

INFRASTRUCTURE MASTER PLAN
FOR
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1 NORTH AREA

SUBMITTED TO:

City Of Arvada

SEPTEMBER 13, 2004

TST

TST, INC. CONSULTING ENGINEERS



September 13, 2004

Jefferson Center Metropolitan District No. 1
Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, CO 80228

*Re: JCMD Infrastructure Master Plan
Project No. 0638-001*

Dear Chair and Board Members:

We are pleased to resubmit the Infrastructure Master Plan for the JCMD north area. This report includes our analysis of the infrastructure requirements and our recommendations to provide services to this area. This draft incorporates comments from the District's & Arvada's review of the May 13, 2004 draft.

We look forward to your review and comments and will gladly answer any questions you may have. If this draft is satisfactory we can prepare final copies for formal submittal to the City of Arvada as soon as you are ready.

Sincerely,

TST, INC. CONSULTING ENGINEERS

Eric M. Fuhrman, P.E.

David B. Lindsay, P.E.

EMF/rmg

Enclosure(s)

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Executive Summary

At the direction of the JCMD No. 1 Board of Directors, TST, Inc. Consulting Engineers has prepared this Infrastructure Master Plan for the North Area of the district. The purpose of this Master Plan is to document the necessary infrastructure improvements that will be funded by JCMD. These improvements include major infrastructure, parks, water rights acquisition, right-of-way acquisition, fire protection, and secondary infrastructure. The principal focus of this Infrastructure Master Plan is the major, or wholesale, infrastructure improvements.

In addition to the wholesale infrastructure improvements recommended in this master plan there are several other improvements and expenditures that JCMD will be able to fund. The following paragraphs explain all of the anticipated expenditures that will be funded by JCMD.

Primary Infrastructure

The focus of this Infrastructure Master Plan is the conceptual design of these improvements so no additional discussion is necessary here. Included in the master plan are cost estimates for all of the recommended improvements. Many of the recommended improvements will be phased in over time (a likely "Phase 1" scenario is included). For instance, the plan may recommend a three million gallon water tank be added to the system. The cost estimate will include the cost of a three million gallon tank but in reality that storage capacity will likely be achieved in phases as demands in the system warrant. In stead of one three million gallon tank a more likely scenario will be several smaller tanks constructed over time that will ultimately total the three million gallon master planned capacity. This phased construction will increase the ultimate cost to the district. To address this likely build out scenario and provide a construction cost contingency, we have added 30% to the combined total of the various infrastructure components recommended in the body of this master plan as an adjustment factor for the phased construction.

Water Acquisition

Using the potable water demand rates recommended by the City of Arvada, our calculations show that at build out of the service area will require approximately 4,075 acre-feet of water. Through previously executed agreements, the City has already set aside approximately 710 acre-feet for development in JCMD leaving a shortfall of 3,365 acre-feet. To make up this shortfall the JCMD Board of Directors intends to utilize a portion of the district's bonding capacity to acquire additional supplies or to participate in some manner of raw water supply project benefiting the City that would provide potable service to JCMD. The Board of Directors has included an estimated expenditure of \$10,000 per acre-foot of raw water in their financing plan to deal with the shortfall, with the actual costs to be determined at the time of purchase.

Jefferson Parkway

A separate transportation authority will undertake the design and construction of the proposed Jefferson Parkway. However, there are two components of the project JCMD will participate in. It is likely that development will begin in the JCMD service area prior to commencement of the Jefferson Parkway project. In anticipation of the need to provide right-of-way for the project the JCMD Board of Directors has included an estimated \$3.00/square foot expenditure for the purchase of right-of-way from the effected landowners within the service area, with the actual costs to be determined at the time of purchase. The Parkway is assumed to require a 300 foot wide right-of-way and will effect approximately 9,875 linear feet of district service area (approximately 68 acres). An additional expenditure for the purchase of an interchange with the

district's proposed Foothills Boulevard has also been estimated by the Board and included in the financing plan.

Fire Station

The Arvada Fire Protection District has expressed a need to expand facilities into this area of their district as development occurs. To ensure that these facilities can keep pace with anticipated growth the JCMD Board of Directors have included expenditures for a fire station and fire fighting equipment that would be donated to the Arvada Fire Protection District.

Secondary Infrastructure

In addition to the primary infrastructure improvements detailed in this master plan, there will be a considerable amount of secondary infrastructure that will accompany development in the district's service area. Ongoing discussions with the City of Arvada have shown that JCMD will be able to support approximately \$256,000,000 in capital expenditures over the build out of the district. The JCMD Board of Directors has determined that it would be ultimately advantageous to the district to subsidize some of those improvements to keep the district competitive with similar Front Range projects.

The following page shows a summary of costs associated with the expenditures described above.

SUMMARY OF JCMD INFRASTRUCTURE EXPENDITURES

PRIMARY INFRASTRUCTURE	
WATER	\$23,687,539
SEWER	\$5,937,800
DRAINAGE	\$2,541,652
TRANSPORTATION	\$43,227,632
RECREATION	\$7,546,164
PHASED CONSTRUCTION ADJUSTMENT	\$24,882,236
<i>SUBTOTAL</i>	\$107,823,023
3,365 Acre-Foot WATER ACQUISITION	
<i>SUBTOTAL</i>	\$33,650,000
JEFFERSON PARKWAY	
68 ACRE ROW ACQUISITION	\$8,886,240
FOOTHILLS BLVD. INTERCHANGE	\$6,000,000
<i>SUBTOTAL</i>	\$14,886,240
FIRE STATION	
STATION	\$2,500,000
EQUIPMENT	\$3,000,000
<i>SUBTOTAL</i>	\$5,500,000
SECONDARY INFRASTRUCTURE	
RESIDENTIAL DISTRICTS	\$47,700,000
JCMD No. 1	\$46,500,000
<i>SUBTOTAL</i>	\$94,200,000
TOTAL DISTRICT FUNDED IMPROVEMENTS	\$256,059,263

1.0

Introduction

1.1 Scope and Purpose

This report presents the results of an Infrastructure Master Plan (Master Plan) for the Jefferson Center Metropolitan District No. 1 (JCMD) North Area. This Master Plan was prepared to assist JCMD to serve the property owners within North Area and to identify future infrastructure needs as the area develops. It will facilitate the efficient planning and development of the water, sanitary sewer, storm drainage, transportation, and telecommunication/dry utility systems within the area. As this is a Master Plan, certain assumptions were made concerning the development of the property in JCMD. Information was obtained from developments that are currently in process, but it should be noted that this information will change as plans are finalized. Updates to this Master Plan will be needed as plans for the development of the area are finalized and changes to the overall concept necessitate an update. As this Master Plan is to be used to only identify future infrastructure needs, specific construction plans will need to be submitted for review and approved by the City of Arvada. This includes any future updates to this Master Plan.

Development areas and land uses considered in the Master Plan include property already within the District boundaries, areas anticipated to be included in JCMD, and areas outside of the JCMD that will receive service. In addition to estimating the ultimate infrastructure needs for the entire ultimate service area the Master Plan identifies a likely first phase of infrastructure improvements for the North Area. Once adopted by JCMD the Master Plan can then be used to update the current District Service Plan to facilitate the expected growth and development in the North Area.

1.2 Project Location and Description

The JCMD North Area is located in the northwest corner of the City of Arvada. This area is generally bounded on the north by the US Department of Energy's Rocky Flats facility, on the east by the Church Ditch, on the south by the Union Pacific Railroad, and on the west by SH 93. There is a considerable amount of property within the District boundary located west of SH 93 but over 90% of that has been sold off as open space and is not expected to develop.

Finally, it was determined that the development areas would need to be reduced to sub-areas for purposes of evaluating water and wastewater demands. These sub-areas were delineated along different land use categories and along property boundaries. They are used extensively in later sections of this Master Plan and are shown in Figure 1-1.

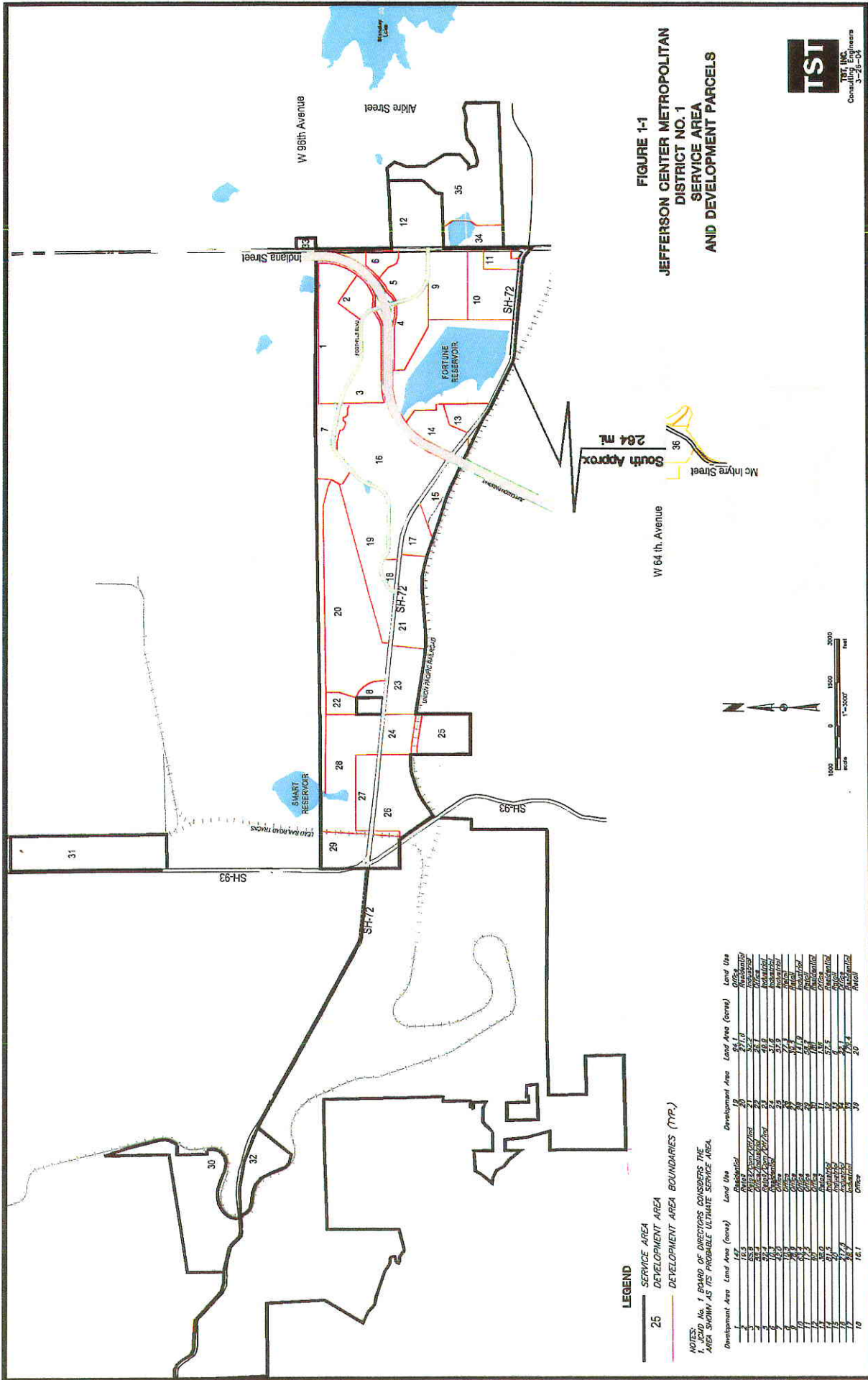


FIGURE 1-1
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
SERVICE AREA
AND DEVELOPMENT PARCELS



LEGEND

- 25 SERVICE AREA
- DEVELOPMENT AREA
- DEVELOPMENT AREA BOUNDARIES (TYP.)

NOTES:
 1. BOARD OF DIRECTORS CONSIDERS THE AREA SHOWN AS ITS PROBABLE ULTIMATE SERVICE AREA.

Parcel No.	Development Area	Land Area (Acres)	Land Use	Development Area	Land Area (Acres)	Land Use
1	1.0	1.0	Residential	1.0	1.0	Office
2	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
3	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
4	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
5	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
6	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
7	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
8	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
9	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
10	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
11	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
12	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
13	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
14	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
15	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
16	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
17	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
18	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
19	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
20	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
21	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
22	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
23	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
24	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
25	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
26	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
27	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
28	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
29	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
30	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
31	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
32	1.0	1.0	Office/Industrial	1.0	1.0	Industrial
Total	32.0	32.0	Office/Industrial	32.0	32.0	Industrial

This Master Plan recognized four types property within the ultimate JCMD North Service Area:

1. Property currently within the JCMD boundary, some of which has been included to the District subsequent to it's formation.
2. Property that near to or adjacent to the current JCMD boundary that is anticipated to be included to the District in the future.
3. Property not currently or anticipated to be included in JCMD but which will contract with JCMD to receive service. These are expected to be residential developments that are not included in JCMD under the terms of the IGA between the District the City of Arvada.
4. Property which could include into the District but which was not considered in the evaluation or sizing of facilities.

The areas described above are shown in Figure 1-2.

The land uses presented in the Master Plan were provided by the District and include currently proposed land uses on the Vauxmont property (obtained March 29, 2004) and Cimarron property (obtained March 24, 2004). As these land uses have not been approved by the City, they are subject to revision. These land uses have been shown on the exhibit in Map Pocket 1, at the back of this report, entitled "INFRASTRUCTURE MASTER PLAN DEVELOPED LAND USE MAP". The open space areas west of SH 93 were intentionally omitted from the map but open space proposed within the development areas was identified.

1.3 Previous Studies

As provided and described by JCMD, the following reference documents relative to the preparation of this Master Plan are as follows:

Clear Creek/Upper Coal Creek Facility Plan (Camp Dresser and McKee Inc, Oct., 1991). This report updated the facility plan for the Metro Wastewater Reclamation District and the City of Arvada to include the Jefferson Center Development, which the JCMD was formed to provide utility service to. This report was used by the Denver Regional Council of Governments to determine appropriate areas for inclusion within the Clean Water Plan.

JCMD No. 1 Service Plan (Jefferson Center Associates, June, 1989.)
This document sets forth the authorities and responsibilities of JCMD.

Intergovernmental Agreement between the City of Arvada and JCMD No. 1 (June, 1989). This document sets forth the relationship regarding facilities and services between the District and the City. This document was included in the JCMD No. 1 Service Plan.

Subdivider's Agreement between the City of Arvada, JCMD No. 1 and JCA.
Like the *Intergovernmental Agreement between the City of Arvada and JCMD No. 1*, this document also sets forth the relationship regarding facilities and services between the District and the City.

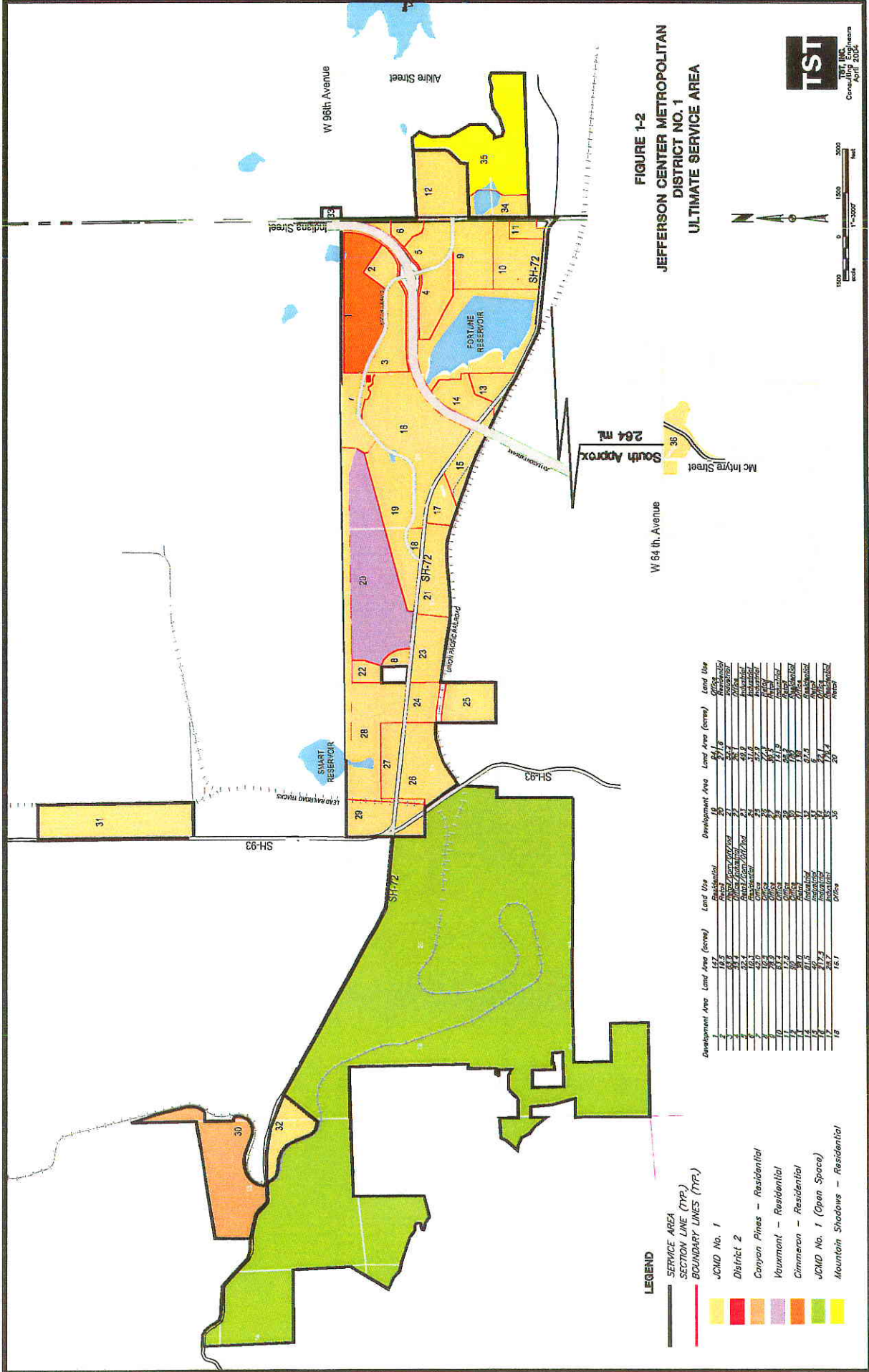
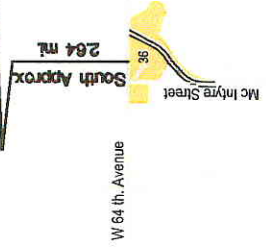
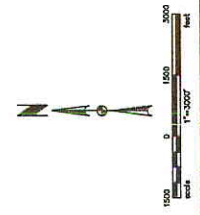


FIGURE 1-2
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
ULTIMATE SERVICE AREA



Section	Development Area (acres)	Land Area (acres)	Land Use	Development Area (acres)	Land Area (acres)	Land Use
1	18.5	18.5	Residential	18.5	18.5	Residential
2	64.9	64.9	Residential	64.9	64.9	Residential
3	32.4	32.4	Residential	32.4	32.4	Residential
4	16.2	16.2	Residential	16.2	16.2	Residential
5	16.2	16.2	Residential	16.2	16.2	Residential
6	16.2	16.2	Residential	16.2	16.2	Residential
7	16.2	16.2	Residential	16.2	16.2	Residential
8	16.2	16.2	Residential	16.2	16.2	Residential
9	16.2	16.2	Residential	16.2	16.2	Residential
10	16.2	16.2	Residential	16.2	16.2	Residential
11	16.2	16.2	Residential	16.2	16.2	Residential
12	16.2	16.2	Residential	16.2	16.2	Residential
13	16.2	16.2	Residential	16.2	16.2	Residential
14	16.2	16.2	Residential	16.2	16.2	Residential
15	16.2	16.2	Residential	16.2	16.2	Residential
16	16.2	16.2	Residential	16.2	16.2	Residential
17	16.2	16.2	Residential	16.2	16.2	Residential
18	16.2	16.2	Open	16.2	16.2	Open
19	16.2	16.2	Residential	16.2	16.2	Residential
20	16.2	16.2	Residential	16.2	16.2	Residential
21	16.2	16.2	Residential	16.2	16.2	Residential
22	16.2	16.2	Residential	16.2	16.2	Residential
23	16.2	16.2	Residential	16.2	16.2	Residential
24	16.2	16.2	Residential	16.2	16.2	Residential
25	16.2	16.2	Residential	16.2	16.2	Residential
26	16.2	16.2	Residential	16.2	16.2	Residential
27	16.2	16.2	Residential	16.2	16.2	Residential
28	16.2	16.2	Residential	16.2	16.2	Residential
29	16.2	16.2	Residential	16.2	16.2	Residential
30	16.2	16.2	Residential	16.2	16.2	Residential
31	16.2	16.2	Residential	16.2	16.2	Residential
32	16.2	16.2	Residential	16.2	16.2	Residential
33	16.2	16.2	Residential	16.2	16.2	Residential
34	16.2	16.2	Residential	16.2	16.2	Residential
35	16.2	16.2	Residential	16.2	16.2	Residential

LEGEND

- SERVICE AREA
- SECTION LINE (TYP.)
- BOUNDARY LINES (TYP.)
- JCMD No. 1
- District 2
- Canyon Pines - Residential
- Mountain - Residential
- Cimarron - Residential
- JCMD No. 1 (Open Space)
- Mountain Shadows - Residential

1.4 Mapping and Surveying

Digital USGS quadrangle mapping and topography were utilized for this study. Four quadrangle maps were combined to form a single topographic map region. These four included:

1. El Dorado Springs, 1965, Photo revised 1971, Photo inspected 1975
2. Ralston Buttes, 1965, Photo revised 1971, Photo inspected 1976
3. Golden, 1965, Photo revised 1971
4. Louisville, 1965, Photo revised 1971

All USGS mapping was completed on National Geodetic Vertical Datum of 1929 benchmarks and consisted of 40' interval contours for the Eldorado Springs and Ralston Buttes maps and 10' contours for the Golden and Louisville maps. Additional surveying was completed as required by TST, Inc. Consulting Engineers.

1.5 Description of Facilities and Improvements

The diagrams contained in this Master Plan show the conceptual layouts of the ultimate infrastructure and a likely first phase. It is important to note that these layouts are conceptual only, and that modifications to the type, configuration, and location of improvements will be necessary as development proceeds. All facilities will be designed in such a way as to assure that the facility and service standards will be compatible with those of the City of Arvada's (Arvada) current design standards.

Construction of all planned facilities and improvements will be scheduled to allow for proper sizing and phasing to keep pace with the need for service. All descriptions of the specific facilities and improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, Arvada's requirements, and construction scheduling may require.

1.5.1 Water System: The potable water system will deliver water that meets Primary and Secondary Drinking Water Standards, and will be designed and installed to conform to the current standards and recommendations of the American Water Works Association, the Insurance Services Office, the Colorado Department of Health, and Arvada.

1.5.2 Wastewater System: The wastewater system will transport wastewater to Metro Wastewater Reclamation District's regional treatment facility. The collection system will be designed and installed to conform to the current standards and recommendations of the Colorado Department of Health, Arvada, and Metro Wastewater Reclamation District.

1.5.3 Storm Drainage: All major storm drainage facilities will be designed for the 100-yr storm event. All storm drainage designs will conform to the standards and recommendations of the City of Arvada, the Urban Storm Drainage and Flood Control District, and the Basin Master Plans that were prepared by TST, Inc. on behalf of JCMD subsequent to this Infrastructure Master Plan.

1.5.4 Transportation: Public streets will be designed and installed to conform to the standards and recommendations of the American Association of State Highway and Transportation Officials (AASHTO), the Colorado Department of Transportation, and Arvada.

1.5.5 Recreation: The recreation facilities and trails shall meet those requirements as set forth by the JCMD board and the City of Arvada. Internal trail systems shall be coordinated with any regional system in the open spaces to the west.

1.5.6 Dry Utilities: The individual entities will design and expand their infrastructure as necessary to provide service to the area. Current locations of facilities have been determined as of the date of this Master Plan.

1.6 Buildout Projection

To facilitate comparisons between this Master Plan and previously prepared technical and planning documents and to compare ultimate infrastructure needs with typical design life of facilities a buildout projection was prepared. After several iterations and input from the JCMD Board, Table 1-1 was created. Economic and demographic information was considered to balance optimistic projections and an average 10% annual growth rate was selected. This average would reflect periods of intense development offset by periods of lower, though steady, growth. The nature of the proposed land uses in the District (primarily commercial, industrial, office) tend not to grow at steady rates, as might be expected with residential development. These proposed land uses tend to cycle through periods punctuated by large increases in developed area. As with any type of projection relating to growth it should be noted that there are a number of critical variables that could effect the long term estimates but that are more likely to impact short term projections.

The buildout projection presented in this report is the same as that used to develop the financial plans for the district. It may vary from that presented by individual developers as they are considering their individual development, while the buildout projection in this report is attempting to factor in the entire district.

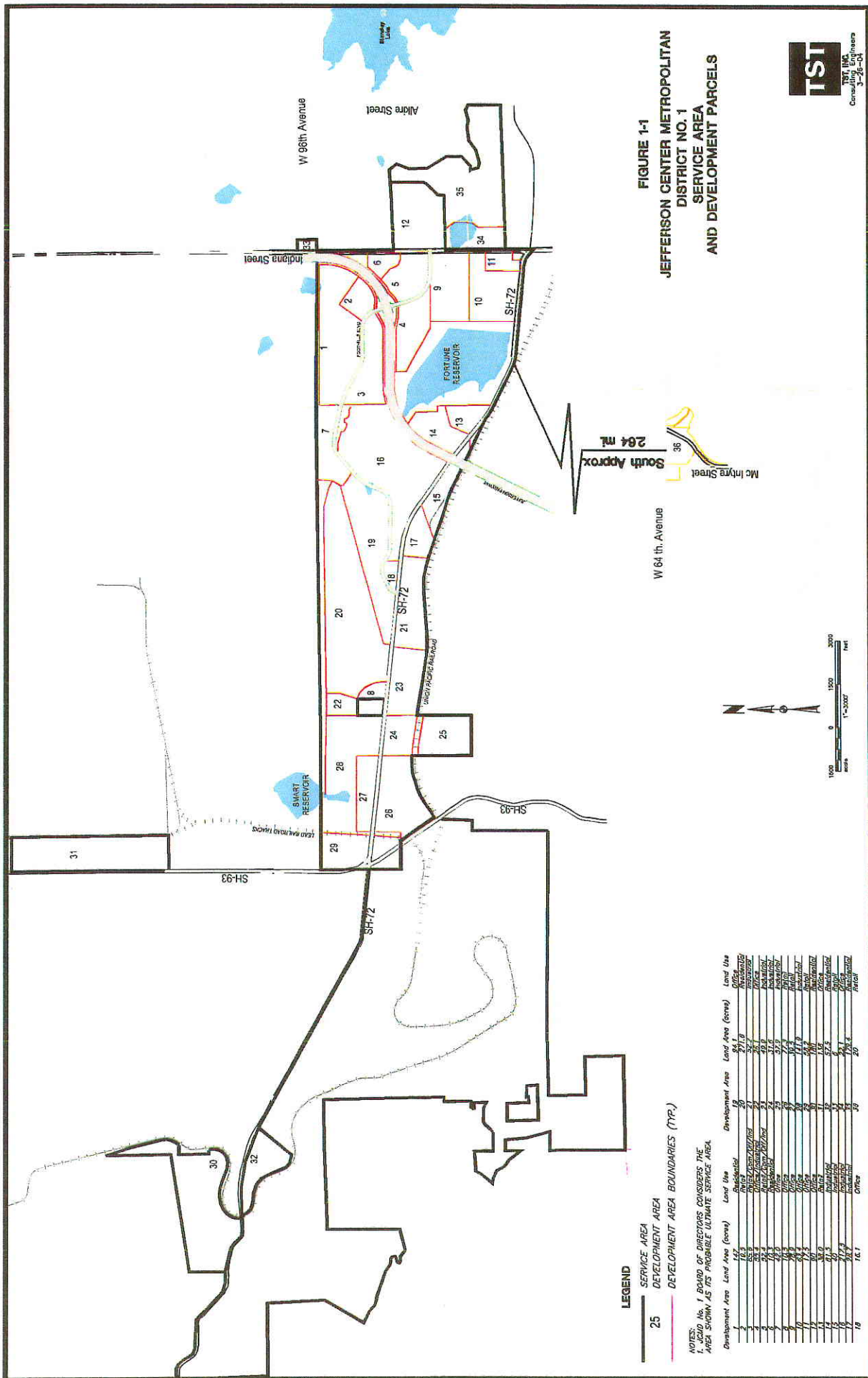


FIGURE 1-1
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
SERVICE AREA
AND DEVELOPMENT PARCELS



LEGEND

- SERVICE AREA
- DEVELOPMENT AREA
- DEVELOPMENT AREA BOUNDARIES (TYP.)

NOTES:
 1. LAND No. 1 BOARD OF DIRECTORS CONSIDERS THE AREA SHOWN AS ITS PROBABLE ULTIMATE SERVICE AREA.

Parcel No.	Development Area	Land Area (Acres)	Development Area	Land Area (Acres)	Land Use
1	14.7	14.7	14.7	14.7	Office
2	15.9	15.9	15.9	15.9	Office
3	15.9	15.9	15.9	15.9	Office
4	15.9	15.9	15.9	15.9	Office
5	15.9	15.9	15.9	15.9	Office
6	15.9	15.9	15.9	15.9	Office
7	15.9	15.9	15.9	15.9	Office
8	15.9	15.9	15.9	15.9	Office
9	15.9	15.9	15.9	15.9	Office
10	15.9	15.9	15.9	15.9	Office
11	15.9	15.9	15.9	15.9	Office
12	15.9	15.9	15.9	15.9	Office
13	15.9	15.9	15.9	15.9	Office
14	15.9	15.9	15.9	15.9	Office
15	15.9	15.9	15.9	15.9	Office
16	15.9	15.9	15.9	15.9	Office
17	15.9	15.9	15.9	15.9	Office
18	15.9	15.9	15.9	15.9	Office
19	15.9	15.9	15.9	15.9	Office
20	15.9	15.9	15.9	15.9	Office
21	15.9	15.9	15.9	15.9	Office
22	15.9	15.9	15.9	15.9	Office
23	15.9	15.9	15.9	15.9	Office
24	15.9	15.9	15.9	15.9	Office
25	15.9	15.9	15.9	15.9	Office
26	15.9	15.9	15.9	15.9	Office
27	15.9	15.9	15.9	15.9	Office
28	15.9	15.9	15.9	15.9	Office
29	15.9	15.9	15.9	15.9	Office
30	15.9	15.9	15.9	15.9	Office
31	15.9	15.9	15.9	15.9	Office
32	15.9	15.9	15.9	15.9	Office
33	15.9	15.9	15.9	15.9	Office
34	15.9	15.9	15.9	15.9	Office
35	15.9	15.9	15.9	15.9	Office
Total	161.1	161.1	161.1	161.1	Office

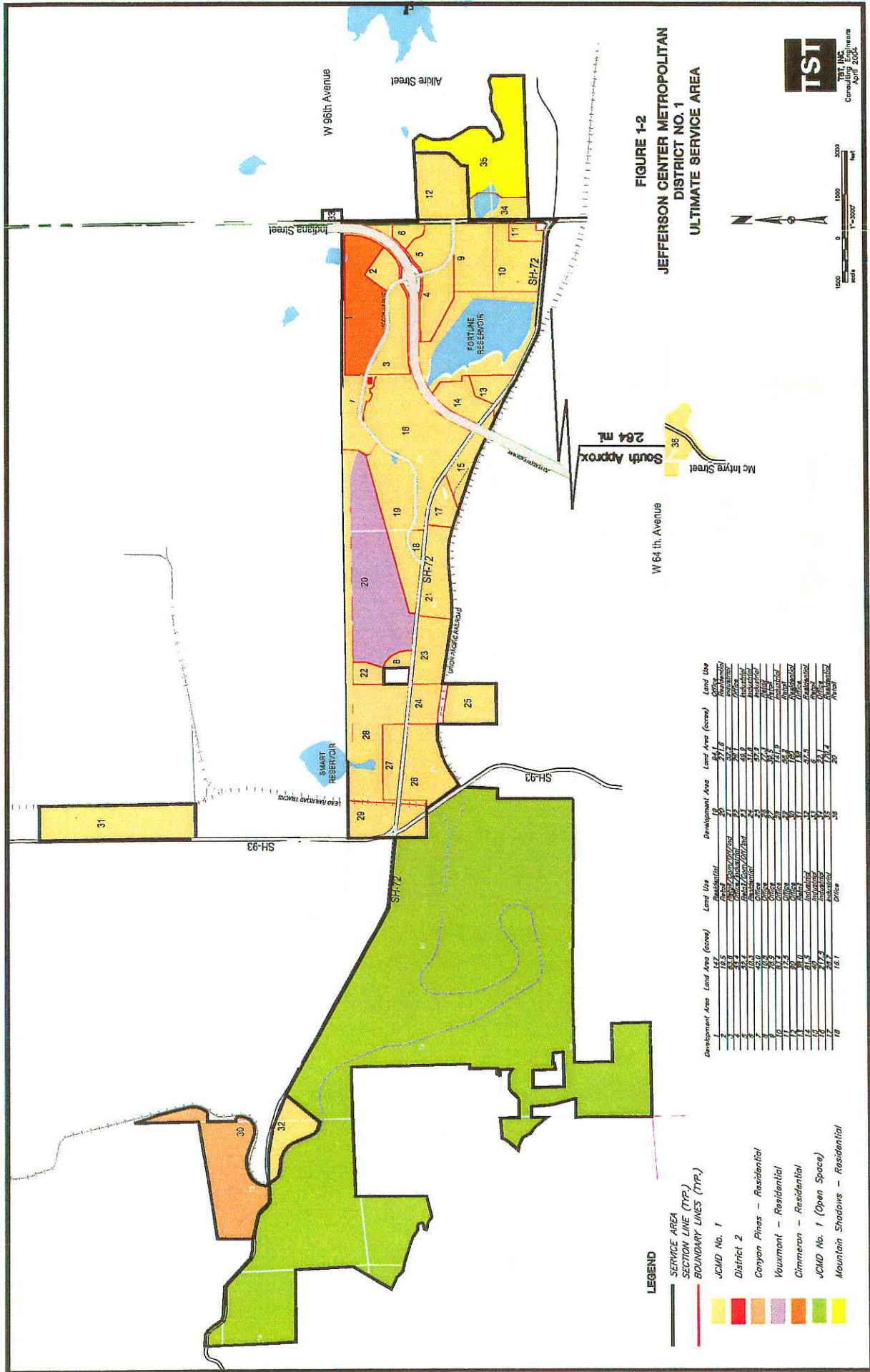
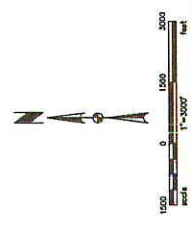


FIGURE 1-2
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
ULTIMATE SERVICE AREA

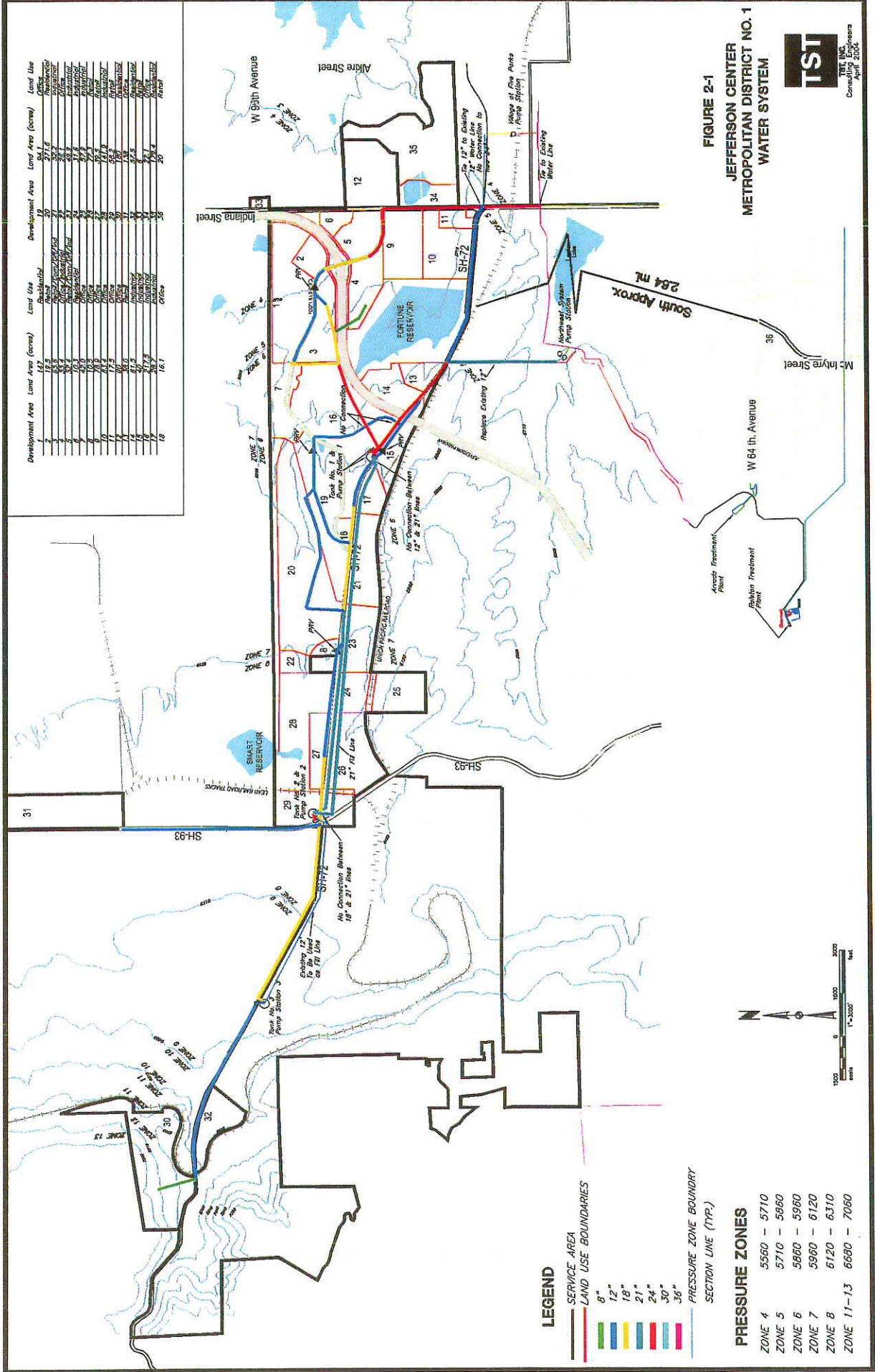


LEGEND

SERVICE AREA
SECTION LINE (TYP.)
BOUNDARY LINES (TYP.)

JCMD No. 1
District 2
Canyon Pines - Residential
Youvont - Residential
Cimmeron - Residential
JCMD No. 1 (Open Space)
Mountain Shadows - Residential

Development Area	Land Area (acres)	Land Use	Development Area	Land Area (acres)	Land Use
1	14.7	Residential	16	34.7	Office
2	15.0	Office	17	34.7	Residential
3	15.0	Office	18	34.7	Residential
4	15.0	Office	19	34.7	Residential
5	15.0	Office	20	34.7	Residential
6	15.0	Office	21	34.7	Residential
7	15.0	Office	22	34.7	Residential
8	15.0	Office	23	34.7	Residential
9	15.0	Office	24	34.7	Residential
10	15.0	Office	25	34.7	Residential
11	15.0	Office	26	34.7	Residential
12	15.0	Office	27	34.7	Residential
13	15.0	Office	28	34.7	Residential
14	15.0	Office	29	34.7	Residential
15	15.0	Office	30	34.7	Residential
16	15.0	Office	31	34.7	Residential
17	15.0	Office	32	34.7	Residential
18	15.0	Office	33	34.7	Residential
19	15.0	Office	34	34.7	Residential
20	15.0	Office	35	34.7	Residential



Development Area	Land Area (acres)	Land Use	Development Area	Land Area (acres)	Land Use
1	16.9	Residential	14	16.1	Office
2	16.9	Residential	15	16.1	Office
3	16.9	Residential	16	16.1	Office
4	16.9	Residential	17	16.1	Office
5	16.9	Residential	18	16.1	Office
6	16.9	Residential	19	16.1	Office
7	16.9	Residential	20	16.1	Office
8	16.9	Residential	21	16.1	Office
9	16.9	Residential	22	16.1	Office
10	16.9	Residential	23	16.1	Office
11	16.9	Residential	24	16.1	Office
12	16.9	Residential	25	16.1	Office
13	16.9	Residential	26	16.1	Office
			27	16.1	Office
			28	16.1	Office
			29	16.1	Office
			30	16.1	Office
			31	16.1	Office
			32	16.1	Office
			33	16.1	Office
			34	16.1	Office
			35	16.1	Office
			36	16.1	Office

LEGEND

- SERVICE AREA
- LAND USE BOUNDARIES
- 6"
- 12"
- 18"
- 21"
- 24"
- 30"
- 36"
- PRESSURE ZONE BOUNDARY
- SECTION LINE (TYP.)

PRESSURE ZONES

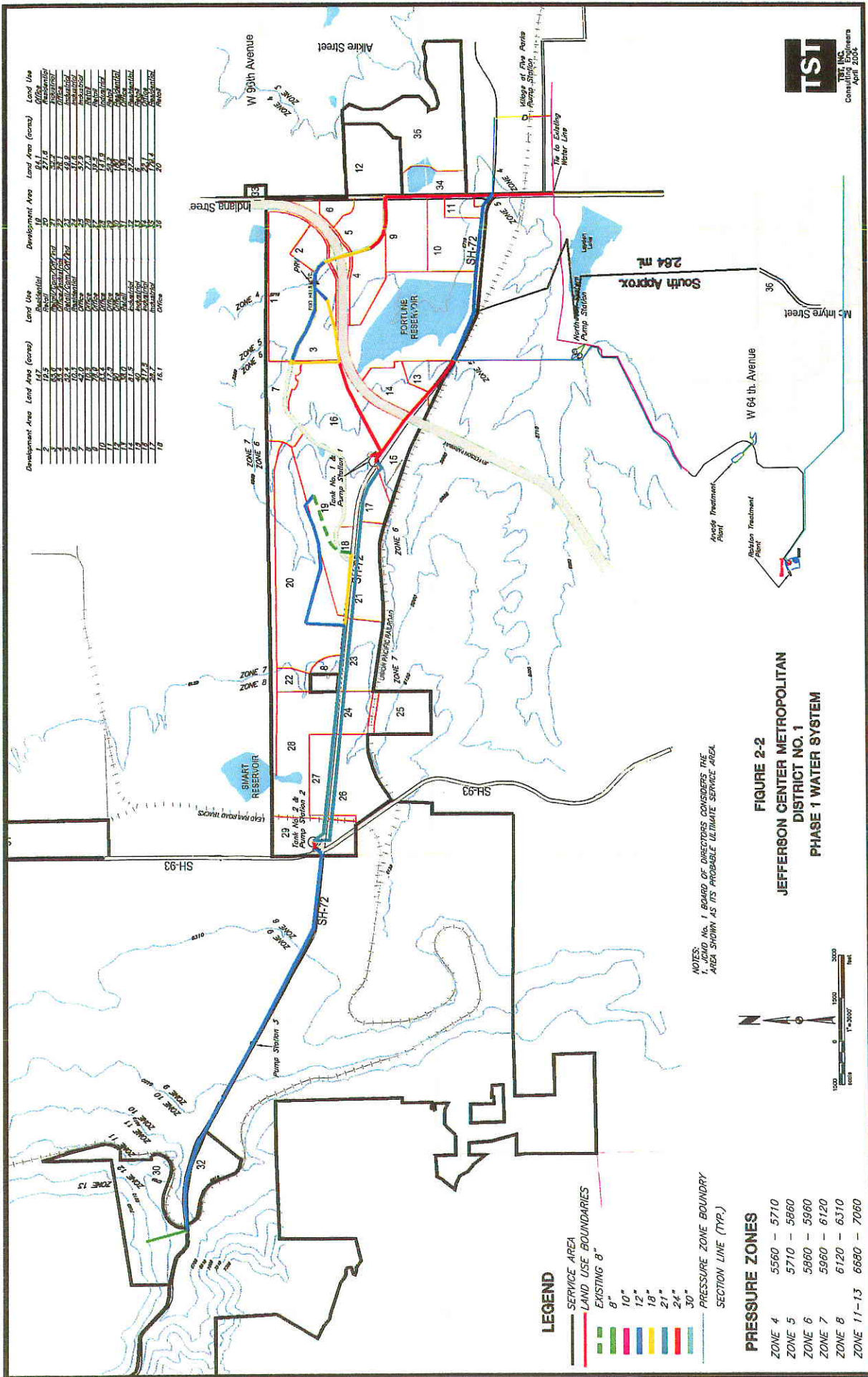
- ZONE 4 5560 - 5710
- ZONE 5 5710 - 5860
- ZONE 6 5860 - 5960
- ZONE 7 5960 - 6120
- ZONE 8 6120 - 6310
- ZONE 11-13 6680 - 7060



FIGURE 2-1
JEFFERSON CENTER NO. 1
METROPOLITAN DISTRICT
WATER SYSTEM

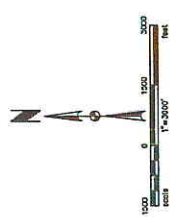


TST, INC.
 Consulting Engineers
 April 2004



Development Area	Land Area (acres)	Land Use	Development Area	Land Area (acres)	Land Use
1	18.7	Residential	16	10.0	Office
2	18.7	Residential	17	10.0	Office
3	18.7	Residential	18	10.0	Office
4	18.7	Residential	19	10.0	Office
5	18.7	Residential	20	10.0	Office
6	18.7	Residential	21	10.0	Office
7	18.7	Residential	22	10.0	Office
8	18.7	Residential	23	10.0	Office
9	18.7	Residential	24	10.0	Office
10	18.7	Residential	25	10.0	Office
11	18.7	Residential	26	10.0	Office
12	18.7	Residential	27	10.0	Office
13	18.7	Residential	28	10.0	Office
14	18.7	Residential	29	10.0	Office
15	18.7	Residential	30	10.0	Office
16	18.7	Residential	31	10.0	Office
17	18.7	Residential	32	10.0	Office
18	18.7	Residential	33	10.0	Office
19	18.7	Residential	34	10.0	Office
20	18.7	Residential	35	10.0	Office
21	18.7	Residential	36	10.0	Office
22	18.7	Residential	37	10.0	Office
23	18.7	Residential	38	10.0	Office
24	18.7	Residential	39	10.0	Office
25	18.7	Residential	40	10.0	Office
26	18.7	Residential	41	10.0	Office
27	18.7	Residential	42	10.0	Office
28	18.7	Residential	43	10.0	Office
29	18.7	Residential	44	10.0	Office
30	18.7	Residential	45	10.0	Office
31	18.7	Residential	46	10.0	Office
32	18.7	Residential	47	10.0	Office
33	18.7	Residential	48	10.0	Office
34	18.7	Residential	49	10.0	Office
35	18.7	Residential	50	10.0	Office
36	18.7	Residential	51	10.0	Office
37	18.7	Residential	52	10.0	Office
38	18.7	Residential	53	10.0	Office
39	18.7	Residential	54	10.0	Office
40	18.7	Residential	55	10.0	Office
41	18.7	Residential	56	10.0	Office
42	18.7	Residential	57	10.0	Office
43	18.7	Residential	58	10.0	Office
44	18.7	Residential	59	10.0	Office
45	18.7	Residential	60	10.0	Office
46	18.7	Residential	61	10.0	Office
47	18.7	Residential	62	10.0	Office
48	18.7	Residential	63	10.0	Office
49	18.7	Residential	64	10.0	Office
50	18.7	Residential	65	10.0	Office
51	18.7	Residential	66	10.0	Office
52	18.7	Residential	67	10.0	Office
53	18.7	Residential	68	10.0	Office
54	18.7	Residential	69	10.0	Office
55	18.7	Residential	70	10.0	Office
56	18.7	Residential	71	10.0	Office
57	18.7	Residential	72	10.0	Office
58	18.7	Residential	73	10.0	Office
59	18.7	Residential	74	10.0	Office
60	18.7	Residential	75	10.0	Office
61	18.7	Residential	76	10.0	Office
62	18.7	Residential	77	10.0	Office
63	18.7	Residential	78	10.0	Office
64	18.7	Residential	79	10.0	Office
65	18.7	Residential	80	10.0	Office
66	18.7	Residential	81	10.0	Office
67	18.7	Residential	82	10.0	Office
68	18.7	Residential	83	10.0	Office
69	18.7	Residential	84	10.0	Office
70	18.7	Residential	85	10.0	Office
71	18.7	Residential	86	10.0	Office
72	18.7	Residential	87	10.0	Office
73	18.7	Residential	88	10.0	Office
74	18.7	Residential	89	10.0	Office
75	18.7	Residential	90	10.0	Office
76	18.7	Residential	91	10.0	Office
77	18.7	Residential	92	10.0	Office
78	18.7	Residential	93	10.0	Office
79	18.7	Residential	94	10.0	Office
80	18.7	Residential	95	10.0	Office
81	18.7	Residential	96	10.0	Office
82	18.7	Residential	97	10.0	Office
83	18.7	Residential	98	10.0	Office
84	18.7	Residential	99	10.0	Office
85	18.7	Residential	100	10.0	Office

NOTES:
1. JCID No. 1 BOARD OF DIRECTORS CONSIDERS THE AREA SHOWN AS ITS PROBABLE ULTIMATE SERVICE AREA.



- LEGEND**
- SERVICE AREA
 - LAND USE BOUNDARIES
 - EXISTING 8"
 - 10"
 - 12"
 - 18"
 - 21"
 - 24"
 - 30"
 - PRESSURE ZONE BOUNDARY
 - SECTION LINE (TYP.)

PRESSURE ZONES

ZONE 4	5560 - 5710
ZONE 5	5710 - 5860
ZONE 6	5860 - 5960
ZONE 7	5960 - 6120
ZONE 8	6120 - 6310
ZONE 11-13	6880 - 7060

FIGURE 2-2
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
PHASE 1 WATER SYSTEM



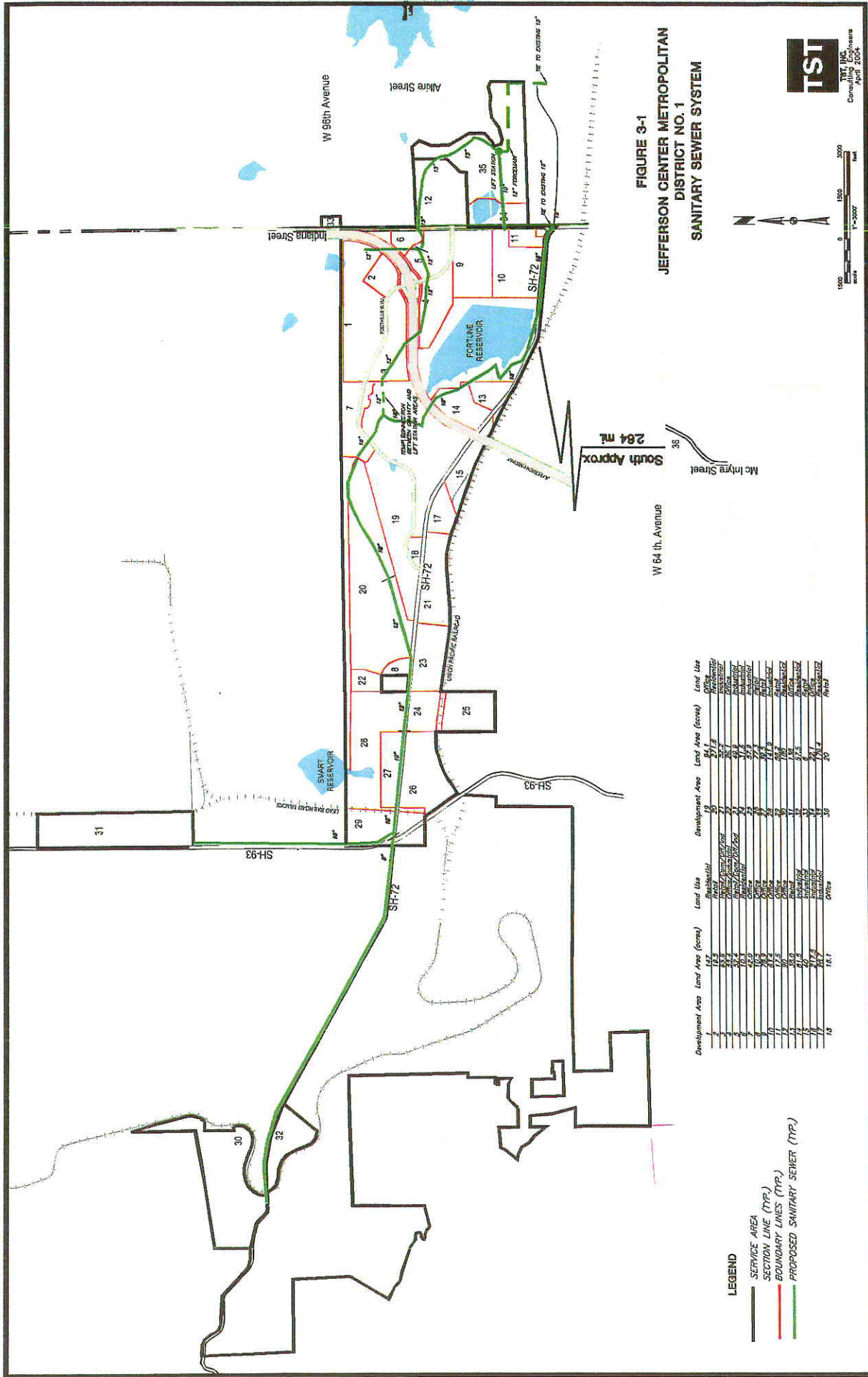


FIGURE 3-1
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
SANITARY SEWER SYSTEM

North Arrow

Scale: 1" = 200'

0 500 1000 1500 2000 Feet

TST, INC.
 Consulting Engineers
 April 2004

Development Area	Land Area (acres)	Land Use	Development Area	Land Area (acres)	Land Use
1	12.0	Residential	29	84.1	Office
2	17.0	Office	30	371.5	Residential
3	33.7	Office	31	36.7	Office
4	38.4	Office	32	36.7	Office
5	38.4	Office	33	44.4	Industrial
6	42.0	Office	34	31.5	Industrial
7	50.3	Office	35	31.5	Industrial
8	50.3	Office	36	31.5	Industrial
9	50.3	Office	37	31.5	Industrial
10	50.3	Office	38	31.5	Industrial
11	50.3	Office	39	31.5	Industrial
12	50.3	Office	40	31.5	Industrial
13	50.3	Office	41	31.5	Industrial
14	50.3	Office	42	31.5	Industrial
15	50.3	Office	43	31.5	Industrial
16	50.3	Office	44	31.5	Industrial
17	50.3	Office	45	31.5	Industrial
18	16.1	Office	46	20	Office

- LEGEND**
- SERVICE AREA
 - SECTION LINE (T.P.)
 - BOUNDARY LINES (T.P.)
 - PROPOSED SANITARY SEWER (T.P.)

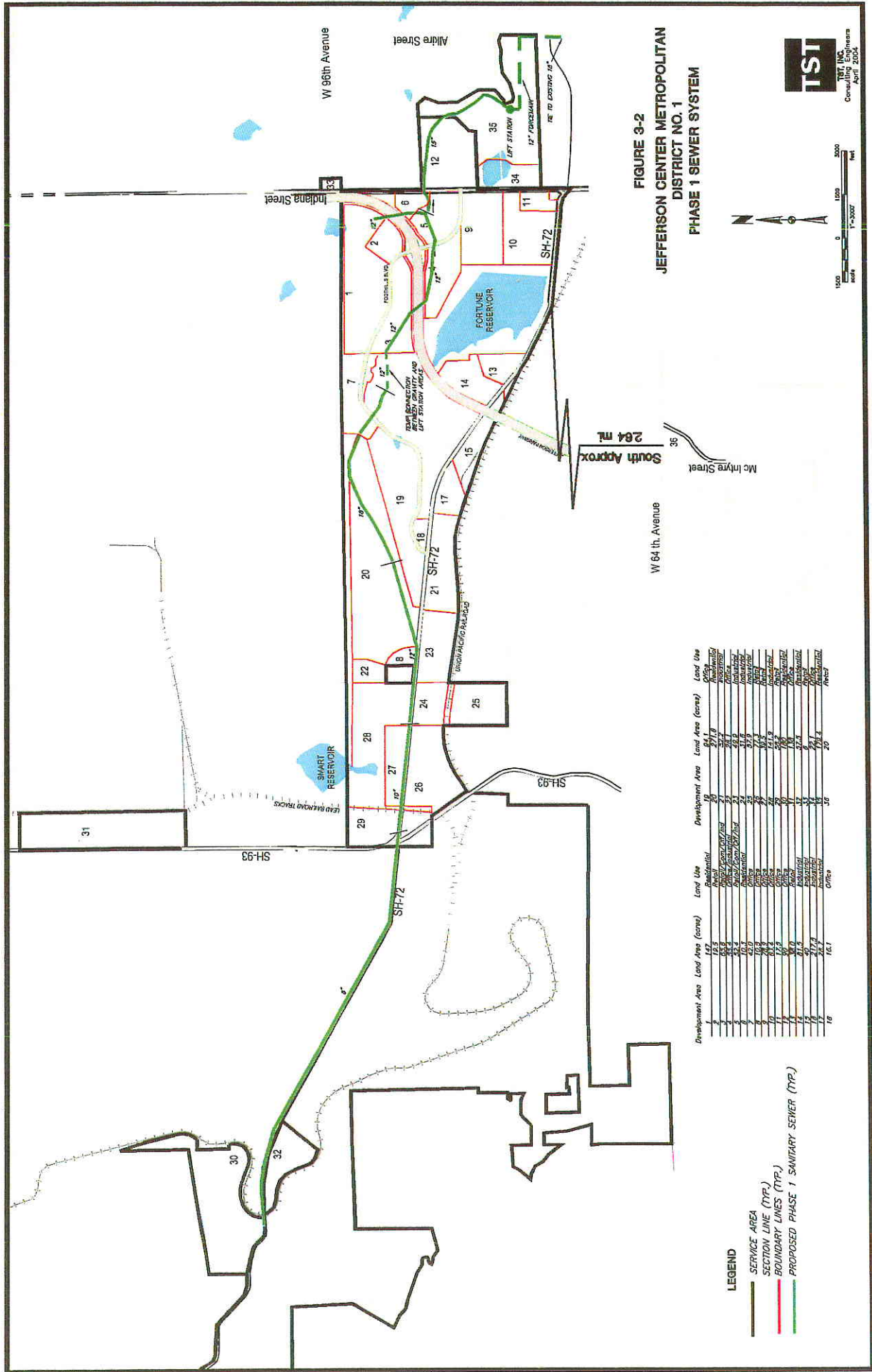
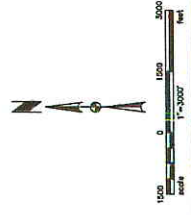


FIGURE 3-2
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
PHASE 1 SEWER SYSTEM



TST
 T. S. Thompson, Inc.
 Consulting Engineers
 April 2004



Development Area	Land Area (Acres)	Land Use	Development Area	Land Area (Acres)	Land Use
1	147	Residential	29	10	Office
2	16.5	Office	30	24.0	Residential
3	34.4	Office	31	2.2	Residential
4	10.8	Office	32	2.2	Residential
5	10.8	Office	33	2.2	Residential
6	10.8	Office	34	2.2	Residential
7	42.0	Office	35	2.2	Residential
8	10.8	Office			
9	10.8	Office			
10	10.8	Office			
11	10.8	Office			
12	10.8	Office			
13	10.8	Office			
14	10.8	Office			
15	10.8	Office			
16	10.8	Office			
17	10.8	Office			
18	10.8	Office			
19	10.8	Office			
20	10.8	Office			
21	10.8	Office			
22	10.8	Office			
23	10.8	Office			
24	10.8	Office			
25	10.8	Office			
26	10.8	Office			
27	10.8	Office			
28	10.8	Office			
29	10.8	Office			
30	10.8	Office			
31	10.8	Office			
32	10.8	Office			
33	10.8	Office			
34	10.8	Office			
35	10.8	Office			
36	10.8	Office			
37	10.8	Office			
38	10.8	Office			
39	10.8	Office			
40	10.8	Office			
41	10.8	Office			
42	10.8	Office			
43	10.8	Office			
44	10.8	Office			
45	10.8	Office			
46	10.8	Office			
47	10.8	Office			
48	10.8	Office			
49	10.8	Office			
50	10.8	Office			

- LEGEND**
- SERVICE AREA
 - SECTION LINE (TYP.)
 - BOUNDARY LINES (TYP.)
 - PROPOSED PHASE 1 SANITARY SEWER (TYP.)

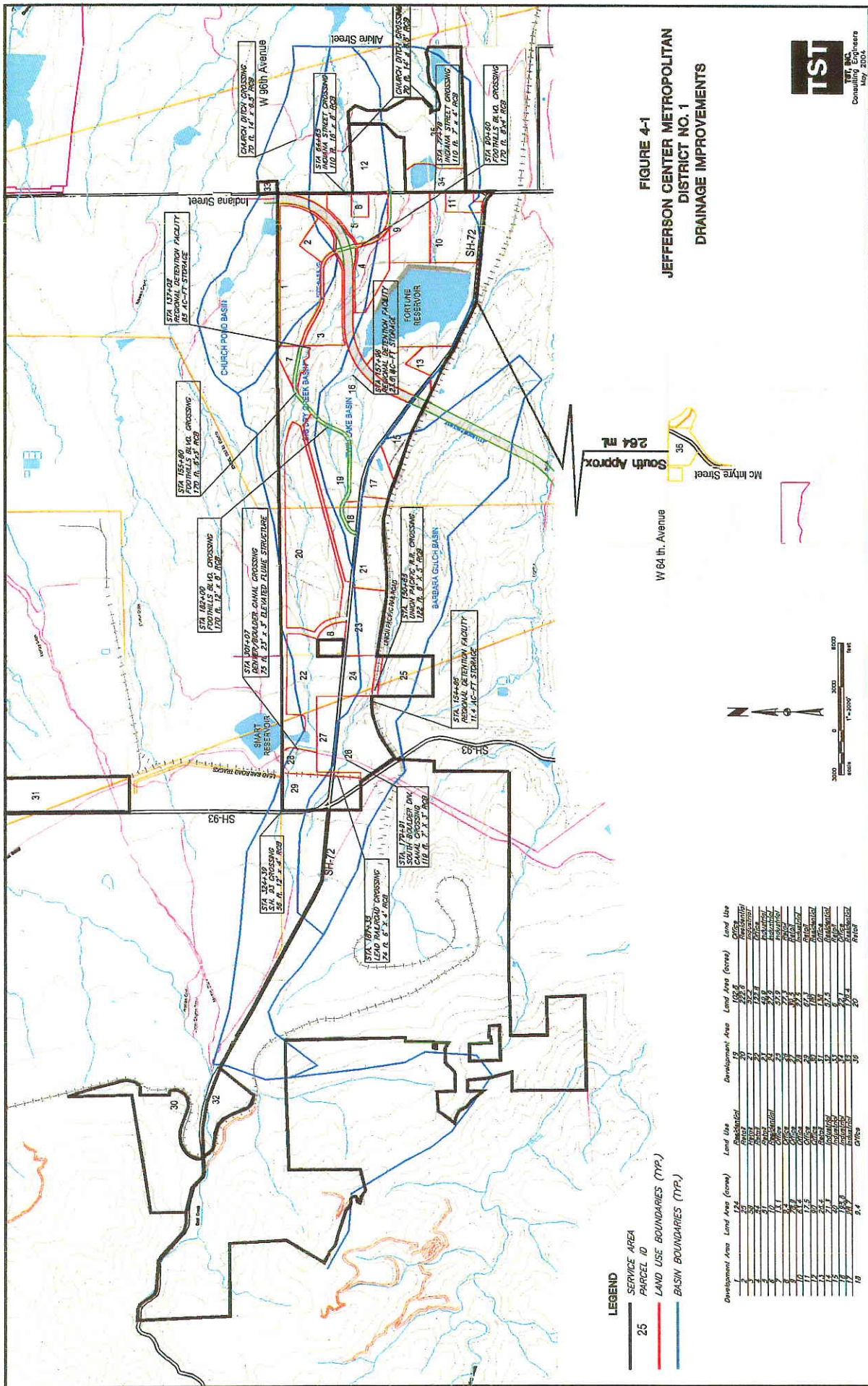


FIGURE 4-1
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
DRAINAGE IMPROVEMENTS



TSI
 Consulting Engineers
 May, 2004

LEGEND
 SERVICE AREA
 PARCEL ID
 LAND USE BOUNDARIES (MPL)
 BASIN BOUNDARIES (MPL)

Development Area	Land Area (acres)	Land Use	Development Area	Land Area (acres)	Land Use
1	124	Residential	19	100.0	Office
2	50	Office	20	50.0	Industrial
3	41	Office	21	100.0	Industrial
4	41	Office	22	100.0	Industrial
5	41	Office	23	100.0	Industrial
6	41	Office	24	100.0	Industrial
7	41	Office	25	100.0	Industrial
8	41	Office	26	100.0	Industrial
9	41	Office	27	100.0	Industrial
10	41	Office	28	100.0	Industrial
11	41	Office	29	100.0	Industrial
12	41	Office	30	100.0	Industrial
13	41	Office	31	100.0	Industrial
14	41	Office	32	100.0	Industrial
15	41	Office	33	100.0	Industrial
16	41	Office	34	100.0	Industrial
17	41	Office	35	100.0	Industrial
18	41	Office	36	100.0	Industrial
19	41	Office	37	100.0	Industrial
20	41	Office	38	100.0	Industrial
21	41	Office	39	100.0	Industrial
22	41	Office	40	100.0	Industrial
23	41	Office	41	100.0	Industrial
24	41	Office	42	100.0	Industrial
25	41	Office	43	100.0	Industrial
26	41	Office	44	100.0	Industrial
27	41	Office	45	100.0	Industrial
28	41	Office	46	100.0	Industrial
29	41	Office	47	100.0	Industrial
30	41	Office	48	100.0	Industrial
31	41	Office	49	100.0	Industrial
32	41	Office	50	100.0	Industrial
33	41	Office	51	100.0	Industrial
34	41	Office	52	100.0	Industrial
35	41	Office	53	100.0	Industrial
36	41	Office	54	100.0	Industrial
37	41	Office	55	100.0	Industrial
38	41	Office	56	100.0	Industrial
39	41	Office	57	100.0	Industrial
40	41	Office	58	100.0	Industrial
41	41	Office	59	100.0	Industrial
42	41	Office	60	100.0	Industrial
43	41	Office	61	100.0	Industrial
44	41	Office	62	100.0	Industrial
45	41	Office	63	100.0	Industrial
46	41	Office	64	100.0	Industrial
47	41	Office	65	100.0	Industrial
48	41	Office	66	100.0	Industrial
49	41	Office	67	100.0	Industrial
50	41	Office	68	100.0	Industrial
51	41	Office	69	100.0	Industrial
52	41	Office	70	100.0	Industrial
53	41	Office	71	100.0	Industrial
54	41	Office	72	100.0	Industrial
55	41	Office	73	100.0	Industrial
56	41	Office	74	100.0	Industrial
57	41	Office	75	100.0	Industrial
58	41	Office	76	100.0	Industrial
59	41	Office	77	100.0	Industrial
60	41	Office	78	100.0	Industrial
61	41	Office	79	100.0	Industrial
62	41	Office	80	100.0	Industrial
63	41	Office	81	100.0	Industrial
64	41	Office	82	100.0	Industrial
65	41	Office	83	100.0	Industrial
66	41	Office	84	100.0	Industrial
67	41	Office	85	100.0	Industrial
68	41	Office	86	100.0	Industrial
69	41	Office	87	100.0	Industrial
70	41	Office	88	100.0	Industrial
71	41	Office	89	100.0	Industrial
72	41	Office	90	100.0	Industrial
73	41	Office	91	100.0	Industrial
74	41	Office	92	100.0	Industrial
75	41	Office	93	100.0	Industrial
76	41	Office	94	100.0	Industrial
77	41	Office	95	100.0	Industrial
78	41	Office	96	100.0	Industrial
79	41	Office	97	100.0	Industrial
80	41	Office	98	100.0	Industrial
81	41	Office	99	100.0	Industrial
82	41	Office	100	100.0	Industrial



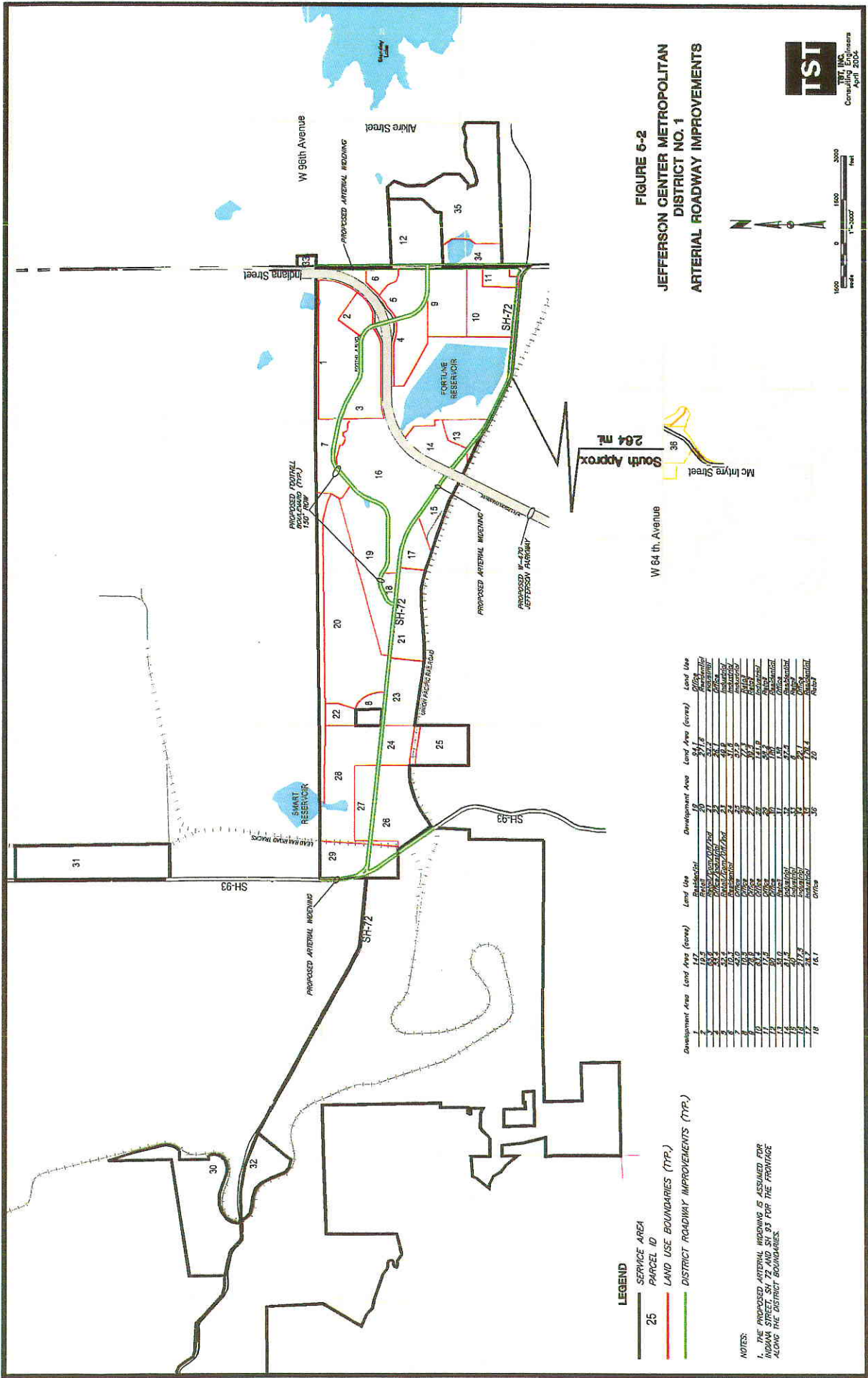
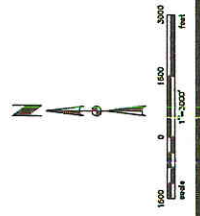


FIGURE 6-2
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
ARTERIAL ROADWAY IMPROVEMENTS



- LEGEND**
- SERVICE AREA
 - 25 PARCEL ID
 - LAND USE BOUNDARIES (TYP.)
 - DISTRICT ROADWAY IMPROVEMENTS (TYP.)

NOTES:
 1. THE PROPOSED ARTERIAL MEDIAN IS ASSUMED FOR INDIANA STREET, SH 72 AND SH 93 FOR THE FRONTAGE ALONG THE DISTRICT BOUNDARIES.

Development Area	Land Area (acres)	Land Use	Development Area	Land Area (acres)	Land Use
1	12.5	Office	26	51.2	Residential
2	10.5	Office	27	32.1	Residential
3	10.5	Office	28	32.1	Residential
4	10.5	Office	29	32.1	Residential
5	10.5	Office	30	32.1	Residential
6	10.5	Office	31	32.1	Residential
7	10.5	Office	32	32.1	Residential
8	10.5	Office	33	32.1	Residential
9	10.5	Office	34	32.1	Residential
10	10.5	Office	35	32.1	Residential
11	10.5	Office	36	32.1	Residential
12	10.5	Office	37	32.1	Residential
13	10.5	Office	38	32.1	Residential
14	10.5	Office	39	32.1	Residential
15	10.5	Office	40	32.1	Residential
16	10.5	Office	41	32.1	Residential
17	10.5	Office	42	32.1	Residential
18	16.1	Office	43	32.1	Residential

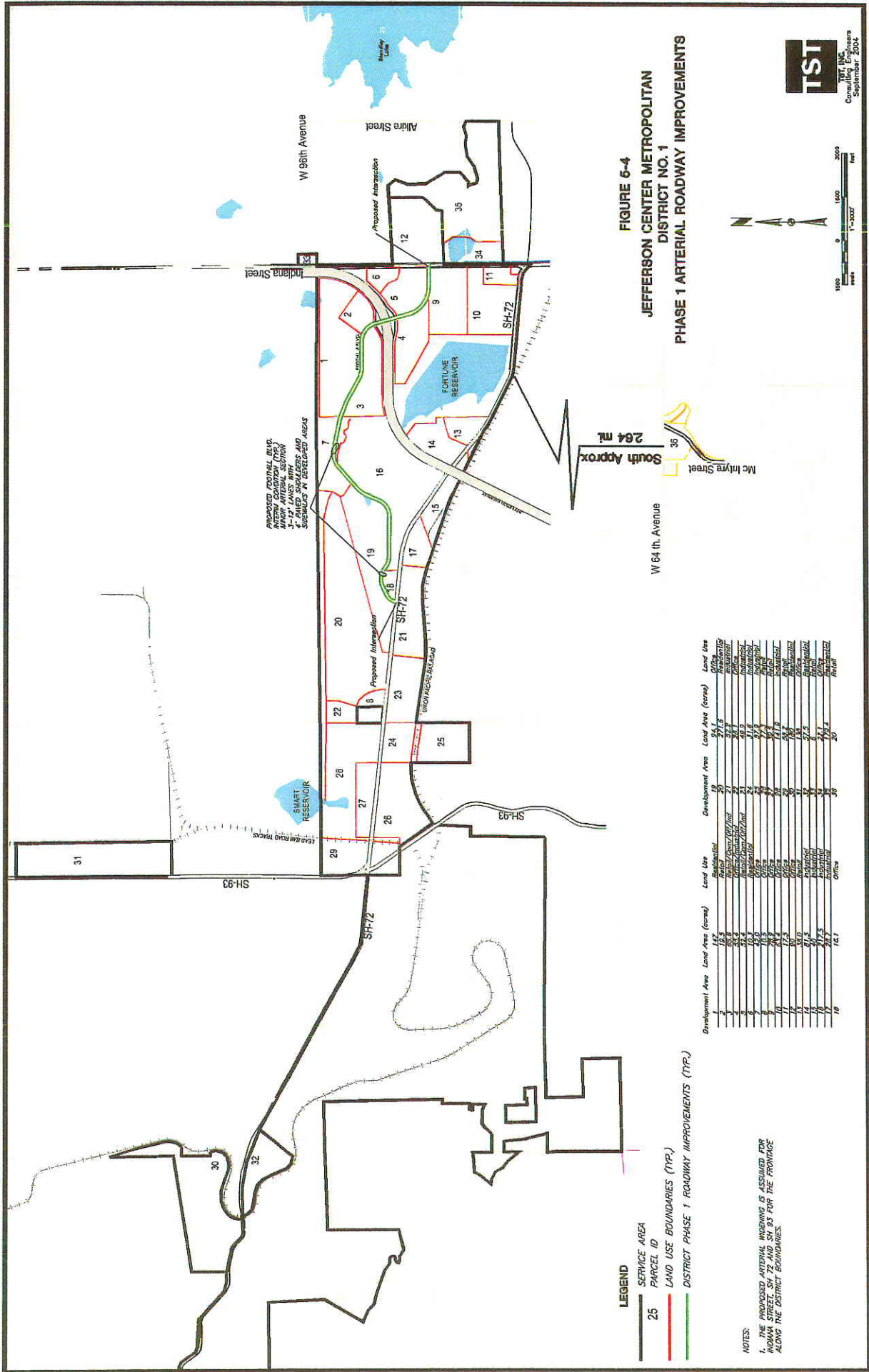
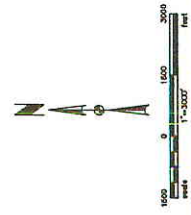


FIGURE 6-4
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
PHASE 1 ARTERIAL ROADWAY IMPROVEMENTS

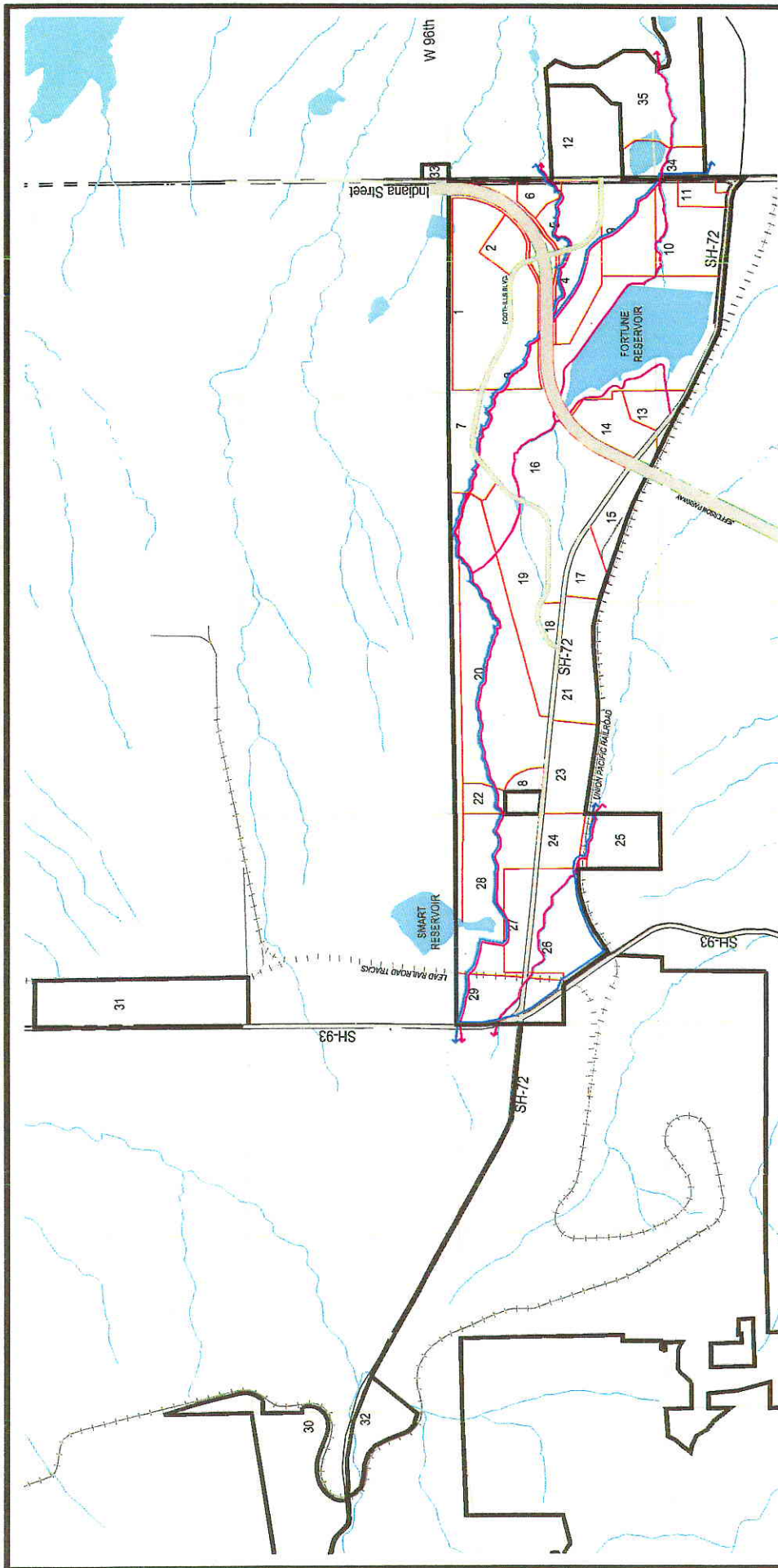


PROPOSED FORTLINE AND SMART RESERVOIR ARTERIAL SECTION 4'-10' FENCE, LIGHTS, SIGNS AND SUPPLEMENTAL DEVELOPED AREAS

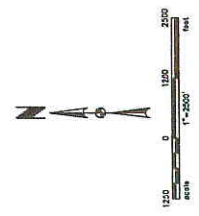
- LEGEND**
- SERVICE AREA
 - 25 PARCEL ID
 - LAND USE BOUNDARIES (TYP.)
 - DISTRICT PHASE 1 ROADWAY IMPROVEMENTS (TYP.)

NOTES:
 1. THE PROPOSED ARTERIAL WIDENING IS ASSUMED FOR INDIANA STREET, SH 72 AND SH 93 FOR THE FRONTAGE ALONG THE DISTRICT BOUNDARIES.

Development #	Land Area (acres)	Land Use	Development Area	Land Area (acres)	Land Use
1	14.9	Residential	10	94.5	Other
2	25.8	Other	11	24.5	Industrial
3	24.4	Other	12	24.5	Industrial
4	24.4	Other	13	24.5	Industrial
5	10.4	Other	14	11.6	Industrial
6	10.4	Other	15	11.6	Industrial
7	24.4	Other	16	24.5	Industrial
8	24.4	Other	17	24.5	Industrial
9	24.4	Other	18	24.5	Industrial
10	17.5	Other	19	34.2	Other
11	17.5	Other	20	34.2	Other
12	17.5	Other	21	34.2	Other
13	17.5	Other	22	34.2	Other
14	17.5	Other	23	34.2	Other
15	17.5	Other	24	34.2	Other
16	17.5	Other	25	34.2	Other
17	17.5	Other	26	34.2	Other
18	17.5	Other	27	34.2	Other
19	17.5	Other	28	34.2	Other
20	17.5	Other	29	34.2	Other
21	17.5	Other	30	34.2	Other
22	17.5	Other	31	34.2	Other
23	17.5	Other	32	34.2	Other
24	17.5	Other	33	34.2	Other
25	17.5	Other	34	34.2	Other
26	17.5	Other	35	34.2	Other
27	17.5	Other	36	34.2	Other
28	17.5	Other	37	34.2	Other
29	17.5	Other	38	34.2	Other
30	17.5	Other	39	34.2	Other
31	17.5	Other	40	34.2	Other
32	17.5	Other	41	34.2	Other
33	17.5	Other	42	34.2	Other
34	17.5	Other	43	34.2	Other
35	17.5	Other	44	34.2	Other
36	17.5	Other	45	34.2	Other
37	17.5	Other	46	34.2	Other
38	17.5	Other	47	34.2	Other
39	17.5	Other	48	34.2	Other
40	17.5	Other	49	34.2	Other
41	17.5	Other	50	34.2	Other
42	17.5	Other	51	34.2	Other
43	17.5	Other	52	34.2	Other
44	17.5	Other	53	34.2	Other
45	17.5	Other	54	34.2	Other
46	17.5	Other	55	34.2	Other
47	17.5	Other	56	34.2	Other
48	17.5	Other	57	34.2	Other
49	17.5	Other	58	34.2	Other
50	17.5	Other	59	34.2	Other
51	17.5	Other	60	34.2	Other
52	17.5	Other	61	34.2	Other
53	17.5	Other	62	34.2	Other
54	17.5	Other	63	34.2	Other
55	17.5	Other	64	34.2	Other
56	17.5	Other	65	34.2	Other
57	17.5	Other	66	34.2	Other
58	17.5	Other	67	34.2	Other
59	17.5	Other	68	34.2	Other
60	17.5	Other	69	34.2	Other
61	17.5	Other	70	34.2	Other
62	17.5	Other	71	34.2	Other
63	17.5	Other	72	34.2	Other
64	17.5	Other	73	34.2	Other
65	17.5	Other	74	34.2	Other
66	17.5	Other	75	34.2	Other
67	17.5	Other	76	34.2	Other
68	17.5	Other	77	34.2	Other
69	17.5	Other	78	34.2	Other
70	17.5	Other	79	34.2	Other
71	17.5	Other	80	34.2	Other
72	17.5	Other	81	34.2	Other
73	17.5	Other	82	34.2	Other
74	17.5	Other	83	34.2	Other
75	17.5	Other	84	34.2	Other
76	17.5	Other	85	34.2	Other
77	17.5	Other	86	34.2	Other
78	17.5	Other	87	34.2	Other
79	17.5	Other	88	34.2	Other
80	17.5	Other	89	34.2	Other
81	17.5	Other	90	34.2	Other
82	17.5	Other	91	34.2	Other
83	17.5	Other	92	34.2	Other
84	17.5	Other	93	34.2	Other
85	17.5	Other	94	34.2	Other
86	17.5	Other	95	34.2	Other
87	17.5	Other	96	34.2	Other
88	17.5	Other	97	34.2	Other
89	17.5	Other	98	34.2	Other
90	17.5	Other	99	34.2	Other
91	17.5	Other	100	34.2	Other



- LEGEND**
- SERVICE AREA
 - EQUESTRIAN
 - PEDESTRIAN
 - SECTION LINE (TYP.)

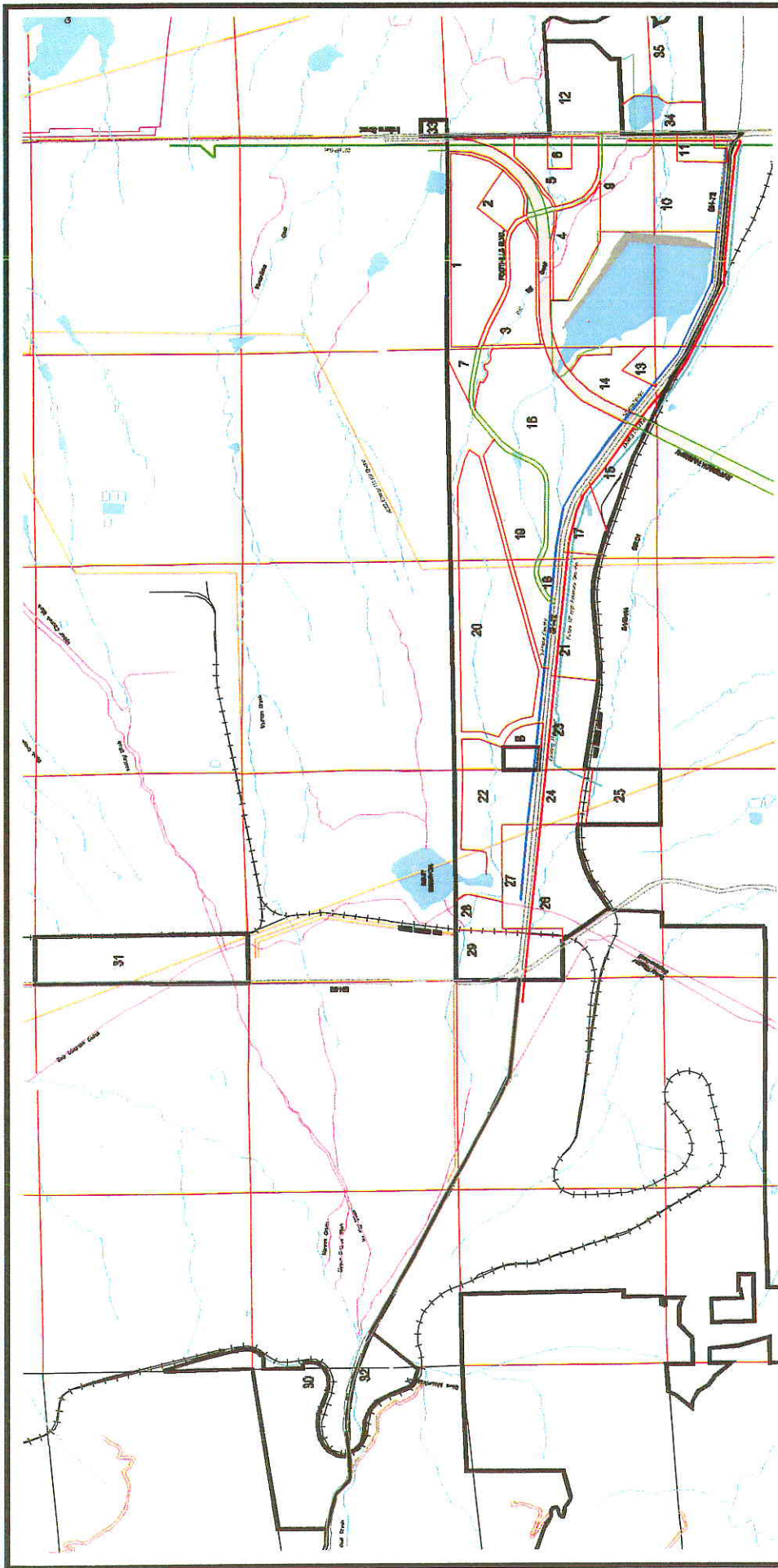


NOTES:
 1. JCMD No. 1 BOARD OF DIRECTORS CONSIDERS THE AREA SHOWN AS ITS PROBABLE ULTIMATE SERVICE AREA.
 2. THIS LAND USE PLAN DOES NOT INCLUDE JCMD NO. 1 SERVICE AREA NEAR THE INTERSECTION OF KENDRICK AND W. 64TH AVENUE.

FIGURE 6-1
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
RECREATIONAL TRAIL NETWORK



TST, INC.
 Consulting Engineers
 9-30-03



LEGEND

- SERVICE AREA
- EXISTING 20" HIGH PRESSURE GAS
- FUTURE 10" HIGH PRESSURE GAS
- EXISTING 3-PHASE ELECTRIC
- EXISTING 216 FIBER OPTICS
- SECTION LINE (TYP.)

NOTES:
 1. LIND NO. 1 BOARD OF DIRECTORS CONSIDERS THE AREA SHOWN AS ITS PROBABLE ULTIMATE SERVICE AREA.
 2. THIS LAND USE PLAN DOES NOT INCLUDE LIND NO. 1 SERVICE AREA NEAR THE INTERSECTION OF KENWOOD AND W. 64TH AVENUE.



FIGURE 7-1
JEFFERSON CENTER METROPOLITAN
DISTRICT NO. 1
DRY UTILITIES

