



WATER RESOURCE REPORT

FLYING HORSE NORTH PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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PUD FILE NO.: PUDSP234



TABLE OF CONTENTS

1.0 WATER RESOURCE REPORT

A. Summary of Proposed Subdivision

B. Information Regarding Sufficient Quantity of Water

- i. Calculation of Water Demand
- ii. Calculation of Quantity of Water Available
- iii. Groundwater Source Information
- iv. Production Wells Information
- v. Surface Water Sources

C. Information Regarding Sufficient Dependability of Water Supply

- i. Proof of Ownership
- ii. Financial Plan
- iii. Description of Water Supply
- iv. Calculation Demonstrating Quantity
- v. Evidence of Water System Source
- vi. Evidence of Short-Term Supply for Fire

D. Information Regarding Sufficient Quality

- i. Chemical Analysis of Proposed Water from Each Proposed Source
- ii. Evidence of Compliance with County and State Water Quality Standard
- iii. Discussion of Potential for Water Quality Degradation from On-site and Off-site Sources

E. Public and Private Commercial Water Providers

- i. Information from commercial water providers
- ii. Water Providers Report

F. State Engineer Summary Narrative

2.0 EXHIBITS

Exhibit 1 – Land Plan Map

Exhibit 2 – Water Supply Information Summary

Exhibit 3 – Letter of Intent to Serve



1.0 WATER RESOURCE REPORT

A. Summary of the Proposed Subdivision

The purpose of this report is to discuss the specific water needs of the proposed Flying Horse North development in El Paso County, Colorado.

The project consists of 913.6 acres and roughly 846 residential units, 64.7 acres of commercial, and a hotel. Located between Black Forest Rd and Highway 83, within Section 31 of Township 11 South, Range 65 West of the 6th Principal Meridian and Section 36 of Township 11 South, Range 66 West. This report will evaluate the projected loading for Parcels 1-6 that consists of 796 residential units, 64.7 acres of commercial, and a hotel. Residential and commercial properties within the development will be provided water services through an agreement with Falcon Area Water and Wastewater Authority (FAWWA).

Refer to Exhibit 1 for a map depicting the land plan of the proposed development.

B. Information Regarding Sufficient Quantity of Water

i. Calculation of Water Demand

Given the size of the proposed lots, it is expected that each residential unit in Flying Horse North will require an average of 0.50 annual acre-feet of water (domestic and irrigation use). Since there are no central water systems near the proposed development, this anticipated water demand is based on El Paso County Presumptive Use Values from the El Paso County Land Development Code.

Table 1 below summarizes the overall water demand projections for Flying Horse North.

Table 1: Water Demand Summary

	Annual Water Demand (Ac-Ft)
Residential – 796 Units	398.7
Hotel - 225 rooms, 50 branded flats, meeting space, spa, bars, pools, etc.	114.9
Commercial and Parks - Black Forest Rd, internal site, amenity and fitness centers, parks, etc.	52.25
TOTAL	575.9

Refer to Exhibit 2 for the Water Supply Information Sheet.



ii. Calculation of Quantity of Water Available

FAWWA has signed a letter of intent (Exhibit 3) to provide water for the Flying Horse North Development. FAWWA has sufficient water available to supply the projected annual water demand shown in Table 1.

iii. Groundwater Source Information

While the exact source water to be used by FAWWA to supply the proposed development has not been identified, some or all of the source water may be groundwater.

iv. Production Wells Information

No specific new or existing wells have been identified to serve Flying Horse North at this time.

v. Surface Water Sources [N/A]

C. Information Regarding Sufficient Dependability of Water Supply

i. Proof of Ownership

All water sources to be used to serve Flying Horse North will be owned by FAWWA. When the exact source water to be used is identified, proof of ownership will be supplied.

ii. Financial Plan

Discussions are ongoing with FAWWA regarding additional water infrastructure necessary to serve the proposed development and how those improvements will be financed.

iii. Description of Water Supply

Treatment Facility: FAWWA will supply potable water to the proposed development. Early filings may be able to be supplied with water from FAWWA's existing Water Treatment Facilities. It is anticipated that for full build out, additional treatment may be necessary. Flying Horse North will coordinate with FAWWA to determine the proposed location for any additional water treatment facilities that are necessary. The design criteria will be determined by FAWWA based on the source water being treated by any additional water treatment facilities.

Storage Facility: Water storage will have to be sized for the largest demand in the development to meet International Fire Code standards. That fire-flow volume will be added to the Average Daily Demand to establish the required water storage volume.

Distribution/Transmission: Distribution lines will likely be PVC, adequately sized to convey fire-flows throughout the subdivision. They will be constructed by Flying Horse North. No other districts are planned to provide water or



infrastructure for the Flying Horse North water system.

iv. Calculation Demonstrating Quantity

Quantity calculations will be provided once specific water rights/sources have been identified and committed to the project.

v. Evidence of Water System Source

The water collection and distribution system will be constructed with this development. FAWWA has existing sources, treatment and storage facilities. Refer to Exhibit 3 for the FAWWA letter of intent to provide water and wastewater service to the proposed development.

vi. Evidence of Short-Term Supply for Fire

The water system will include a storage tank(s) that will be sized for fire flow as stated above. Additionally, distribution lines shall be sized to convey fire-flows as determined by the International Fire Code.

D. Information Regarding Sufficient Quality

i. Chemical Analysis of Proposed Water from Each Proposed Source

If new water sources are used for the proposed development, water quality analysis shall be made available to EPC.

ii. Evidence of Compliance with County and State Water Quality Standard

Water quality must meet Colorado Department of Public Health & Environment (CDPHE) regulations for primary drinking water standards. FAWWA's current water treatment facilities all meet or exceed these standards.

iii. Discussion of Potential for Water Quality Degradation from On-site and Off-site Sources

All water supplied to the proposed development by FAWWA's will be a mixture of multiple sources including alluvial and deep wells. Any minor degradation of a single water source will be mitigated by dilution from the other sources.

E. Public and Private Commercial Water Providers

i. Information From Commercial Water Providers

The Flying Horse North development lies outside the current FAWWA's service area. As the letter of intent (Exhibit 3) states, CMD is contemplating either including FHN in their service area or providing bulk potable water to FHN. There are no other public or private water providers whose service area includes the proposed development.

ii. Water Providers Report

Please see Exhibit 3.



F. State Engineer Summary Narrative

Flying Horse North is located in El Paso County, northeast of Colorado Springs, Colorado. The property is proposed to be a multi-use residential subdivision with a hotel, commercial and residential properties. There is one well that is located on the property under permit 81145-F, that was permitted 07/24/2017. That well supplies irrigation water for the existing golf course. The proposed development will be supplied water by FAWWA's per the letter of intent enclosed as Exhibit 3.

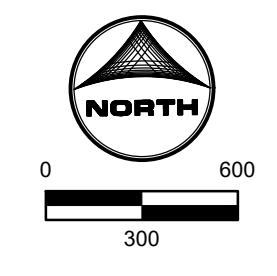
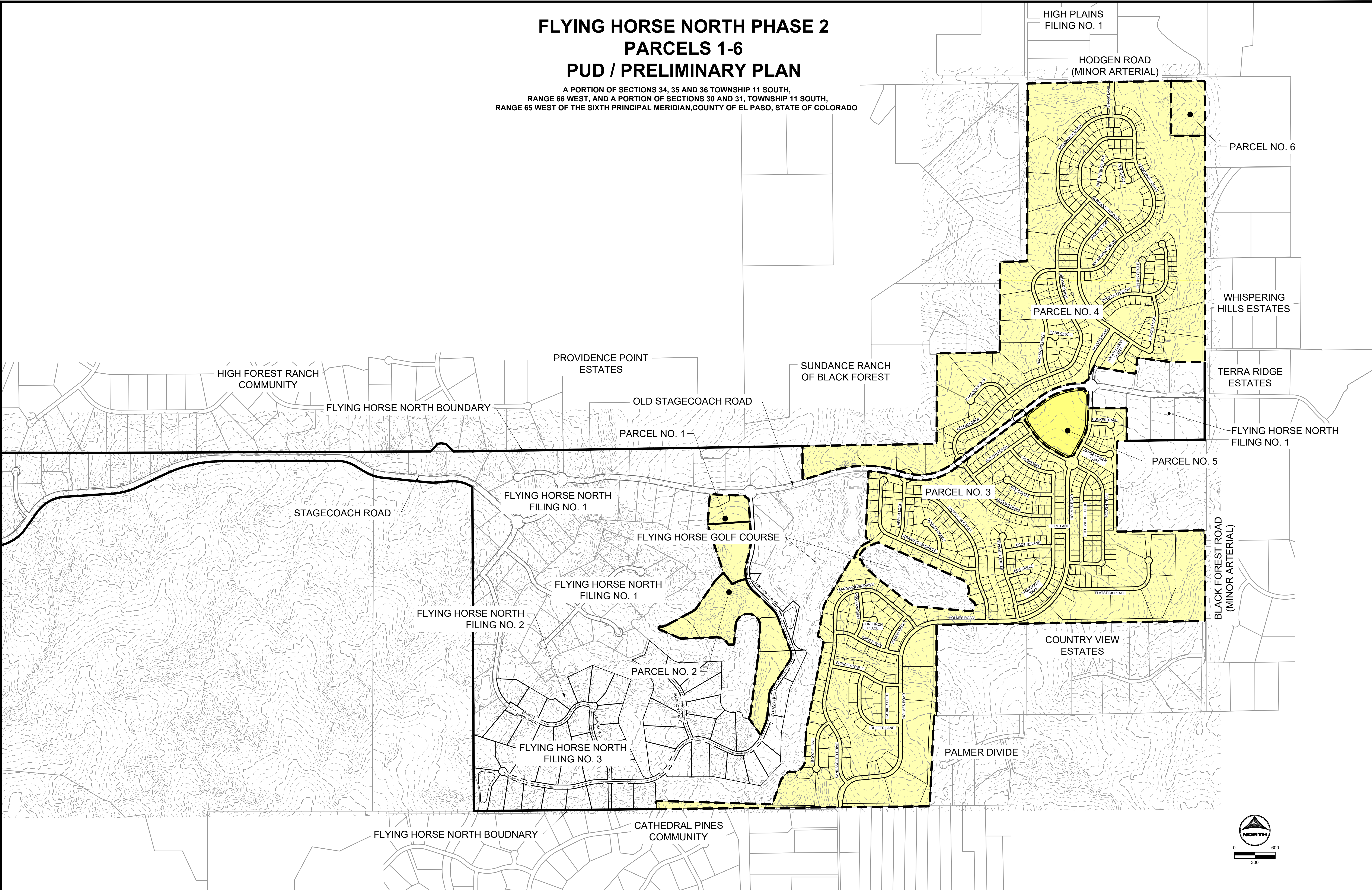


Exhibit 1

HERGER, DANIEL, 10/24/2023 2:33 PM

FLYING HORSE NORTH PHASE 2 PARCELS 1-6 PUD / PRELIMINARY PLAN

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH,
RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



DRAWN BY: DLH JOB DATE: PUD PRELIMINARY PLAN
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 10/24/2023
CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP\Exhibits\Parcel_ Exhibit

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 713.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH PUD PARCELS 1-6
PRI #2, LLC.
EL PASO COUNTY, CO

OVERALL MAP
OVERALL SITE

SHEET
OV
4



Exhibit 2

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133.(d), C.R.S. requires that the applicant submit to the County,
"Adequate evidence that a Water supply that is sufficient in terms of quantity, quality,
and dependability will be available to ensure an adequate supply of water"

1. NAME OF DEVELOPMENT AS PROPOSED <u><i>Flying Horse North Phase 2</i></u>	
2. LAND USE ACTION <u><i>PUD Preliminary Plan</i></u>	
3. NAME OF EXISTING PARCEL AS RECORDED <u><i>N/A</i></u>	
SUBDIVISION <u><i>See Above</i></u>	FILING <u><i>N/A</i></u> BLOCK <u><i>N/A</i></u> Lot <u><i>N/A</i></u>
4. TOTAL ACREAGE <u><i>739.2</i></u>	5. NUMBER OF LOTS PROPOSED <u><i>796 SFR</i></u> PLAT MAPS ENCLOSED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. (In submittal package)	
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
B. Has the parcel ever been part of a division of land action since June 1, 1972? If yes, describe the previous action <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)	
_____ 1/4 OF _____ 1/4 SECTION <u><i>31,36</i></u> TOWNSHIP <u><i>11</i></u> RANGE <u><i>65,66</i></u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W	
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA	
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.	
Surveyors Plat <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If not, scaled hand-drawn sketch <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year	
HOUSEHOLD USE # * <u><i>796</i></u> of units <u><i>355,976</i></u> GPD <u><i>398.74</i></u> AF	10. WATER SUPPLY SOURCE
COMMERCIAL USE # <u><i>258,100</i></u> SF <u><i>32,365</i></u> GPD <u><i>36.25</i></u> AF	
IRRIGATION # ** <u><i>12.98</i></u> acres <u><i>14,285</i></u> GPD <u><i>16.00</i></u> AF	
STOCK WATERING # _____ of head _____ GPD _____ AF	
OTHER <u><i>Hotel</i></u> <u><i>Multi-fam</i></u> <u><i>102,585</i></u> GPD <u><i>114.91</i></u> AF	
TOTAL <u><i>505,211</i></u> GPD <u><i>565.91</i></u> AF	<input checked="" type="checkbox"/> EXISTING <input checked="" type="checkbox"/> DEVELOPED <input checked="" type="checkbox"/> NEW WELLS WELLS SPRING <u><i>WELL PERMIT NUMBERS</i></u> <u><i>TBD</i></u> Proposed Aquifers - (Check One) <input type="checkbox"/> Alluvial <input checked="" type="checkbox"/> Upper Arapahoe <input type="checkbox"/> Upper Dawson <input checked="" type="checkbox"/> Lower Arapahoe <input type="checkbox"/> Lower Dawson <input checked="" type="checkbox"/> Laramie Fox Hills <input type="checkbox"/> Denver <input type="checkbox"/> Dakota <input type="checkbox"/> Other
* Based on EPC LDC Presumptive Use Values	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input checked="" type="checkbox"/> DISTRICT NAME <u><i>FAWWA (Falcon Area Water & Wastewater Authority)</i></u> WATER COURT DECREE CASE NUMBERS <u><i>Determinations: N/A</i></u>
** Irrigation includes park irrigation. Irrigation of Residential / Commercial Uses is included in their respective rows.	LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, please forward with this form. (This may be required before our review is completed)	
12. TYPE OF SEWAGE DISPOSAL SYSTEM <u><i>Central Sewer System and OWTS for select rural estate lots</i></u>	
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD	<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME: <u><i>Triview Metropolitan District</i></u>
<input type="checkbox"/> LAGOON	<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO: _____
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)	<input type="checkbox"/> OTHER: _____



Exhibit 3

FALCON AREA WATER AND WASTEWATER AUTHORITY
c/o Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, Colorado 80203

March 18, 2024

PRI #2, LLC
c/o Hill & Pollock, LLC
Attn: Alan G. Hill
1528 Wazee Street
Denver, CO 80202
ahill@hillpollock.com

Re: Contingent Will Serve Letter to Flying Horse North Development

Dear Mr. Hill:

Falcon Area Water and Wastewater Authority (the "Authority"), subject to the conditions below, under and pursuant to the Amended and Restated Intergovernmental Agreement for the Establishment of the Falcon Area Water and Wastewater Authority, dated December 17, 2021, and Section 29-1-204.2, C.R.S., and any applicable Authority rules and regulations, is willing to furnish water and sanitary sewer services to the Flying Horse North Development located in El Paso County (the "Property"). This contingent will serve letter is based upon PRI #2, LLC's ("Owner") representation that the Property will be developed for approximately 846 single family lots; 275 hotel rooms and/or detached rental "flats", along with meeting spaces, spa, bars, swimming pools, and other related facilities; commercial taps; and landscaping, parks and open space irrigation. The Authority is in the process of conducting rate studies and therefore is not in a position to provide specific water dedication requirements.

This commitment to provide water and sanitary sewer services to the Property is subject to and contingent upon the following conditions:

- (1) sufficient water and sanitary sewer capacity being available at the date of request of service;
- (2) the Authority having adequate water and sanitary sewer infrastructure to support the Property;
- (3) the Authority having adequate access to the Property to provide for water services and sanitary sewer treatment and transmission;
- (4) compliance with all applicable rules and regulations of the Authority and any entities with whom the Authority contracts for water services or sanitary sewer transmission and treatment;

(5) payment of all appropriate fees, rates, tolls, and charges of the Authority pursuant to the fee schedule adopted by the Authority and in effect at the time service is provided;

(6) compliance with any and all federal, state, and local laws, rules, and procedures as are applicable to providing services set forth herein to the Property;

(7) Owner shall enter into such other agreements as the Authority may require to facilitate the provision of service, including the dedication of water rights and cash-in-lieu agreements;

(8) Owner will be responsible for financing and constructing the water and sanitary sewer infrastructure that is needed to connect to the Authority's systems. This infrastructure shall be built to the standards and requirements of the Authority, El Paso County, and any other applicable governing entity. Such infrastructure shall be conveyed to the Authority upon completion and acceptance; and

(9) The provision of sanitary sewer service is expressly contingent upon the Authority entering into an agreement with Triview Metropolitan District No. 1 or an alternative entity to provide sanitary sewer treatment services.

In the event the development for the Property changes, these requirements and conditions will need to be revisited and updated accordingly. This letter is provided to the Owner and is specific to the Property.

FALCON AREA WATER AND WASTEWATER AUTHORITY



Authorized Representative