial	52.9	9.31	4.52	42.08	2.8	117.83	4.50	189.37	1500	1617.83
PA-9A	Mixed Commercial	45.3	5.20	4.52	23.49	2.8	65.79	4.50	105.73	1500	1565.79
PA-9B	Industrial	15.4	3.25	1.00	3.25	2.8	9.11	4.50	14.64	1500	1509.11
PA-9C	Mixed Commercial	18.8	3.60	4.52	16.25	2.8	45.50	4.50	73.12	1500	1545.50
PA-9D	Mixed Commercial	28.6	5.47	4.52	24.71	2.8	69.19	4.50	111.20	1500	1569.19
PA-10A	Mixed Commercial	59.3	11.34	4.52	51.26	2.8	143.52	4.50	230.66	1500	1643.52
PA-10B	Mixed Commercial	40.4	7.73	4.52	34.94	2.8	97.83	4.50	157.23	1500	1597.83
PA-11	Mixed Commercial	40.8	7.80	4.52	35.27	2.8	98.75	4.50	158.71	1500	1598.75
PA-12	Industrial	166.5	75.03	1.00	75.03	2.8	210.08	4.50	337.64	1500	1710.08
PA-12 ESMT	N/A	19.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes:

1. Building square foot values determined in the Traffic Impact Study (provided by FHU)