



WATER RESOURCE REPORT

FLYING HORSE NORTH PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

October 2023
Revised: January 2024

Prepared by:
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Colorado Springs, CO 80920
(719) 300-4140

Prepared for:
Flying Horse Development, LLC

This report indicates that all water shall be provided by Cherokee Metro District; however, other documentation (LOI, PUD plan) seems to imply this may not be the case. Please clear up inconsistencies in the documentation. If Cherokee is going to be the provider, provide updated commitment letters. The letters that were provided are over 2 years old and cannot be accepted at this time.

Please also update the water supply information summary sheet to reflect the most recent information.

PUD FILE NO.: PUDSP234



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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 Cherokee Metropolitan District (CMD).

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

Cherokee Metropolitan District has signed a letter of intent (Exhibit 3) to provide water for the Flying Horse North Development. CMD 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 CMD 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 CMD. When the exact source water to be used is identified, proof of ownership will be supplied.

ii. Financial Plan

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

iii. Description of Water Supply

Treatment Facility: CMD will supply potable water to the proposed development. Early filings may be able to be supplied with water from CMD's existing Water Treatment Facilities. It is anticipated that for full build out, additional treatment may be necessary. Flying Horse North will coordinate with CMD to determine the proposed location for any additional water treatment facilities that are necessary. The design criteria will be determined by CMD 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. CMD has an existing sources and treatment and storage facilities. Refer to Exhibit 3 for the CMD 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. CMD'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 CMD 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 CMD 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 CMD per the letter of intent enclosed as Exhibit 3.



Exhibit 1

HERGER, DANIEL, 1/24/2024 11:45 AM

FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

HIGH PLAINS
FILING NO. 1

HODGEN ROAD
(MINOR ARTERIAL)

PARCEL NO. 6

WHISPERING
HILLS ESTATES

TERRA RIDGE
ESTATES

FLYING HORSE NORTH
FILING NO. 1

PARCEL NO. 5

PROPOSED MONUMENT (TYP.)

BLACK FOREST ROAD
(MINOR ARTERIAL)

COUNTRY VIEW
ESTATES

PROPOSED TRAIL (TYP.)

PROPOSED REGIONAL TRAIL (TYP.)

PALMER DIVIDE

EX. PIKES PEAK LOOP

CATHEDRAL PINES
COMMUNITY

FLYING HORSE NORTH BOUDNARY

PROVIDENCE POINT
ESTATES

SUNDANCE RANCH
OF BLACK FOREST

OLD STAGECOACH ROAD
FLYING HORSE GOLF COURSE
PARCEL NO. 1

FLYING HORSE NORTH
FILING NO. 1

PARCEL NO. 3

FLYING HORSE NORTH
FILING NO. 1

PARCEL NO. 2

FLYING HORSE NORTH
FILING NO. 2

FLYING HORSE NORTH
FILING NO. 3

STAGECOACH ROAD

HIGH FOREST RANCH
COMMUNITY

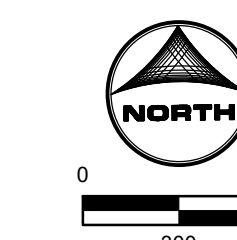
FLYING HORSE NORTH BOUNDARY

NOTE: SEE SHEET 28 FOR ROADWAY ALIGNMENT DATA TABLES WHICH INCLUDE CENTERLINE LENGTHS,
RADI, CURB AND GUTTER TYPES, SIDEWALK TYPES, AND PEDESTRIAN RAMP LOCATIONS BY STATIONING.

SEE SHEETS 15 THROUGH 26 FOR SITE PLAN LAYOUT INFORMATION INCLUDING SITE SCHEDULE CALLOUTS.

LINWORK LEGEND

PR PROPERTY LINE	---
EX PROPERTY LINE	---
PR EASEMENT LINE	---
EX EASEMENT LINE	---
PR RIGHT OF WAY	---
EX RIGHT OF WAY	---
PR LOT LINE	---
EX LOT LINE	---
EX SWALE	---
PR SWALE	---
PR TRAIL	---
PR MONUMENT SIGN (represents 10'x10' area)	●
PR POND RIM	---
PR INDEX CONTOUR	---
EX INDEX CONTOUR	---
PR INTER. CONTOUR	---
EX INTER. CONTOUR	---
EX FEMA FLOODPLAIN	---
PROJECT AREA	---



PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 1/19/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 1/24/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Exhibits\Parcel_ Exhibit

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

FLYING HORSE NORTH PHASE 2 PUD
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
 OVERALL SITE

SHEET
 OV
 4

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>Flying Horse North Phase 2</u>	
2. LAND USE ACTION <u>PUD Preliminary Plan</u>	
3. NAME OF EXISTING PARCEL AS RECORDED <u>N/A</u>	
SUBDIVISION <u>See Above</u>	FILING <u>N/A</u> BLOCK <u>N/A</u> Lot <u>N/A</u>
4. TOTAL ACREAGE <u>743</u>	5. NUMBER OF LOTS PROPOSED <u>796 SFR</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)	
<u>1/4</u> OF <u>1/4</u> SECTION <u>31,36</u> TOWNSHIP <u>11</u> RANGE <u>65,66</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>796</u> of units <u>355,976</u> GPD <u>398.74</u> AF	10. WATER SUPPLY SOURCE <input checked="" type="checkbox"/> EXISTING <input checked="" type="checkbox"/> DEVELOPED <input checked="" type="checkbox"/> NEW WELLS WELLS SPRING <u>WELL PERMIT NUMBERS</u> <u>TBD</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
COMMERCIAL USE # <u>258,100</u> SF <u>32,365</u> GPD <u>36.25</u> AF	
IRRIGATION # ** <u>12.98</u> acres <u>14,285</u> GPD <u>16.00</u> AF	
STOCK WATERING # _____ of head _____ GPD _____ AF	
OTHER <u>Hotel</u> _____ Multi-fam <u>102,585</u> GPD <u>114.91</u> AF	
TOTAL _____ <u>505,211</u> GPD <u>565.91</u> AF	WATER COURT DECREE CASE NUMBERS <u>Determinations:</u> <u>N/A</u>
* Based on EPC LDC Presumptive Use Values	
** Irrigation includes park irrigation. Irrigation of Residential / Commercial Uses is included in their respective rows.	
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>Central Sewer System and OWTS for select rural estate lots</u>	
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD	<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME: <u>Cherokee Metropolitan District</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 2



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-1721

Telephone: (719) 597-5080 Fax: (719) 597-5145

January 12, 2022

Jeff Smith
Flying Horse North

Re: Cherokee Metro District – Water and Wastewater Service to Flying Horse North

Dear Mr. Smith:

As you know, Cherokee Metropolitan District (“Cherokee”) has participated in several meetings with representatives from the proposed development known as Flying Horse North (“FHN”) to discuss the terms and conditions upon which Cherokee would be willing to provide water and wastewater service to FHN. As we have discussed, Cherokee does not currently have the capacity to serve the full build-out demand for FHN with renewable water sources (i.e. sources that are not derived from ground water rights to the Denver Basin Aquifers), and therefore any commitment to serve FHN must be contingent upon the development of additional water resources and infrastructure capacity, as described below. Additionally, at the time of this letter the FHN development is not located within the boundaries of Cherokee Metropolitan District, and therefore Cherokee and FHN must determine whether FHN will be included into Cherokee’s District boundary, or alternatively whether the water and wastewater service will be provided by extraterritorial intergovernmental agreement.

The purpose of this letter of intent (“LOI”) is to outline the general terms upon which Cherokee would be willing to provide water and wastewater service to FHN:

1. FHN will petition Cherokee to include the FHN development area within the Cherokee Metropolitan District service area. Such petition will be given reasonable consideration by Cherokee in accordance with applicable law. Alternatively, Cherokee and FHN may agree that Cherokee will provide water and wastewater service to FHN as a bulk extraterritorial customer through an intergovernmental agreement.
2. FHN will plan, design, and construct, subject to Cherokee’s approval, the potable water distribution system within the FHN development.
3. FHN will fund the planning, design, and construction of the water infrastructure necessary for Cherokee to produce and deliver the raw water supplies that will meet the projected build-out demands at FHN, and to deliver potable water to FHN, including water quality treatment to the appropriate potable drinking water standards.
4. FHN will pay a water development charge for the cost of the water rights that will be used to provide the subject water supply to FHN.
5. FHN will plan, design, and construct, subject to Cherokee’s approval, the wastewater infrastructure necessary to connect to Cherokee’s wastewater system and to meet the projected build-out wastewater demand at FHN.

6. To the extent an expansion of wastewater treatment capacity at Cherokee's Water Reclamation Facility is necessary to provide wastewater service to FHN, FHN will fund FHN's proportionate costs associated with planning, design, and construction of an expansion of the wastewater treatment capacity at Cherokee's Water Reclamation Facility, as well as any necessary upsizing of any wastewater collection and/or delivery infrastructure.
7. Cherokee will not provide water service for golf course irrigation purposes.
8. The water rights used to provide water service to FHN must be approved for use in Cherokee's pending replacement plan case (Case No. 08GW71).
9. Cherokee shall retain all right, title and interest in and to all water provided for use at FHN, including the right of use and reuse to extinction and the right to reclaim, recapture, or otherwise dispose of all return flows, whether such return flows occur from outdoor uses or as wastewater, for augmentation and all other lawful purposes.
10. FHN will fund the cost of developing the infrastructure necessary to allow FHN to receive delivery of the water that is made available from the approved replacement plan.

This LOI is non-binding on both parties. Accordingly, this LOI does not constitute a binding obligation on the part of either party to enter into any binding contract, or any subsequent agreements whatsoever; and does not constitute a binding obligation on the part of either party to consummate any agreement. This LOI is not to be construed as an offer of services. Neither party shall be under any legal obligation with respect to the proposed services unless and until a contract has been mutually executed and delivered by the parties.

This LOI may be executed in counterparts. Scanned, photocopied, and DocuSign signatures delivered by e-mail will be treated as original signatures for all purposes hereunder.

Please indicate that you agree with these terms by signing below and returning a copy of this LOI at your earliest convenience. Cherokee requests signature or comments on or before 5:00 p.m. on Jan. 17, 2022. This proposed LOI shall have no force or affect unless signed by both parties.

Sincerely,



Amy Lathen, General Manager
Cherokee Metropolitan District
6250 Palmer Park Boulevard
Colorado Springs, Colorado 80915

I acknowledge and agree with the terms set forth above:

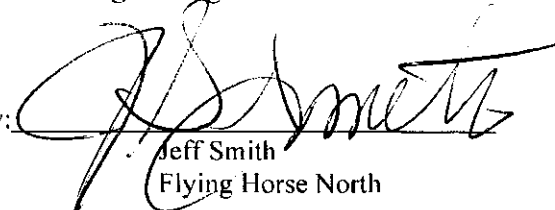
By: 
Jeff Smith
Flying Horse North



Exhibit 3