



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 09/03/2024

or Procurement Director Award:

* = Mandatory, information must be provided

***Contractor/Vendor Name/Grantor (DBA):**

Pacific International Properties, L.L.P and Fidelity National Title Agency Trust No.

***Project Title/Description:**

Master Wastewater Service Agreement between Pima County and Pacific International Properties, LLP & Fidelity National Title Agency Trust No 60,327 for Construction of Improvements to the Public Sewage Conveyance System and Provision of Wastewater Service for Cascada Development

***Purpose:**

This Master Wastewater Service Agreement (MWSA) replaces the existing MWSA 14-03-P-1391111-0207. The Development encompasses approximately 820 acres of land and expected to be built in four phases over a period of twenty years and may include non-residential development. The terms of this MWSA are twenty years.

***Procurement Method:**

This agreement is a non-Procurement contract and not subject to Procurement Rules.

***Program Goals/Predicted Outcomes:**

Applicants intend to construct on-site public gravity sewers to serve the Development and transfer of the System Improvement to the County. Previous off-site sewer construction has resulted in 24 remaining discounts that must be allocated within the Development. The Development is within the Cascada Specific Plan area and the Cascada North Specific Plan and consists of several blocks, or phases of development. The applicants intend to sell the blocks to respective third parties, or preapproved assignees. Applicable terms and conditions of this Agreement will be reflected in new wastewater service agreements after each sale to the purchasers.

***Public Benefit:**

Oasis Hills Public Outfall will provide capacity and service to Phase I and Phase II of the Development. Phase III and Phase IV will be provided capacity and services in the Dove Mountain Outfall on first-come first-served basis.

***Metrics Available to Measure Performance:**

Transfer of the System Improvement to County ownership, County intends to operate, maintain and service the System Improvement.

***Retroactive:**

No

TO: COB, 8-14-24 (1)
Vers.: 0
pgs.: 45

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THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: SC Department Code: WW Contract Number (i.e., 15-123): 2400002244
Commencement Date: 09/03/2024 Termination Date: 09/02/2044 Prior Contract Number (Synergen/CMS):
Expense Amount \$ 0.00 * Revenue Amount: \$ 0.00

*Funding Source(s) required:
Funding from General Fund? Yes No If Yes \$ %
Contract is fully or partially funded with Federal Funds? Yes No
If Yes, is the Contract to a vendor or subrecipient?
Were insurance or indemnity clauses modified? Yes No
If Yes, attach Risk's approval.
Vendor is using a Social Security Number? Yes No
If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: Department Code: Contract Number (i.e., 15-123):
Amendment No.: AMS Version No.:
Commencement Date: New Termination Date:
Prior Contract No. (Synergen/CMS):
Expense Revenue Increase Decrease
Amount This Amendment: \$
Is there revenue included? Yes No If Yes \$
*Funding Source(s) required:
Funding from General Fund? Yes No If Yes \$ %

Grant/Amendment Information (for grants acceptance and awards)

Document Type: Department Code: Grant Number (i.e., 15-123):
Commencement Date: Termination Date: Amendment Number:
Match Amount: \$ Revenue Amount: \$

*All Funding Source(s) required:
*Match funding from General Fund? Yes No If Yes \$ %
*Match funding from other sources? Yes No If Yes \$ %
*Funding Source:

*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?

Contact: Olivia Cañez, Project Coordinator
Department: Regional Wastewater Reclamation Telephone: (520) 724-6642

Department Director Signature: Date: 8/8/24
Deputy County Administrator Signature: Date: 8/12/2024
County Administrator Signature: Date: 8/12/2024

**Master Wastewater Service Agreement
between**

Pima County

and

**Pacific International Properties, L.L.P and Fidelity National Title Agency Trust No.
60,327**

for

Construction of Improvements to the Public Sewage Conveyance System

and

**Provision of Wastewater Service
for**

Cascada Development

Master Wastewater Service Agreement
between
Pima County
and
Pacific International Properties, L.L.P. and Fidelity National Title Agency Trust No.
60,327
for
Construction of Improvements to the Public Sewage Conveyance System
and
Provision of Wastewater Service
for
Cascada Development

This Agreement is made this 3rd day of September, 2024, between Pima County, a body politic and corporate of the State of Arizona ("County"), on behalf of its Regional Wastewater Reclamation Department, and Pacific International Properties, L.L.P, an Arizona limited liability partnership and Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,327 ("Applicants"), as owners.

Recitals

- A. Applicants are the owners of the property commonly referred to as Cascada Development (hereinafter called the "Development"), a development in the Town of Marana, Pima County, Arizona.
- B. This Agreement replaces the existing Master Wastewater Service Agreement 14-03-P-1391111-0207.
- C. The Development encompasses approximately 820 acres of land located in portions of Sections 9, 10, 11, and 15, Township 12 South, Range 12 East; bounded on the north by State Trust Lands; east by unincorporated Pima County limits; south by Twin Peaks Road; and the west by Union Pacific Railroad and I-10 as depicted on Exhibit A, attached hereto and incorporated herein by this reference.
- D. Additionally, Parcel A (tax parcel No. 216456240), a minor land division of Linda Vista Village at Cascada Block 1, as recorded at Seq. No. 20220420098, owned by Fidelity National Title Agency, Inc, Trust No, 60,327, that is located in portion of Section 15 of Township 12 South, Range 12 East and depicted on Exhibit A, and was a part of the original aforementioned master wastewater service agreement, is a part of this Agreement.
- E. The Development is expected to be built in four phases, as depicted on Exhibit A, over a period of twenty years and may include non-residential development such as, but

not limited to, commercial, offices, hotels, restaurants, open space, and residential development. Parcel A is expected to be built over a period of several years and may include non-residential development.

F. The Development is within the Cascada Specific Plan area and the Cascada North Specific Plan and consists of several blocks, or phases of development, as depicted on Exhibit A. Additionally, Parcel A is within the Cascada Specific Plan Area. The Applicants intend to sell the blocks to respective third parties, or preapproved assignees, including DR Horton, Inc. and its affiliates, BP Cascada Partners, LLC and its affiliates, Forestar Group, Inc. and its affiliates, Walton Global Investments Ltd. and its affiliates, and affiliates of Pacific International Properties LLP. Applicable terms and conditions of this Agreement will be reflected in new wastewater service agreements after each sale to the purchasers. Each Wastewater Service Agreement with the County will contain provisions of capacity allocation and discounts if applicable for individual blocks, as provided in Exhibit B to this Agreement, as applicable.

G. Applicants constructed and transferred title to the County the off-site public sewer G-2003-054, referred to as the Oasis Hills Public Outfall to provide capacity and service to Phase I and Phase II of the Development. (The off-site gravity sewer was constructed in conformance with the Sewer Basin Study for Oasis Hills dated February 10, 2004 and approved March 16, 2004). Phase III and Phase IV will be provided capacity and services in the Dove Mountain Outfall G-2000-048 on the first-come first- served basis.

H. Applicants intend to construct on-site public gravity sewers to serve the Development and transfer the System Improvement to the County.

I. Previous off-site sewer construction has resulted in 24 remaining discounts that must be allocated within the Development as provided in Exhibit B to this Agreement. The 24 remaining discounts will be allocated 12 discounts to Parcel A and 12 discounts to Phase I. Applicants are not required to construct additional off-site System Improvements to serve the Development, therefore no additional discounts to wastewater utility fees will apply under this Agreement.

J. Pima County Code, Title 13, Chapter 20, authorizes a developer to construct System Improvements to the Public Sewage Conveyance System under private contract where no existing sewer is available. Upon the completion of the System Improvements and final acceptance by the Pima County Regional Wastewater Reclamation Department ("Department" or "RWRD"), the Ordinance requires the transfer of title of the System Improvement to County.

K. In consideration for transfer of the System Improvement to County ownership, County intends to operate, maintain, and service the System Improvement.

Agreement

Wherefore, in consideration of the recitals and the mutual covenants, terms and conditions in this Agreement, the parties agree as follows:

1 Definitions.

- 1.1 ADEQ Design Requirements means minimum design requirements promulgated by the Arizona Department of Environmental Quality (“ADEQ”) that are set forth as state rules in the Arizona Administrative Code.
- 1.2 HCS means the privately maintained portion of the sewer between the structure being served and the public sewer.
- 1.3 Off-site System Improvement means a System Improvement outside of the boundaries of the Development necessary to connect the Development to the public sewage conveyance system.
- 1.4 On-site Public Gravity Sewers means public sewer facilities to be constructed under this Agreement that are located on the site of the Development.
- 1.5 Public Sewage Conveyance System means public gravity or pressure sewers, manholes and other access structures, chemical feed stations, flow metering stations, pumping facilities, treatment facilities, and other appurtenances that are or will be owned and operated by Pima County.
- 1.6 Regional Wastewater Reclamation Standards means Pima County Regional Wastewater Reclamation Department’s Engineering Design Standards (2022 Edition) as amended or augmented by Department Directive or special design requirements issued by Department, which by this reference are made a part of this Agreement.
- 1.7 System Improvement means new Sewage conveyance components that are owned, designed, permitted, constructed, and tested by a third party and which are intended for Transfer to County ownership.
- 1.8 Wastewater Service Agreement (“WSA”) means the Department’s required agreement that fully document any additional construction requirements, compensation commitments, or other unique considerations. An Applicant’s failure to fully comply with the terms and conditions of the WSA will render void any County Type III Response or commitment to provide wastewater service to future connections within the Development.
- 1.9 Definitions of other terms used in this Agreement will have the same meaning as provided in Pima County Code, Title 13, Chapter 20.

2 Components of Required Construction.

Design standards specific to this project include the requirement that gravity sewer pipe capacity is based on a design Peak Dry Weather Flow that does not exceed $0.75 d/D$ where d = flow depth and D = pipe diameter.

- 2.1 On-site Public Gravity Sewers. The on-site public gravity sewers will be located in the paved portions of new streets to the maximum extent possible. Any public sewers traversing recreational open space areas will be within easements and have maintenance vehicle access provided to the manholes by appropriately designed all-weather drivable surfaces. The public gravity sewers to be constructed under this agreement include the public gravity sewers that serve each block, but not the public sewers within each block that are to be constructed at a later date by others.
- 2.2 Flow-through. When requested by RWRD, sewer service for adjacent Parcels up-gradient of the Development shall be designed and constructed as part of the on-site public gravity sewers. Credits to Wastewater Utility Fees will be issued, through a Credit Agreement after construction, for the cost of extending the public sewer to the property line for the sole use of up-gradient connections.

3 County Wastewater Collection and Treatment Capacity.

- 3.1 The available capacity in the public sewer G-2003-054 is the capacity reserved within that sewer project for the use of Phase I and Phase II of the Development and is 780,000 gallons per day Average Dry Weather Flow (ADWF), as calculated per Table 1 of Arizona Administrative Code R18-9-E323, and herein attached in Exhibit B provided by Applicant. Additionally, capacity reserved for Parcel A in the public sewer G-2003-054 is 33,680 gallons per day ADWF, as provided by Applicant and herein attached in Exhibit B.
- 3.2 Total estimated capacity for Phase III and Phase IV is 372,000 gallons per day ADWF in the public sewer G-2000-048 Dove Mountain Outfall, will be allocated on the first-come, first-served basis.
- 3.3 Capacity Allocation amounts outside of those reserved for the Development in this Agreement will be based on the Department's first-come, first-served capacity allocation process.
- 3.4 Unforeseen capacity limitations may occur downstream from the Development in the 18" public sewer G-2000-048, between Manhole 3911-08 and Manhole 3911-07. This may be triggered by new development within greater service area and will be County's responsibility to resolve.

- 4 **Wastewater Service Agreement.** Applicable terms and conditions of this Agreement will be reflected in new wastewater service agreements after each sale to the purchasers of Phase I, Phase II, Phase III, Phase IV, and Parcel A as provided in Exhibit B to this Agreement, as applicable. Each Wastewater Service Agreement with the County will contain provisions of capacity allocation and discounts if applicable for individual blocks.
- 5 **Governmental Standards.** The on-site public sewer facilities will be designed and constructed in accordance with the applicable provisions of Pima County Code, Title 13, Chapter 20, Regional Wastewater Reclamation Design Standards, and all applicable State of Arizona, Pima County and Pima County Flood Control District standards, rules and regulations.
- 6 **Construction Plans and Specifications.** The System Improvement will be constructed in accordance with final construction plans and specifications prepared, sealed and signed by a qualified registered professional engineer (the Engineer) and approved by the Department.
- 7 **Construction of the Public On-site Sewer Facilities.** The facilities will be constructed by a qualified registered contractor (the "Contractor"). The County will be named as a third-party beneficiary in the contract between Applicants and the Contractor. Construction shall not commence until approval of the plans by PDEQ has been received by the Department, inspection fees have been paid and the permit to construct has been issued.
 - 7.1 Storm Water Permits. Applicable storm water permits must be obtained by both applicant and the Department prior to commencement of construction. In addition to obtaining Applicant's own required permit, Applicant shall provide the Department with all required plans and documentation, the completed application, and the necessary fees that the Department must submit. Department will sign and submit the application, and notify Applicant when the permit has been received.
- 8 **Service.**
 - 8.1 Sewer Connection Permits.
 - 8.1.1 *Physical Connection of Public On-site Sewer Facilities to Public Sanitary Sewer System.* Physical connection of any facility within the Development to the on-site public collector sewers shall not be made until the related on-site public collector sewers and the tributary off-site public sewers have been constructed, inspected and released for service by the Department and ADEQ. Release for HCS connections by Regional Wastewater Reclamation shall be predicated on the satisfactory compliance with the provisions of

Arizona Administrative Code Rule R18-9-E301 and other associated and/or applicable rules administered by ADEQ.

8.1.2 *Regional Wastewater Reclamation Obligations.* The Department shall not unreasonably delay inspection and acceptance of the sewerage facilities or the issuance of sewer connection permits.

8.2 County Wastewater Collection and Treatment Service. After final approval and release by Department and transfer of all of the right, title and interest of Applicants in and to the sewerage facilities to the County as evidenced by a bill of sale, County shall provide wastewater collection and treatment service to the Development.

9 **Wastewater Utility Fees, User Fees, and Discounts.**

a. Utility Fees. Applicants shall pay all wastewater utility fees as required by Pima County Code, Chapter 13.20, *Sanitary Sewer Construction, Connections and Fees*, applicable at the time of application for connection to the public sanitary sewer system.

b. User Fees. Applicants acknowledge and agree that all lots in the Development shall be subject to Pima County Code, Chapter 13.20, *Wastewater Utility Fee*, as amended.

c. Discounts. Pursuant to Section 5.3 of Agreement 14-03-F-137885-0406 that entailed the Applicant-constructed Oasis Hills Public Outfall G-2003-054 and G-2005-042, a total of 24 residential lots within the Development remain eligible for wastewater utility fee discounts and may apply for the fee discounts upon completion of the on-site system improvements. The discounts can be allocated within any of the Phases as provided in Exhibit B to this Agreement. The owner must notify the Department which lots are assigned the discounts and those discounts will be incorporated into the purchaser's WSA.

1. *Discount Amount.* Unless modified by amendment to the ordinance the amount of the discount from each eligible wastewater utility fee shall be \$1,100 for the construction of a qualifying public sewer collection and conveyance improvement.

10 **Funding of Acquisition Expenses.** Applicants shall secure necessary sewer easements from third parties. Applicants shall be responsible for all costs of acquisition and applications. In this regard Applicant shall coordinate all easement acquisitions with the County's Real Property Services Division to provide guidance and approval for the required acquisitions or easement applications.

11 **Indemnification.**

- a. Applicants will indemnify, defend, and hold harmless Pima County, its officers, departments, employees, and agents from and against any and all third party suits, actions, legal or administrative proceedings, claims, demands, or damages of any kind or nature which arise out of this Agreement but only to the extent caused by any act or omission of Applicants, its agents, employees, or anyone acting under its direction, control, or on its behalf except to the extent caused by County negligence.
- b. Preexisting Environmental Conditions. To the fullest extent permitted by law, Applicant shall indemnify, defend, and hold harmless Pima County, its officers, departments, employees, and agents from and against any third party claims and damages resulting from or arising out of the existence of any substance, material, or waste, regulated pursuant to federal, state, or local environmental laws, regulations, or ordinances, that is present on, in, below, or originates from property owned or controlled by Applicant prior to the execution of this Agreement.
- c. Survival of Termination. This section shall survive the termination, cancellation, or revocation, whether in whole or in part, of this Agreement.

12 Term of Agreement and Cancellation.

- a. Term of Agreement. The term of this Agreement (except for those sections relating to provision of County sewer collection and treatment service and to indemnification) and the capacity reserved for Phase I, Phase II, and Parcel A shall terminate twenty (20) years from the effective date of this Agreement or after all blocks shown as Phases and Parcel A per Exhibit A of the Development, have transferred ownership, whichever comes first.
- b. Cancellation for Conflict. This Agreement is subject to A.R.S. § 38-511, the pertinent provisions of which are incorporated herein by reference.

13 Construction of Agreement.

- a. Entire Agreement. This instrument constitutes the entire agreement between the parties pertaining to the subject matter hereof, and all prior or contemporaneous agreements and understandings, oral or written, are hereby superseded and merged herein. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force and effect.
- b. Amendment. This Agreement shall not be modified, amended, altered, or changed except by written agreement signed by both parties.

- c. Negotiation. This Agreement has been arrived at by negotiation and shall not be construed against the party who prepared the last draft.
- d. Intentions. All provisions of this Agreement shall be construed to be consistent with the intention of the parties as expressed in the recitals hereof.
- e. Captions and Headings. Captions and headings used in this Agreement are for convenience only and are not intended to affect the meaning of any provision of this Agreement.
- f. Severability. If any provision of this Agreement, or any application of a provision to the parties or any person or circumstance, is found by a court to be invalid, that invalidity will not affect other provisions or applications of this Agreement that can be given effect without the invalid provision or application.
- g. Governing Law. This Agreement is entered into under and shall be governed by the laws of the State of Arizona and any action concerning this Agreement will be brought in a State of Arizona court in Pima County.

14 Compliance with Laws. The parties shall comply with all applicable federal, state, and local laws, rules, regulations, standards, and executive orders, without limitation to those designated within this Agreement.

- a. Anti-Discrimination. The provisions of Executive Order Number 99-4 issued by the Governor of the State of Arizona are incorporated by this reference as a part of this Agreement.
- b. Americans with Disabilities Act. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable federal regulations under the Act, including 28 CFR. Parts 35 and 36.

15 Contractors. Applicants will advise each Contractor performing work pursuant to this Agreement of County's rights, and the Contractor's obligations, under this Section by including a provision in each contract substantially in the following form:

- I. "Contractor hereby warrants that it will at all times during the term of this contract comply with all federal immigration laws applicable to contractor's employees, and with the requirements of A.R.S. § 23-214 (A). Contractor further agrees that County may inspect the contractor's books and records to insure that contractor is in compliance with these requirements. Any breach of this paragraph by contractor is a material breach of this contract subjecting contractor to penalties up to and including suspension or termination of this contract."

- II. “Pursuant to A.R.S. § 35-393.01, if Contractor engages in for-profit activity and has 10 or more employees, and if this Contract has a value of \$100,000.00 or more, Contractor certifies it is not currently engaged in, and agrees for the duration of this Contract to not engage in, a boycott of goods or services from Israel. This certification does not apply to a boycott prohibited by 50 U.S.C. § 4842 or a regulation issued pursuant to 50 U.S.C. § 4842.”
- III. “Pursuant to A.R.S. § 35-394, if Contractor engages in for-profit activity and has 10 or more employees, Contractor certifies it is not currently using, and agrees for the duration of this Contract to not use (1) the forced labor of ethnic Uyghurs in the People’s Republic of China; (2) any goods or services produced by the forced labor of ethnic Uyghurs in the People’s Republic of China; and (3) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People’s Republic of China. If Contractor becomes aware during the term of the Contract that the Contractor does not comply with A.R.S. § 35-394, Contractor must notify the County within five business days and provide a written certification to County regarding compliance within one hundred eighty days.”

- 16 **No Third-Party Beneficiaries.** Nothing in the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not parties to this Agreement. This Agreement shall not create any right to any person or entity as a third party beneficiary, except that the pre-approved assignees listed in Recital F will be an intended third party beneficiary under this Agreement.
- 17 **Waiver.** Waiver by either party of any breach of any term, covenant or condition herein contained shall not be deemed a waiver of any other term, covenant or condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.
- 18 **Remedies.** Except as otherwise provided herein, either party may pursue any remedies provided by law for the breach of this Agreement. No right or remedy is intended to be exclusive of any other right or remedy and each shall be cumulative and in addition to any other right or remedy existing at law or in equity or by virtue of this Agreement.
- 19 **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of successors and assigns of the parties. Except for the pre-approved assignee listed on Exhibit C, Applicant may not assign this Agreement without prior written approval by County, which approval shall not be unreasonably withheld. An assignment of this Agreement will be in the form of a new WSA pursuant to Section F of the Recitals and Section 4 of this Agreement.
- 20 **Notice.** All notices, demands, instructions, approvals or other communications required or permitted to be given hereunder shall be in writing and shall become effective seventy-two (72) hours after such are deposited in the United States mail,

certified, postage prepaid, addressed as shown below, or to such other address as either party hereto may from time to time designate in writing:

To Applicants:
Red Point Development
Authorized Agent
8710 N. Thornydale Road, Suite 120
Tucson, Arizona 85742

To County:
Jackson Jenkins, Director
Pima County Regional Wastewater
Reclamation Department
201 N. Stone Ave., 8th floor
Tucson, Arizona 85701-1207

21 Termination.

- a. With Cause. If Applicants default under any provision of this Contract, Applicant has 60 calendar days following written notice from County to cure the default. County may include a stop work order with the written notice of the default. If Applicants does not timely cure the default, County may terminate this Contract by serving a written notice upon Applicants without further obligation other than payment for services rendered to the date of termination.
- b. Non-Appropriation. Notwithstanding any other provision in this Contract, County may terminate this Contract if for any reason there are no sufficient appropriated and available monies for the purpose of maintaining County or other public entity obligations under this Contract. In the event of such termination, County will have no further obligation to Applicants, other than to pay for services rendered prior to termination.

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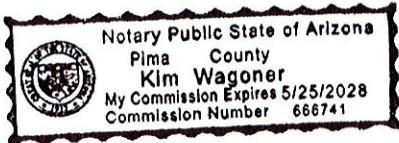
In Witness Whereof, the parties have caused this Agreement to be executed by their duly authorized representatives as of the day and year last written below.

**Pacific International Properties, L.L.P,
an Arizona limited liability partnership**

By: [Signature]
Daniel K. Leung, Attorney-in-fact for Alexander S. Law, Partner
Francis S. Law, Partner
Dennis S. Law, Partner

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 3 day of July, 2024, by Daniel K. Leung, Attorney-in-fact for Alexander S. Law, Partner, Francis S. Law, Partner, and Dennis S. Law, Partner for Pacific International Properties, L.L.P. an Arizona limited liability partnership.



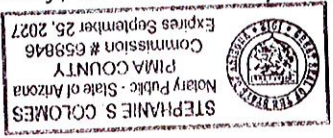
[Signature]
Notary Public

**Fidelity National Title Agency, Inc.,
an Arizona corporation, as Trustee under Trust No. 60,327, and not otherwise**

By: [Signature]
Rachel Turnipseed, Trust Officer

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 2 day of July, 2024, by Rachel Turnipseed, Trust Officer for Fidelity National Title Agency, an Arizona corporation.



[Signature]
Notary Public

PIMA COUNTY:

Adelita S. Grijalva, Chair, Board of Supervisors

Date

ATTEST:

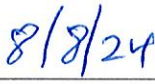
Melissa Manriquez, Clerk of Board

Date

APPROVED AS TO CONTENT:




Jackson Jenkins, Director
Regional Wastewater Reclamation Department



Date

APPROVED AS TO FORM:



Cindy Nguyen, Deputy County Attorney



Date

Exhibit A

Map of Area Encompassed by this Agreement and Phases of Development

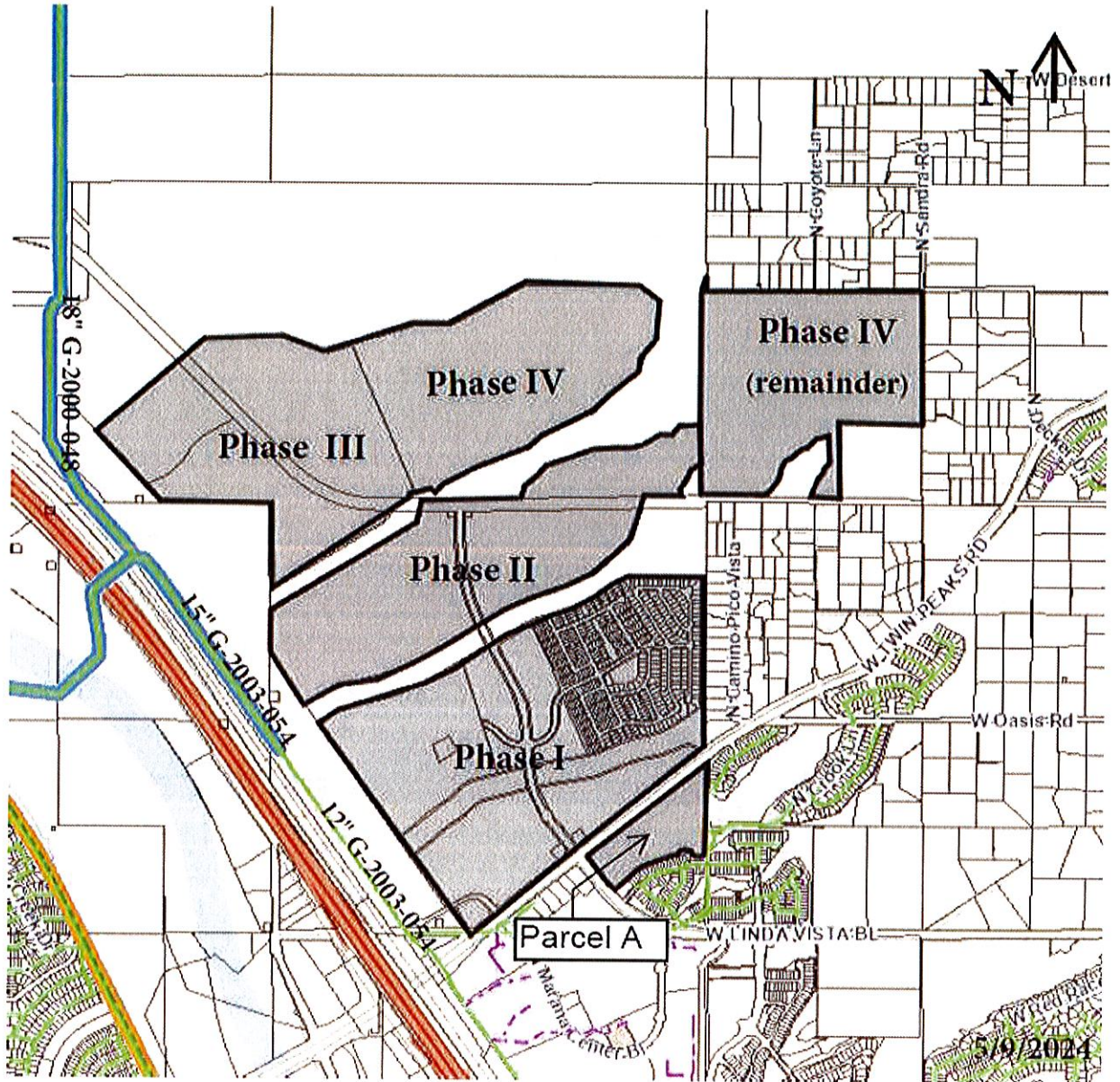


Exhibit B (30 pages)

**Flow Volume Calculations for
Phase I of Cascada Development**

Phase I includes Basin 1 and Basin 2 (Total 583,631 gpd ADWF)



190 S. Statford Dr. #105, Tucson, AZ 85716
(520) 795-7255 voice (520) 795-6747 fax

PRELIMINARY
Basin No. 1 - Shops
Cascada
Sewer Flow Estimates
May 10, 2024

SHOPPING CENTER - SHOPS					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Shop A1 (6,300 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	6,300	630
Sub-Total				6,310	830
Shop A2 (6,300 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	6,300	630
Sub-Total				6,310	830
Shop B1 (9,100 SF)	Store	Employee	20	12	240
	Public Restroom	Sq. Ft. of Retail Space	0.1	9,100	910
Sub-Total				9,112	1,150
Shop B2 (9,100 SF)	Store	Employee	20	12	240
	Public Restroom	Sq. Ft. of Retail Space	0.1	9,100	910
Sub-Total				9,112	1,150

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

SHOPPING CENTER - SHOPS					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Shop B3 (7,000 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	7,000	700
Sub-Total				7,010	900
Shop B4 (7,000 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	7,000	700
Sub-Total				7,010	900
Pad C1 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Pad D1 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Pad D2 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Shop F1 (7,500 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	7,500	750
Sub-Total				7,510	950

K: PENG JOBS Jobs2023 123001 Correspondence Sewer Flows Sewer Flows Basin No. 1.2024.0510

2 of 13

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

SHOPPING CENTER - SHOPS					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Shop G1 (9,000 SF)	Store	Employee	20	12	240
	Public Restroom	Sq. Ft. of Retail Space	0.1	9,000	900
Sub-Total				9,012	1,140
Pad E2 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Pad E3 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Pad A1 (7,000 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	7,000	700
Sub-Total				7,010	900

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

SHOPPING CENTER - SHOPS					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Pad A2 (6,300 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	6,300	630
Sub-Total				6,310	830
Pad A3 (9,100 SF)	Store	Employee	20	12	240
	Public Restroom	Sq. Ft. of Retail Space	0.1	9,100	910
Sub-Total				9,112	1,150
Shop B1 (8,400 SF)	Store	Employee	20	10	200
	Public Restroom	Sq. Ft. of Retail Space	0.1	8,400	840
Sub-Total				8,410	1,040
Shop B2 (9,100 SF)	Store	Employee	20	12	240
	Public Restroom	Sq. Ft. of Retail Space	0.1	9,100	910
Sub-Total				9,112	1,150
Shop B3 (5,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	5,600	560
Sub-Total				5,605	660

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

SHOPPING CENTER - SHOPS					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Pad C1 (4.463 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	4.463	446
Sub-Total				4,468	546
Pad C2 (4.409 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	4.409	441
Sub-Total				4,414	541
Pad D1 (3.600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3.600	360
Sub-Total				3,605	460
Pad D3 (3.600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3.600	360
Sub-Total				3,605	460
Pad E1 (3.600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3.600	360
Sub-Total				3,605	460
Total (144,472 SF)				144,667	18,347

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

***Employee count based on square footage of store

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



190 S. Stratford Dr. #105, Tucson, AZ 85716
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PRELIMINARY
Basin No. 1 - Office
Cascada
Sewer Flow Estimates
May 10, 2024

GENERAL OFFICE					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Office F3 (14,000 SF)	Office	Employee	20	68	1,360
Office F3 (14,000 SF)	Office	Employee	20	68	1,360
Total (28,000 SF)				136	2,720

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



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PRELIMINARY
Basin No. 1 - High Turnover Restaurant
Cascada
Sewer Flow Estimates
May 10, 2024

HIGH TURNOVER RESTAURANT					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Restaurant C2 (8,000 SF)	Restaurant	Employee	20	35	700
	w/ Toilet	Customer	7	300	2100
	Kitchen Waste	Meal	6	800	4800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400
Restaurant E1 (8,000 SF)	Restaurant	Employee	20	35	700
	w/ Toilet	Customer	7	300	2100
	Kitchen Waste	Meal	6	800	4800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

HIGH TURNOVER RESTAURANT					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Restaurant E2 (7,000 SF)	Restaurant	Employee	20	35	700
	w/ Toilet	Customer	7	300	2100
	Kitchen Waste	Meal	6	800	4800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400
Restaurant E3 (7,000 SF)	Restaurant	Employee	20	35	700
	w/ Toilet	Customer	7	300	2100
	Kitchen Waste	Meal	6	800	4800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400
Restaurant E4 (8,000 SF)	Restaurant	Employee	20	35	700
	w/ Toilet	Customer	7	300	2100
	Kitchen Waste	Meal	6	800	4800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

HIGH TURNOVER RESTAURANT					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Restaurant D2 (7,000 SF)	Restaurant	Employee	20	35	700
	w/ Toilet	Customer	7	300	2100
	Kitchen Waste	Meal	6	800	4800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400
Total (45,000 SF)				11,610	50,400

**Source data per project Developer*

***Per AAC Table 1, Unit Design Flows*

****Number of units based on City of Mesa Sewer Design Flow Rates*

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



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PRELIMINARY
Basin No. 1 - Retail Anchor
Cascada
Sewer Flow Estimates
May 10, 2024

RETAIL ANCHOR					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	No. of Units (SF)	Estimated Flow (gpd)
Anchor J (120,000 SF)	Shopping Center, No Food, No Laundry	Sq Ft Retail Space	0.1	120,000	12,000
	Restaurant	Employee	20	10	200
	w/ Kitchen Waste	Meal	6	1,000	6,000
	Garbage Disposal	Meal	1	1,000	1,000
Sub-Total				122,010	19,200
Minor F1 (24,000 SF)	Store	Employee	20	12	240
	Public restroom	Sq Ft Retail Space	0.1	24,000	2,400
Sub-Total				24,012	2,640
Minor F2 (26,000 SF)	Store	Employee	20	12	240
	Public restroom	Sq Ft Retail Space	0.1	26,000	2,600
Sub-Total				26,012	2,840

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

RETAIL ANCHOR					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	No. of Units (SF)	Estimated Flow (gpd)
Anchor H (105,000 SF)	Shopping Center, No Food, No Laundry	Employee	0.1	105,000	10500
	Restaurant	Customer	20	10	200
	w/ Kitchen Waste	Meal	6	1,000	6000
	Garbage Disposal	Meal	1	1,000	1000
Sub-Total				107,010	17,700
Total (275,000 SF)				279,044	42,380

**Source data per project Developer*

***Per AAC Table 1, Unit Design Flows*

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



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PRELIMINARY
Basin No. 1 - District Park
Cascada
Sewer Flow Estimates
May 10, 2024

DISTRICT PARK					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
District Park (Approx. 15.06 AC)	Restroom, Public	Toilet	200	4	800
Total (15.06 AC)				4	800

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

***Assumes 1 comfort station with 4 toilets each

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development



190 S. Stratford Dr. #105, Tucson, AZ 85716
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PRELIMINARY
Basin No. 1 -Fire Station
Cascada
Sewer Flow Estimates
May 10, 2024

FIRE STATION					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Fire Station (Approx. 10,720 SF)	Fire Station	Employee	45	20	900
Total (10,720 SF)				20	900

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

***Number of units based on Mt. Vista Fire Station Sewer Design Report by Presidio Engineering

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development



Presidio
ENGINEERING, INC.

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PRELIMINARY
Basin No. 2 - Office
Cascada
Sewer Flow Estimates
May 10, 2024

GENERAL OFFICE LAND USE					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	No. of Units (SF)	Estimated Flow (gpd)
Medical Office Pad G1 (8,000 SF)	Office	Employee	20	20	400
Medical Office Pad G2 (8,000 SF)	Office	Employee	20	20	400
Medical Office Pad G3 (8,000 SF)	Office	Employee	20	20	400
Medical Office Pad G4 (8,000 SF)	Office	Employee	20	20	400
Medical Office Pad G5 (8,000 SF)	Office	Employee	20	20	400
Medical Office Pad G6 (8,000 SF)	Office	Employee	20	20	400
Medical Office Pad G7 (8,000 SF)	Office	Employee	20	20	400
Office F1 (50,000 SF)	Office	Employee	20	150	3,000
Total (106,000 SF)				290	5,800

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



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PRELIMINARY
Basin No. 2 - Hotel
Cascada
Sewer Flow Estimates
May 10, 2024

HOTEL LAND USE					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Hotel F2 (70,000 SF) w/ 130 Rooms	Hotel w/ Kitchen	Bed (2 person)	60 Bed	260	15,600
Total (70,000 SF)				260	15,600

*Source data per project Developer

**Per AIC Table 1, Unit Design Flows

***Based on assumption that each room has 2 beds

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



Presidio
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PRELIMINARY
Basin No. 2 - High Turn Over Restaurant
Cascada
Sewer Flow Estimates
May 10, 2024

HIGH TURN OVER RESTAURANT LAND USE					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Rest. A1 (8,000 SF)	Restaurant	Employee	20	35	700
	W/ Toilet	Customer	7	300	2,100
	Kitchen Waste	Meal	6	800	4,800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400
Rest. A3 (8,000 SF)	Restaurant	Employee	20	35	700
	W/ Toilet	Customer	7	300	2,100
	Kitchen Waste	Meal	6	800	4,800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development

HIGH TURN OVER RESTAURANT LAND USE					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Rest. B1 (8,000 SF)	Restaurant	Employee	20	35	700
	W/ Toilet	Customer	7	300	2,100
	Kitchen Waste	Meal	6	800	4,800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400
Rest. B4 (8,000 SF)	Restaurant	Employee	20	35	700
	W/ Toilet	Customer	7	300	2,100
	Kitchen Waste	Meal	6	800	4,800
	Garbage Disposal	Meal	1	800	800
Sub-Total				1,935	8,400
Total (32,000 SF)				7,740	33,600

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



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PRELIMINARY
Basin No. 2 - District Park
Cascada
Sewer Flow Estimates
May 10, 2024

DISTRICT PARK LAND USE					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Distret Park (36.69 AC)	Restroom, Public	Toilet	200	12	2,400
Total (36.69 AC)				12	2,400

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



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PRELIMINARY
Basin No. 2 - Shops
Cascada
Sewer Flow Estimates
May 10, 2024

SHOPPING CENTER - SHOPS					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Pad A2 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Pad B2 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Pad B3 (3,600 SF)	Store	Employee	20	5	100
	Public Restroom	Sq. Ft. of Retail Space	0.1	3,600	360
Sub-Total				3,605	460
Total (10,800 SF)				10,815	1,380

*Source data per project Developer
 **Per AAC Table 1, Unit Design Flows
 ***Employee count based on square footage of store

Exhibit B (Continued)

Flow Volume Calculations for
Phase I of Cascada Development



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PRELIMINARY
Basin No. 2 - Retail Anchor
Cascada
Sewer Flow Estimates
May 10, 2024

RETAIL ANCHOR					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	No. of Units (SF)	Estimated Flow (gpd)
Anchor E1 (77,000 SF)	Shopping Center, No Food, No Laundry	Sq Ft Retail Space	0.1	77,000	7,700
	Restaurant	Employee	20	10	200
	w/ Kitchen Waste	Meal	6	1,000	6,000
	Garbage Disposal	Meal	1	1,000	1,000
Sub-Total				79,010	14,900
Anchor E2 (105,000 SF)	Shopping Center, No Food, No Laundry	Employee	0.1	105,000	10,500
	Restaurant	Customer	20	10	200
	w/ Kitchen Waste	Meal	6	1,000	6,000
	Garbage Disposal	Meal	1	1,000	1,000
Sub-Total				107,010	17,700
Total (182,000 SF)				186,020	32,600

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for Phase I of Cascada Development



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PRELIMINARY
Basin No. 2 - Residential
Cascada
Sewer Flow Estimates
May 10, 2024

RESIDENTIAL LAND USE						
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	No. of Units	Person Per Unit	Estimated Flow (gpd)
SFR. Attached	Dwelling	Person	80	274	2.7	59,184
MF-1. 3 Bed Unit	Dwelling	Person	80	684	2.7	147,744
SFR	Dwelling	Person	80	454	2.7	98,064
BL 9. MFR. 3 Bed Unit	Dwelling	Person	80	229	2.7	49,464
BL 9. MFR. 3 Bed Unit	Dwelling	Person	80	103	2.7	22,248
Total				1,744	13.5	376,704

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for Phase II of Cascada Development

Phase II includes Basin 3 (Total 196,000 gpd ADWF)

PRELIMINARY AVERAGE DRY WEATHER FLOW (ADWF) ESTIMATES
FOR CASCADA SEWER BASIN CALCULATIONS

DATED: 4/17/2023

BASIN 3

Presidio Engineering Job No. 123001-01-0701
PREPARED BY: KKD

Parcel	Wastewater Source	Sewered Area (ac)	Unit Design Flow Classification	Applicable Unit	Sewage Design Flow (gpd)	No. of Units	Person Per Unit	Population	ADWF (gpd)	Peak Factor	PDWF (gpd)	PWWF (gpd)
SFR1-Bik 4	Residential, SFR, 432	76.95	Dwelling	person	80	432	2.7	1166.4	93312	2.17	202487.04	253108.8
SFR2-Bik 5	Residential, SFR, 196	42.92	Dwelling	person	80	196	2.7	529.2	42336	2.17	91869.12	114836.4
SFR-CN BL 4	Residential, SFR, 167	27.9	Dwelling	person	80	167	2.7	450.9	36072	2.17	78276.24	97845.3
SUBTOTAL		795				795		2146.5	171720			
Park*	District Park	0	Park, picnic w/flush toilets	Parking space	20	0			0		0	0
School*	School, elementary w/gym, showers. Cafeteria	20	Staff middle w/ gym&showers w/cafeteria	Person Student student Student	20 20 5 3	100 staff 800 students 800 students 800 students			2000 16000 4000 2400		3	73200 91500
Sub-total									24400			
TOTAL		139.87						1695.6	196120		73200	91500

Assumptions:

Parcels sizes per previous block plat and/or developer

Unit Design Flow Classification per AAC Table 1, Unit Design Flows

Basin Data:

Total Basin Area= 139.87 AC

SFR Area= 119.87 AC

District Park Area= 0 AC

Total Number of SFR= 795

Total Number of MFR= 0

Exhibit B (Continued)

Flow Volume Calculations for Phase III and Phase IV of Cascada Development

Phase III and Phase IV include Basin 4 (Total 372,000 gpd ADWF)

PRELIMINARY AVERAGE DRY WEATHER FLOW (ADWF) ESTIMATES
FOR CASCADA SEWER BASIN CALCULATIONS

DATED: 4/17/2023

Presidio Engineering Job No. 123001-01-0701

PREPARED BY: KKD

BASIN 4

Parcel	Wastewater Source	Sewered Area (ac)	Unit Design Flow Classification	Applicable Unit	Sewage Design Flow (gpd)	No. of Units	Person Per Unit	Population	ADWF (gpd)	Peak Factor	PDWF (gpd)	PWWF (gpd)
SFR1- Blk 1	Residential, SFR, 144	25.75	Dwelling	person	60	144	2.7	388.8	31104	1.99	61896.96	77371.2
SFR2- Blk 2	Residential, SFR, 336	47.87	Dwelling	person	80	336	2.7	907.2	72576	1.99	144426.24	180532.8
SFR1- Blk 3	Residential, SFR,	469.26	Dwelling	person	60	1243	2.7	3356.1	269488	1.99	534291.12	667863.9
SUBTOTAL	1723	542.9						4652.1	372168		740614.32	925767.9
Park (dog park)	District Park	13.35										
Total		556.25						4652.1	372168		740614.32	925767.9

Assumptions:

Parcels sizes per previous block plat and/or developer

Unit Design Flow Classification per AAC Table 1, Unit Design Flows

Basin Data:

Total Basin Area= 556.25 AC

SFR Area= 542.90 AC

District Park Area= 13.35 AC

Total Number of SFR= 1723

Total Number of MFR= 0

Exhibit B (Continued)

Flow Volume Calculations for
Parcel A 216456240 (Linda Vista Village at Cascada Block 1)



190 S. Stratford Dr. #105, Tucson, AZ 85716
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PRELIMINARY
Summary Sheet
Parcel A
Sewer Flow Estimates
October 4, 2023

Summary Table	
*Wastewater Source	Estimated Flow (gpd)
Convenience Store with Fuel Canopy	5,500
Auto Wash	5,500
Drive Thru	10,200
Hotel/Motel	12,000
Self-Storage	480
Total	33,680

**Source data per project Developer*

***Per AAC Table 1, Unit Design Flows*

NOTE: SEE SHEETS 2 - 7 FOR BREAK DOWN OF SEWER FLOW CALCULATIONS

Exhibit B (Continued)

Flow Volume Calculations for
Parcel A 216456240 (Linda Vista Village at Cascada Block 1)



190 S. Stratford Dr. #105, Tucson, AZ 85716
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PRELIMINARY
Convenience Store with Fuel Canopy
Parcel A
Sewer Flow Estimates
October 4, 2023

Service Station with Toilets					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Pad 1 Convenience Store with Fuel Canopy (6,200 SF)	Service Station with Toilets	First Bay	1,000	1	1,000
		Each Addtl Bay	500	9	4,500
Sub-Total				10	5,500
Total (6,200 SF)				10	5,500

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for Parcel A 216456240 (Linda Vista Village at Cascada Block 1)



Presidio
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PRELIMINARY
Car Wash
Parcel A
Sewer Flow Estimates
October 4, 2023

Auto Wash					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Pad 2 Car Wash 4,500 SF	Auto Wash	Facility	Per Manufacturer	1	5,500
Sub-Total				1	5,500
Total (4,500 SF)				1	5,500

**Source data per project Developer*

***Per AAC Table 1, Unit Design Flows*

****Number of units based on City of Mesa Sewer Design Flow Rates*

Exhibit B (Continued)

Flow Volume Calculations for
Parcel A 216456240 (Linda Vista Village at Cascada Block 1)



PRELIMINARY
Drive Thru
Parcel A
Sewer Flow Estimates
October 4, 2023

DRIVE THRU					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Pad 3 (2,800 sf)	Restaurant	Employee	20	16	320
	w/ Toilet	Customer	7	140	980
	w/ Kitchen Waste	Meal	6	300	1,800
	Garbage Disposal	Meal	1	300	300
Sub-Total				756	3,400
Pad 4 (2,800 SF)	Restaurant	Employee	20	16	320
	w/ Toilet	Customer	7	140	980
	w/ Kitchen Waste	Meal	6	300	1,800
	Garbage Disposal	Meal	1	300	300
Sub-Total				756	3,400

Exhibit B (Continued)

Flow Volume Calculations for
Parcel A 216456240 (Linda Vista Village at Cascada Block 1)

DRIVE THRU					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	***No. of Units (SF)	Estimated Flow (gpd)
Pad 5 (2800 SF)	Restaurant	Employee	20	16	320
	w/ Toilet	Customer	7	140	980
	w/ Kitchen Waste	Meal	6	300	1,800
	Garbage Disposal	Meal	1	300	300
Sub-Total				756	3,400
Total (8,400 SF)				2,268	10,200

**Source data per project Developer*

***Per AAC Table 1, Unit Design Flows*

****Number of units based on City of Mesa Sewer Design Flow Rates*

Exhibit B (Continued)

Flow Volume Calculations for
Parcel A 216456240 (Linda Vista Village at Cascada Block 1)



Presidio
ENGINEERING, INC.

190 S. Stratford Dr. #105, Tucson, AZ 85716
(520) 795-7255 voice (520) 795-6747 fax

PRELIMINARY
Hotel/Motel
Parcel A
Sewer Flow Estimates
October 4, 2023

Hotel/Motel					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	No. of Units (SF)	Estimated Flow (gpd)
Pad 6 Hotel/Motel 120 Rooms	Hotel without kitchen	Bed (2 person)	50/Bed	240	12,000
Sub-Total				240	12,000
Total				240	12,000

*Source data per project Developer

**Per AAC Table 1, Unit Design Flows

Exhibit B (Continued)

Flow Volume Calculations for Parcel A 216456240 (Linda Vista Village at Cascada Block 1)



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PRELIMINARY
Self Storage
Parcel A
Sewer Flow Estimates
October 4, 2023

Self Storage					
*Wastewater Source	**Unit Design Flow Classification	**Applicable Unit	**Sewage Design Flow (gpd)	No. of Units (SF)	Estimated Flow (gpd)
Pad 7 Self Storage (86,400 SF 3 Story)	Office	Employee	20	4	80
	Public Restroom	Toilet	200	2	400
Sub-Total				6	480
Total (86,400 SF)				6	480

**Source data per project Developer*

***Per AAC Table 1, Unit Design Flows*

Exhibit C

Preapproved Assignees

DR Horton, Inc. and its affiliates
BP Cascada Partners, LLC and its affiliates
Forestar Group, Inc and its affiliates
Walton Global Investments Ltd. and its affiliates
Affiliates of Pacific International Properties, L.L.P.