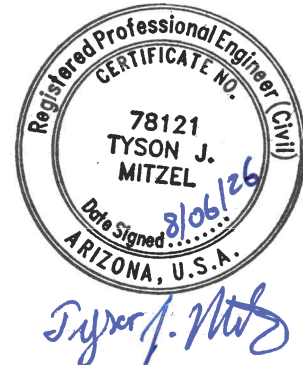




MASTER CONCEPT SEWER REPORT
For
LEGACY COMMUNITY MASTER PLAN
ZON 25-00891

NEC of Williams Field Road and Ellsworth Road
Mesa, AZ

Optimus Project #251461
August 2026



Prepared for:

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EXHIBITS

Exhibit A – Vicinity Map

Exhibit B – Aerial Map

Exhibit C – Master Sewer Plan

APPENDICES

Appendix A – Water and Sewer Modified Use Rates

1.0 Scope

The objectives of this sewer master report are:

1. To research and identify the current wastewater infrastructure in the vicinity of the project.
2. To determine the wastewater demand flows that are anticipated in this project.
3. To provide guidance on sizing throughout the site and in conjunction with the Gateway Crossing project that needs to be served to the south

2.0 Site Location

The project site is located on the northeast corner of Williamsfield Road and Ellsworth Road in the City of Mesa, Arizona (see Exhibit A).

More specifically, the project site is located within a portion of the Southwest and Northwest Quarter of Section 27, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

3.0 Description and Proposed Development

The site is currently on an approximately 210-acre parcel that resides at the northeast corner of Williams Field Road and Ellsworth Road. The improvements will consist of multi-family residential, mixed-use development, general office space, and hotel. The site is currently undeveloped desert and slopes from east to west at approximately 0.4% and drains into a set of box culverts at Ellsworth Road that connects to the Ellsworth Channel on the west side of the street.

The project is planned to have a core phase that will be built out immediately, and the rest of the site has a general use plan, as identified by the Legacy Park Community Plan, that does not yet have a determined site use and will be built out by separate developers at a later time. For these later developments, the most likely land use, as identified in the Community Plan, will be used for wastewater demand.

To the south, the site is bound by the Legacy Sports Complex and future Gateway Crossing. The north and eastern sides of the site are bound by Arizona State Route 24. The west side is bounded by the future Gateway East, a 273-acre development used for manufacturing, industrial, retail, office, and hotel space.

4.0 Existing Infrastructure

There currently exists a 15" sewer main at the southwest corner of the parcel that crosses Ellsworth Road to the west and continues along Gateway Boulevard. About 500' west of this sewer extension, the line upsizes to 18", then 24", and continues until it reaches the main 30" trunk at Ray Road. The City of Mesa commented that the capacity in the existing 15" pipe is 1.29 MGD, and the capacity of the 18" pipe is 2.1 MGD.

This existing system is anticipated to take flows from both the Legacy Parkway and Gateway Crossing projects.

5.0 Proposed Demand

Due to the nature of the proposed project, the City of Mesa accepted revised demand use values prepared by Optimus Civil Design Group in a report dated 11/06/2025 to be incorporated on both Legacy Parkway and Gateway Crossing. These are shown in the table below:

Use	Demand Factor	Unit
Retail	0.10	gpd/sf
Restaurant	0.17	gpd/sf
Office	0.07	gpd/sf
Hotel	134.00	gpd/room
Multi-Family	164.25	gpd/unit

A peaking factor of 2.13 was accepted.

A summary of the peak wastewater flows that are anticipated for the project can be found below. These are broken out into the Core Phase 1, the remainder of the Legacy Park Project (Remainder), and Gateway Crossing, which has been analyzed to get a holistic sense of the infrastructure needs. A detailed breakout of the calculations can be found in the Appendix.

Development	Peak GPD
Legacy Park – Phase 1	542,195.55
Legacy Park – Remainder	1,115,958.83
<i>Subtotal</i>	<i>1,658,154.38</i>
Gateway Crossing	108,839.81
<i>Grand Total</i>	<i>1,766,994.19</i>

6.0 Proposed Design

The existing 15" sewer pipe that has been stubbed out for use is not sufficient to carry the capacity of the Legacy Park and Gateway Crossing project. Due to this, a new 18" sewer line will be installed under Ellsworth Road and tied into the existing sewer main where the 15" pipe upsizes to an 18" pipe.

Due to the shallower sewer depths available on this project, deviations from the City's minimum slopes shall be allowed per the table below. Where feasible, the development will utilize the current City minimum sewer slopes found in the Engineering & Design Standards 2025, referenced in the table below. Based on Final Engineering Design Plans and in conjunction with the Grading Plans some sewer stubs may get shallow for an adequate depth at the Building/PAD. Therefore, in those instances based on sound engineering judgment, the development will be permitted to utilize the revised minimum slopes listed below.

However, and in particular with regards to the 18-inch sewer extension from west of Ellsworth Road, the proposed sewer interceptor will be allowed to use the revised minimum sewer slopes along the entirety of Williams Field Road, through the Gateway Crossing project, until it reaches its termination point at the proposed Legacy Parkway.

Diameter (in)	Minimum Slope
8	0.40%
10	0.30%
12	0.23%
15	0.17%
18	0.14%

The existing 15" pipe that is currently stubbed out to the parcel will be removed from the casing pipe, and a new 18" pipe will be inserted and extended along Williams Field Road east as a part of the Gateway Crossing Project. West of Ellsworth, the 15" pipe is planned to be replaced with an 18" pipe by either removal and replace or pipe bursting. Stubs will be provided to the Legacy Park parcel at the time of the Gateway Crossing project. See Exhibit C for the current proposed design and allocation of flows.

In conclusion, the existing 15” sewer pipe will not be able to serve the proposed Legacy Park and Gateway Crossing developments. Instead, a new 18” sewer pipe will be installed under Ellsworth Road in the existing 15” pipe’s casing pipe and tied back in at the location of the upsizing to the existing 18”.

7.0 References

1. City of Mesa Engineering & Design Standards, August 2025.
2. ADEQ Bulletin No. 11

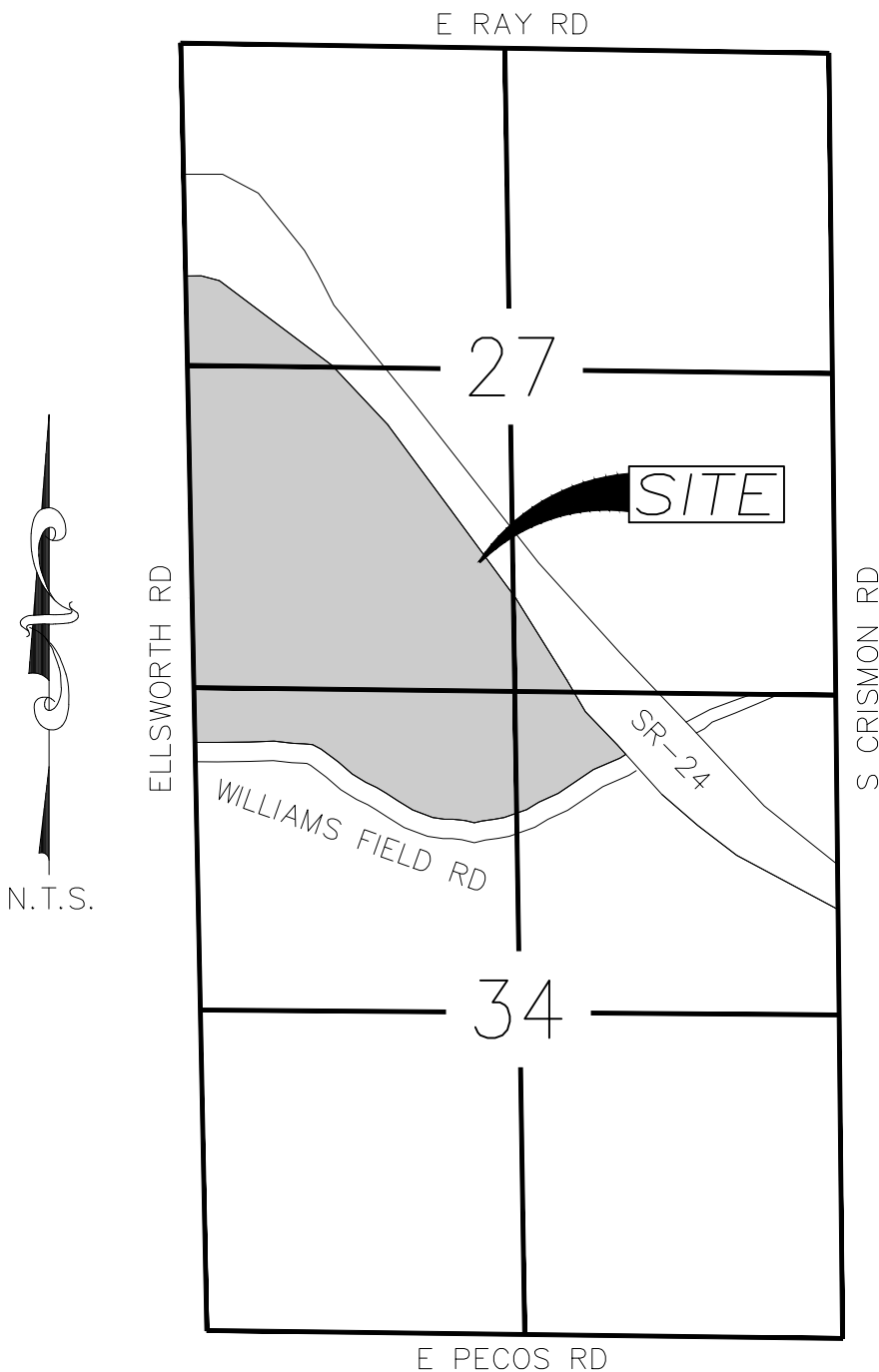
EXHIBITS

Subject:

LEGACY PARK

Job No.:

251461

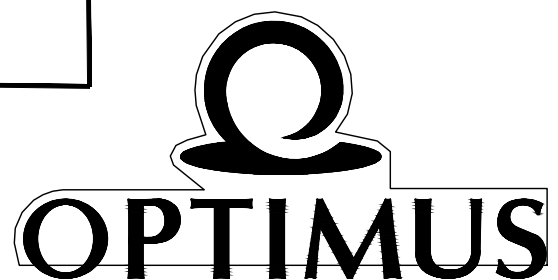


VICINITY MAP

SECTION 27, T. 1 S, R. 7 E.
SECTION 34, T. 1 S, R. 7 E.

EXHIBIT A

VICINITY MAP



CIVIL DESIGN GROUP

4650 E. COTTON CENTER BLVD.

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PHOENIX, AZ 85040

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Prepared By: TJM

Date: 1/26

Checked By: TJM

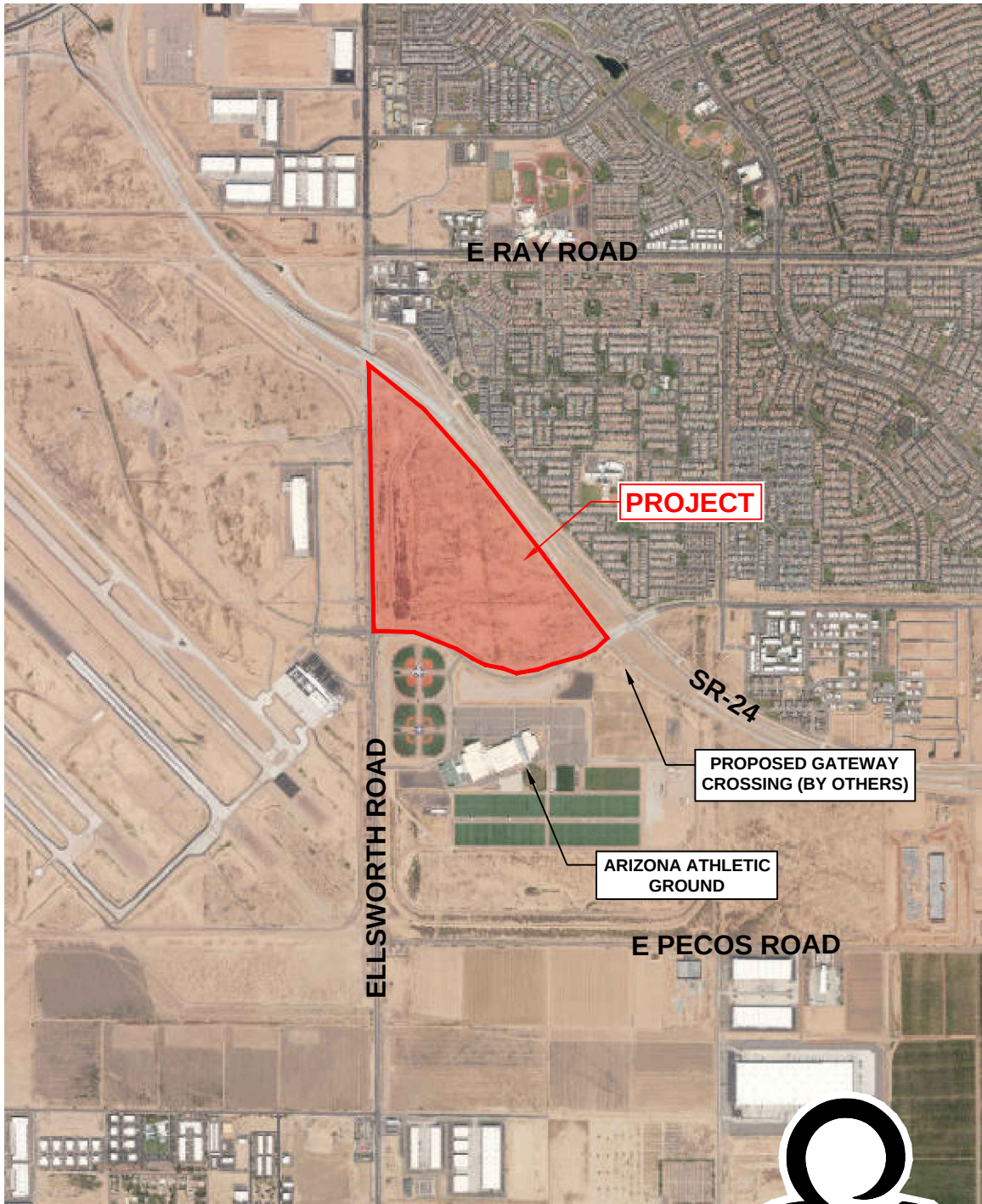
Sheet No: 1 Of 1

Subject:

LEGACY PARK

Job No.:

251461



OPTIMUS

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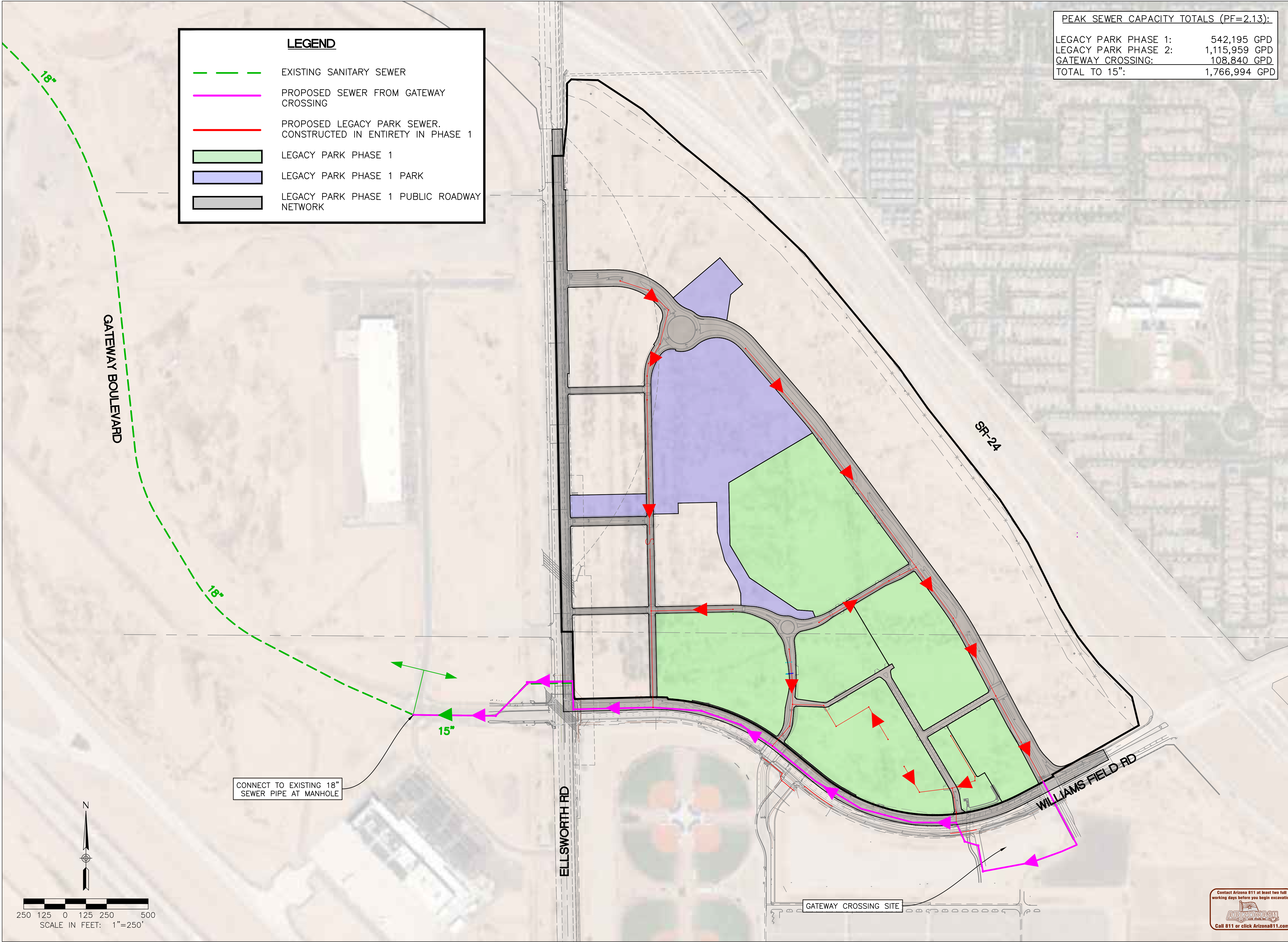
EXHIBIT B
AERIAL MAP

Prepared By: TJM

Date: 1/26

Checked By: TJM

Sheet No: 1 Of 1



PEAK SEWER CAPACITY TOTALS (PF=2.13):	
LEGACY PARK PHASE 1:	542,195 GPD
LEGACY PARK PHASE 2:	1,115,959 GPD
GATEWAY CROSSING:	108,840 GPD
TOTAL TO 15":	1,766,994 GPD

LEGEND

--- EXISTING SANITARY SEWER

--- PROPOSED SEWER FROM GATEWAY CROSSING

--- PROPOSED LEGACY PARK SEWER, CONSTRUCTED IN ENTIRETY IN PHASE 1

LEGACY PARK PHASE 1

LEGACY PARK PHASE 1 PARK

LEGACY PARK PHASE 1 PUBLIC ROADWAY NETWORK

NO.	REVISION	DATE

LEGACY PARK

SANITARY SEWER

MESA, AZ

OPTIMUS

CIVIL DESIGN GROUP

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CHECKED:	JDB
DATE:	07/2026
JOB NO.:	251461

DRAWING NO

EXH. C

1 OF 1

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY OPTIMUS CIVIL DESIGN GROUP. OPTIMUS CIVIL DESIGN GROUP SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

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APPENDIX A

Water and Sewer Modified Use Rates



Legacy Park - 200 +/- Acre Mixed Use Development

NEC Ellsworth Rd and Williams Field Rd

Valley Cities Comparison Charts

11/6/2025



Demand Factors - Water					
	Retail (gpd/sf)	Restaurant (gpd/sf)	Office (gpd/sf)	Hotel (gpd/room)	MF (gpd/unit)
Mesa ¹	0.2	1.5	0.4	350	154
Phoenix ²	0.125	0.125	0.115	200	240
Peoria ³	0.03	0.03	0.03	200	200
Buckeye ⁴	0.13	0.5	0.13	200	235

¹ Engineering & Design Standards, 2023, City of Mesa - Table 3.1

² Design Standards Manual for Water and Wastewater, City of Phoenix, 2021 - Table 8

³ City of Peoria Engineering Standards, 2025 - Table 8-3

⁴ Water Distribution and Transmission, City of Buckeye, 2025 - Table 2

Demand Factors - Wastewater					
	Retail (gpd/sf)	Restaurant (gpd/sf)	Office (gpd/sf)	Hotel (gpd/room)	MF (gpd/unit)
Mesa ¹	0.5	1.2	0.4	380	136
Phoenix ²	0.075	0.075	0.09	150	180
Peoria ³	0.02	0.02	0.02	120	120
Buckeye ⁴	0.5	0.5	0.1	130	200
ADEQ ^{5,6}	0.1	1.24	0.1	45	200

¹ Engineering & Design Standards, 2023, City of Mesa - Table 4.1

² Design Standards Manual for Water and Wastewater, City of Phoenix, 2021 - Table 8

³ City of Peoria Engineering Standards, 2025 - Table 9-1

⁴ Gravity Sewer Engineering Design Standards, City of Buckeye, 2025 - Table 1

⁵ AAC Title 18, Chapter 9, 2025 - Table 1

⁶ Estimation of capita per sf from City North/Tempe Marketplace/oast industry experience

Retail: 0.0025 person/sf

Office: 1 person/200sf

Residential: 2.5 persons/unit

Hotel: 1.5 persons/unit

Restaurant: 0.01 employees/sf; 750 customers/day



Legacy Park - 200 +/- Acre Mixed Use Development

NEC Ellsworth Rd and Williams Field Rd

Valley Cities Comparison Charts

11/6/2025



Peaking Factors	
	Peaking Factor
Mesa ¹	2.5
Phoenix ²	1.63
Peoria ³	3.2
Buckeye ⁴	2
ADEQ ⁵	1.70

¹ Engineering & Design Standards, 2023, City of Mesa - Table 4.3

² Design Standards Manual for Water and Wastewater, City of Phoenix, 2021 - E.3 page19 - based on population

³ City of Peoria Engineering Standards, 2025 - Table 8-2

⁴ Gravity Sewer Engineering Design Standards, City of Buckeye, 2025 - Table 2

⁵ AAC Title 18, Chapter 9, 2025 - D.1.b.i, page 70 - based on population

Water to Wastewater Factor					
	Retail	Restaurant	Office	Hotel	MF
Mesa	250.00%	80.00%	100.00%	108.57%	88.31%
Phoenix	60.00%	60.00%	78.26%	75.00%	75.00%
Peoria	66.67%	66.67%	66.67%	60.00%	60.00%
Buckeye	384.62%	100.00%	76.92%	65.00%	85.11%
ADEQ	N/A	N/A	N/A	N/A	N/A



Legacy Park - 200 +/- Acre Mixed Use Development
NEC Ellsworth Rd and Williams Field Rd
Valley Cities Comparison Analysis
11/6/2025



Factor Comparison (including Mesa)			
	Min	Max	Average
Water			
Retail	0.03	0.2	0.12
Restaurant	0.03	1.5	0.54
Office	0.03	0.4	0.17
Hotel	200	350	237.50
MF	154	240	207.25
Wastewater¹			
Retail	0.02	0.5	0.24
Restaurant	0.02	1.24	0.61
Office	0.02	0.4	0.14
Hotel	45	380	165.00
MF	120	200	167.20
W to WW Factor			
Retail	60.00%	384.62%	190.00%
Restaurant	60.00%	100.00%	77.00%
Office	66.67%	100.00%	80.00%
Hotel	60.00%	108.57%	77.00%
MF	60.00%	88.31%	77.00%
Peaking Factor			
Value	1.63	3.20	2.2

¹ These values all contain data from ADEQ for a common average. The W to WW Factor % does not incorporate ADEQ, however, since there are no published water demand numbers.

Factor Comparison (exluding Mesa)			
	Min	Max	Average
Water			
Retail	0.03	0.13	0.10
Restaurant	0.03	0.5	0.22
Office	0.03	0.13	0.09
Hotel	200	200	200.00
MF	200	200	225.00
Wastewater¹			
Retail	0.02	0.5	0.17
Restaurant	0.02	1.24	0.46
Office	0.02	0.1	0.08
Hotel	45	150	111.25
MF	120	200	175.00
W to WW Factor			
Retail	60.00%	384.62%	170.00%
Restaurant	60.00%	100.00%	76.00%
Office	66.67%	78.26%	74.00%
Hotel	60.00%	75.00%	67.00%
MF	60.00%	85.11%	73.00%
Peaking Factor			
Value	1.63	3.20	2.13

¹ These values all contain data from ADEQ for a common average. The W to WW Factor % does not incorporate ADEQ, however, since there are no published water demand numbers.

Proposed Water and Wastewater Demand Factors						
	Retail (gpd/sf)	Restaurant (gpd/sf)	Office (gpd/sf)	Hotel (gpd/sf)	MF (gpd/sf)	Peaking Factor
Water	0.10	0.22	0.09	200.00	225.00	-
Wastewater	0.10	0.17	0.07	134.00	164.25	2.13

*Values determined from the "Factor Comparison (excluding Mesa)" table for average water flows. Wastewater flows were then reduced by the W to WW Factor % average value. The only exception is retail, which was manually reduced to 100%.



Legacy Park - 200 +/- Acre Mixed Use Development

NEC Ellsworth Rd and Williams Field Rd

Use by Area

11/6/2025



Legacy Park

Use by Area/Units						
Parcel	Retail (sf)	Restaurant (sf)	Office (sf)	Hotel (rooms)	MF (units)	Population ¹
1			721,354			3,607
2			637,283			3,186
3			467,834			2,339
4			271,706			1,359
5			290,763			1,454
6			257,004			1,285
7			276,062			1,380
8			246,114			1,231
9			346,847			1,734
10	4,760	2,040			74	238
11	61,530	26,370			696	2,421
12	151,690	65,010				1,679
13				600		900
14				150		225
15	100,000					250
16	17,500	7,500			337	1,036
17					334	835
18					411	1,028
19					469	1,173
						27,360

Gateway Crossing - 75 Acre +/- Commercial Development - SEC Ellsworth Rd and Williams Field Rd

Use by Area/Units						
Parcel	Retail (sf)	Restaurant (sf)	Office (sf)	Hotel (rooms)	MF (units)	Population ¹
GC	177,350	29,150		212		1,344
						1,344

¹ Estimation of capita per sf from City North/Tempe Marketplace/past industry experience

Population Uses		
Use	Factor	Unit
Retail	0.0025	persons/sf
Restaurant	0.02	persons/sf
Office	0.005	persons/sf
Hotel	1.5	persons/room
MF	2.5	persons/unit



Legacy Park - 200 +/- Acre Mixed Use Development

NEC Ellsworth Rd and Williams Field Rd

Potable Water Demands

11/6/2025



Legacy Park - Phase 1

Uses by square foot / units						Flow (GPD)					ADD (GPD)	ADD (Ac-Ft/Yr)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
10	4,760	2,040	0	0	74	476.00	448.80	0.00	0.00	16,650.00	17,574.80	19.69
11	61,530	26,370	0	0	696	6,153.00	5,801.40	0.00	0.00	156,600.00	168,554.40	188.82
12	151,690	65,010	0	0	0	15,169.00	14,302.20	0.00	0.00	0.00	29,471.20	33.01
13	0	0	0	600	0	0.00	0.00	0.00	120,000.00	0.00	120,000.00	134.43
15	100,000	0	0	0	0	10,000.00	0.00	0.00	0.00	0.00	10,000.00	11.2
											345,600.40	387.15

Legacy Park - Phase 2

Uses by square foot / units						Flow (GPD)					ADD (GPD)	ADD (Ac-Ft/Yr)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
1	0	0	721,354	0	0	0.00	0.00	64,921.86	0.00	0.00	64,921.86	72.73
2	0	0	637,283	0	0	0.00	0.00	57,355.47	0.00	0.00	57,355.47	64.25
3	0	0	467,834	0	0	0.00	0.00	42,105.06	0.00	0.00	42,105.06	47.17
4	0	0	271,706	0	0	0.00	0.00	24,453.50	0.00	0.00	24,453.50	27.39
5	0	0	290,763	0	0	0.00	0.00	26,168.67	0.00	0.00	26,168.67	29.31
6	0	0	257,004	0	0	0.00	0.00	23,130.36	0.00	0.00	23,130.36	25.91
7	0	0	276,062	0	0	0.00	0.00	24,845.54	0.00	0.00	24,845.54	27.83
8	0	0	246,114	0	0	0.00	0.00	22,150.26	0.00	0.00	22,150.26	24.81
9	0	0	346,847	0	0	0.00	0.00	31,216.19	0.00	0.00	31,216.19	34.97
14	0	0	0	150	0	0.00	0.00	0.00	30,000.00	0.00	30,000.00	33.61
16	17,500	7,500	0	0	337	1,750.00	1,650.00	0.00	0.00	75,825.00	79,225.00	88.75
17	0	0	0	0	334	0.00	0.00	0.00	0.00	75,150.00	75,150.00	84.18
18	0	0	0	0	411	0.00	0.00	0.00	0.00	92,475.00	92,475.00	103.59
19	0	0	0	0	469	0.00	0.00	0.00	0.00	105,525.00	105,525.00	118.21
											698,721.90	782.71

Gateway Crossing (not a part of Legacy Park - retail center by Vestar south of Williams Field Road)

Uses by square foot / units						Flow (GPD)					ADD (GPD)	ADD (Ac-Ft/Yr)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
GC	177,350	29,150	0	212	0	17,735.00	6,413.00	0.00	42,400.00	0.00	66,548.00	74.55
											66,548.00	74.55

Legacy Park Subtotal: 1,169.86
Gateway Crossing Subtotal: 74.55
Grand Total 1,244.41



Legacy Park - 200 +/- Acre Mixed Use Development
NEC Ellsworth Rd and Williams Field Rd
Wastewater Use Analysis
11/6/2025



Legacy Park - Phase 1

Uses by square foot / units						Flow (GPD)					Total (GPD)	Peak (GPD)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
10	4,760	2,040	0	0	74	476.00	346.80	0.00	0.00	12,154.50	12,977.30	27,641.65
11	61,530	26,370	0	0	696	6,153.00	4,482.90	0.00	0.00	114,318.00	124,953.90	266,151.81
12	151,690	65,010	0	0	0	15,169.00	11,051.70	0.00	0.00	0.00	26,220.70	55,850.09
13	0	0	0	600	0	0.00	0.00	0.00	80,400.00	0.00	80,400.00	171,252.00
15	100,000	0	0	0	0	10,000.00	0.00	0.00	0.00	0.00	10,000.00	21,300.00
											254,551.90	542,195.55

Legacy Park - Phase 2

Uses by square foot / units						Flow (GPD)					Total (GPD)	Peak (GPD)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
1	0	0	721,354	0	0	0.00	0.00	50,494.78	0.00	0.00	50,494.78	107,553.88
2	0	0	637,283	0	0	0.00	0.00	44,609.81	0.00	0.00	44,609.81	95,018.90
3	0	0	467,834	0	0	0.00	0.00	32,748.38	0.00	0.00	32,748.38	69,754.05
4	0	0	271,706	0	0	0.00	0.00	19,019.39	0.00	0.00	19,019.39	40,511.29
5	0	0	290,763	0	0	0.00	0.00	20,353.41	0.00	0.00	20,353.41	43,352.76
6	0	0	257,004	0	0	0.00	0.00	17,990.28	0.00	0.00	17,990.28	38,319.30
7	0	0	276,062	0	0	0.00	0.00	19,324.31	0.00	0.00	19,324.31	41,160.77
8	0	0	246,114	0	0	0.00	0.00	17,227.98	0.00	0.00	17,227.98	36,695.60
9	0	0	346,847	0	0	0.00	0.00	24,279.26	0.00	0.00	24,279.26	51,714.81
14	0	0	0	150	0	0.00	0.00	0.00	20,100.00	0.00	20,100.00	42,813.00
16	17,500	7,500	0	0	337	1,750.00	1,275.00	0.00	0.00	55,352.25	58,377.25	124,343.54
17	0	0	0	0	334	0.00	0.00	0.00	0.00	54,859.50	54,859.50	116,850.74
18	0	0	0	0	411	0.00	0.00	0.00	0.00	67,506.75	67,506.75	143,789.38
19	0	0	0	0	469	0.00	0.00	0.00	0.00	77,033.25	77,033.25	164,080.82
											523,924.34	1,115,958.83

Gateway Crossing (not a part of Legacy Park - retail center by Vestar south of Williams Field Road)

Uses by square foot / units						Flow (GPD)					Total (GPD)	Peak (GPD)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
GC	177,350	29,150	0	212	0	17,735.00	4,955.50	0.00	28,408.00	0.00	51,098.50	108,839.81
											51,098.50	108,839.81

Legacy Park Subtotal: 1,658,154.38
Gateway Crossing Subtotal: 108,839.81
Grand Total 1,766,994.19



Legacy Park - 200 +/- Acre Mixed Use Development

NEC Ellsworth Rd and Williams Field Rd

Wastewater Use Analysis - ADEQ Only

11/6/2025



Legacy Park - Phase 1

Uses by square foot / units						Flow (GPD)					Total (GPD)	Peak (GPD)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
10	4,760	2,040	0	0	74	476.00	2,529.60	0.00	0.00	14,800.00	17,805.60	30,258.59
11	61,530	26,370	0	0	696	6,153.00	32,698.80	0.00	0.00	139,200.00	178,051.80	302,578.73
12	151,690	65,010	0	0	0	15,169.00	80,612.40	0.00	0.00	0.00	95,781.40	162,769.56
13	0	0	0	600	0	0.00	0.00	0.00	27,000.00	0.00	27,000.00	45,883.42
15	100,000	0	0	0	0	10,000.00	0.00	0.00	0.00	0.00	10,000.00	16,993.86
											328,638.80	558,484.16

Legacy Park - Phase 2

Uses by square foot / units						Flow (GPD)					Total (GPD)	Peak (GPD)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
1	0	0	721,354	0	0	0.00	0.00	72,135.40	0.00	0.00	72,135.40	122,585.88
2	0	0	637,283	0	0	0.00	0.00	63,728.30	0.00	0.00	63,728.30	108,298.98
3	0	0	467,834	0	0	0.00	0.00	46,783.40	0.00	0.00	46,783.40	79,503.05
4	0	0	271,706	0	0	0.00	0.00	27,170.55	0.00	0.00	27,170.55	46,173.25
5	0	0	290,763	0	0	0.00	0.00	29,076.30	0.00	0.00	29,076.30	49,411.86
6	0	0	257,004	0	0	0.00	0.00	25,700.40	0.00	0.00	25,700.40	43,674.90
7	0	0	276,062	0	0	0.00	0.00	27,606.15	0.00	0.00	27,606.15	46,913.50
8	0	0	246,114	0	0	0.00	0.00	24,611.40	0.00	0.00	24,611.40	41,824.27
9	0	0	346,847	0	0	0.00	0.00	34,684.65	0.00	0.00	34,684.65	58,942.61
14	0	0	0	150	0	0.00	0.00	0.00	6,750.00	0.00	6,750.00	11,470.86
16	17,500	7,500	0	0	337	1,750.00	9,300.00	0.00	0.00	67,400.00	78,450.00	133,316.83
17	0	0	0	0	334	0.00	0.00	0.00	0.00	66,800.00	66,800.00	113,518.98
18	0	0	0	0	411	0.00	0.00	0.00	0.00	82,200.00	82,200.00	139,689.52
19	0	0	0	0	469	0.00	0.00	0.00	0.00	93,800.00	93,800.00	159,402.40
											679,496.55	1,154,726.89

Gateway Crossing (not a part of Legacy Park - retail center by Vestar south of Williams Field Road)

Uses by square foot / units						Flow (GPD)					Total (GPD)	Peak (GPD)
Parcel	Retail	Restaurant	Office	Hotel Rms	MF Units	Retail	Restaurant	Office	Hotel	MF		
GC	177,350	29,150	0	212	0	17,735.00	36,146.00	0.00	9,540.00	0.00	63,421.00	107,776.76
											63,421.00	107,776.76

Legacy Park Subtotal:	1,713,211.05
Gateway Crossing Subtotal:	107,776.76
Grand Total	1,820,987.81