



# WASTEWATER DISPOSAL REPORT

## FLYING HORSE EAST SKETCH PLAN

December 2024

**Prepared by:**

HR Green, LLC.

1975 Research Parkway, Suite 160

Colorado Springs, CO 80920

(719) 300-4140

**Prepared for:**

Flying Horse Development, LLC

**PUD** FILE NO.: **SKP242**



## **TABLE OF CONTENTS**

### **1.0 WASTERWATER DISPOSAL**

- A. Map Showing Relative Location of Point of Connection to an Existing System**
- B. Map Showing Relative Location of the Existing or Proposed Treatment Facility**
- C. Estimate of Projected Population, Units, and Density**
- D. Capacity of the Existing Treatment Plant and Current Utilization**
- E. Anticipated Capacity of any Proposed Treatment Plant**
- F. Letter of Commitment from the Wastewater Provider Proposed for Service**

### **2.0 Exhibits**

**Exhibit 1 – Map Showing Point of Connection to Existing System and Location of CMD WWTF**

**Exhibit 2 – Wastewater Study Report by Entech Engineering, Inc**

**Exhibit 3 – Letter of Intent to Serve**



These figures do not add up to other documentation, which suggests 5227 residential units. Hotel is not referenced anywhere on the sketch plan.

## 1.0 WASTEWATER DISPOSAL

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

The project consists of 1822.44 acres and roughly 4837 residential units, 34.2 acres of commercial, 479.9 acres of business parks, a school and a hotel. Located between Schriever Space Force Base and Highway 94, Within Sections 13, 14, 23, and 24 of Township 14 South, Range 64 West of the 6th Principal Meridian. This report will evaluate the projected loading for Phase 1 that consists of 4837 residential units, 34.2 acres of commercial, 479.9 acres of business parks, a school and a hotel. Residential and commercial properties within the development will be provided water services through an agreement with Cherokee Metropolitan District (“CMD”)

The Flying Horse East development will consist of a central sewer system meeting Cherokee Metropolitan District standards. The infrastructure is to be owned and maintained by CMD. The development will require lift stations and forcemains to pump wastewater from low point areas within the development, identified on the Sketch Plan exhibits. Offsite improvements will be required to connect the development to existing CMD interceptor lines that convey the wastewater to the treatment plant located south of the development. The wastewater offsite force main and interceptor connection plan is located within the Appendix and shows the planned infrastructure for connection including force main and gravity main.

### A. Map Showing Relative Location of Point of Connection to an Existing System

Refer to Exhibit 1.

### B. Map Showing Relative Location of the Existing or Proposed Treatment Facility

Refer to Exhibit 1.

### C. Estimate of Projected Population, Units, and Density (Average Day)

Projected Wastewater Loads: Wastewater projections are based on average-daily design flows specified in Colorado Springs Utilities (CSU) Wastewater Line Extension and Service Standards. It is expected that Flying Horse East will generate an average of 1,250,775 gallons/day of wastewater. Table 1 below tabulates the SFE's based on land use and densities. Table 2 summarizes the projected wastewater loads for the units that will be provided wastewater services by CMD. Table 2 summarizes the projects wastewater loads for the various land uses.



Table 1 – Land Use Summary and SFE Calculation

Land use category	Acreage	Unit	SFE's
Low Density Residential	137.4	410	410
Medium Density Residential	524.1	2329	2329
Medium-High Density Residential	119.7	956	956
High Density Residential	138.1	1142	1933
<b>Residential Total</b>	<b>919</b>		<b>4837</b>
Commercial	34.2		119.7
Business Parks	479.9		1679.7
Schools	92.6		10
Mixed-Use	22.7		80.2
<b>Total</b>			<b>6727</b>

Notes:

\*\*Commercial, Business Parks and Mixed-Use demands are anticipated at 3.5 SFE's per acre.

\*\*School SFE's are anticipated to be similar to other schools in the Falcon area.

Table 2 - Overall Projected Wastewater Loads

Description	SFE's	Average Base WW Loads	Average Daily WW Loads
		(GPD)	(GPD)
Single Family Residence	4837	172	831964
Commercial	119.7		20588
Business Parks	1679.7		288900
School	10		1720
Mixed-Use	80.2		13786
<b>Grand Total</b>	<b>6727</b>		

Commercial demand, Mixed-Use and Business Park demand is anticipated at 3.5 SFE's per acre. Single-family residences are calculated at approximately 68.8 gallons per person per day with 2.5 persons per unit. School SFE's are anticipated to be similar to other schools in the Falcon area.

**D. Capacity of the Existing Treatment Plant and Current Utilization**

The CMD WRF has a permitted capacity of 4.8 MGD. The current loading of the WRF is approximately 2.0 MGD.

**E. Anticipated Capacity of any Proposed Treatment Plant**

No treatment plants are proposed to be constructed for this project. The existing CMD WRF has the capacity to treat the projected wastewater loading from Filing 1.

**F. Letter of Commitment from the Wastewater Provider Proposed for Service**

Wastewater Disposal Report



**w/Service Boundaries**

CMD has signed a letter of intent to provide wastewater service to the Flying Horse East development. The letter of intent is enclosed as Exhibit 2.

**G. Statement by the Wastewater Provider that Adequate Capacity Exists**

Refer to Exhibit 2 for the letter of intent which includes CMDs statement of adequacy.




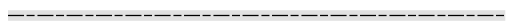

**H. Estimate of Construction Costs**

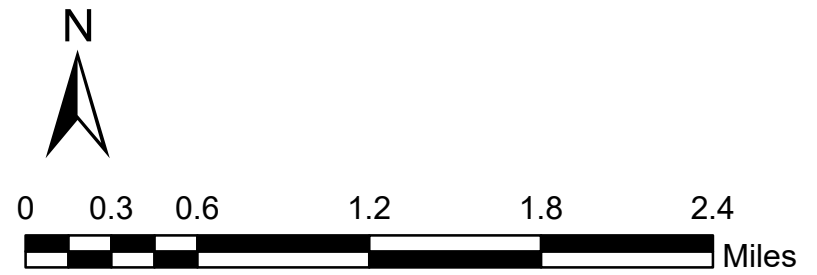
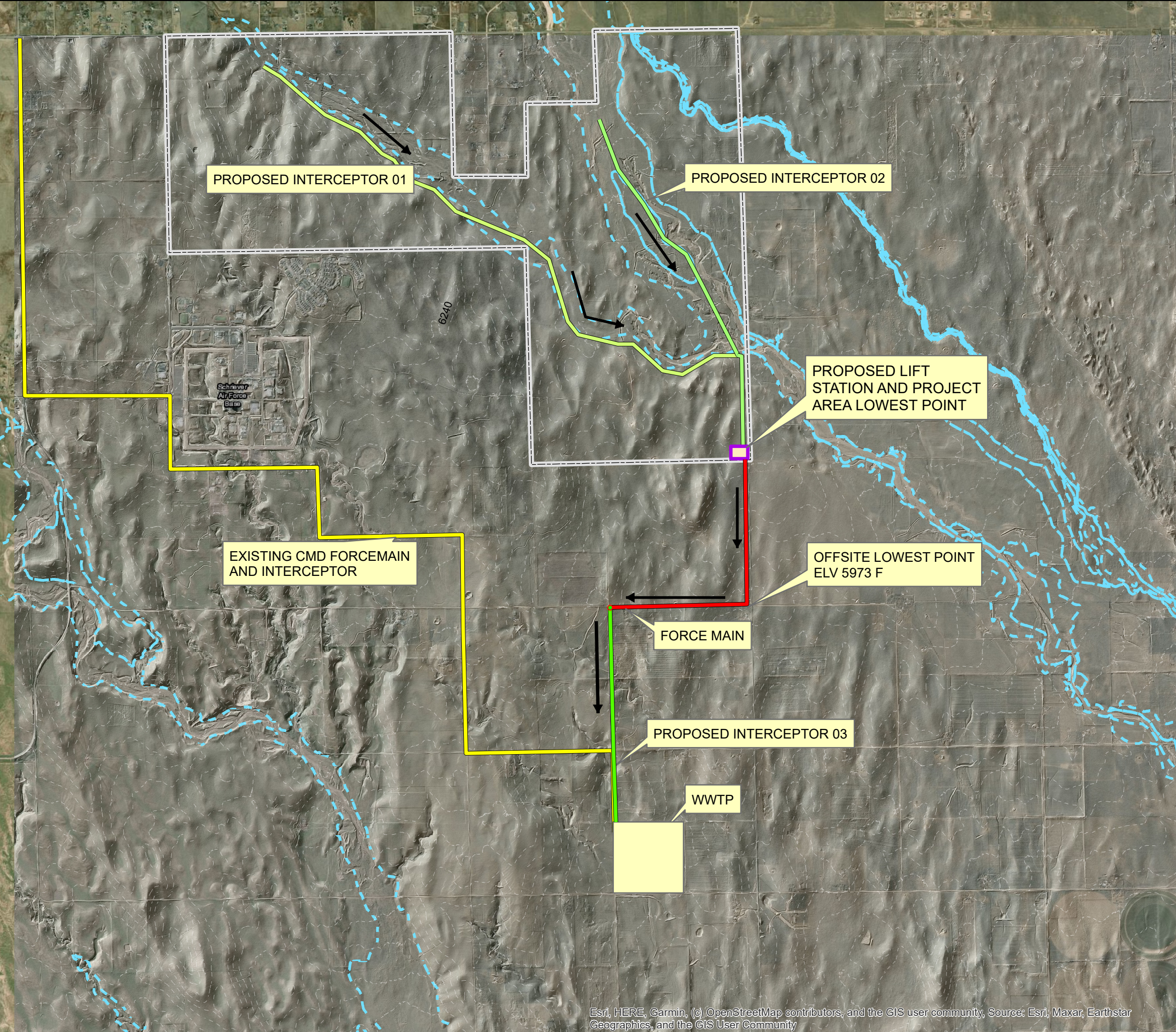
The initial construction cost estimate to convey the wastewater to the CMD WRF is \$12-15 million.



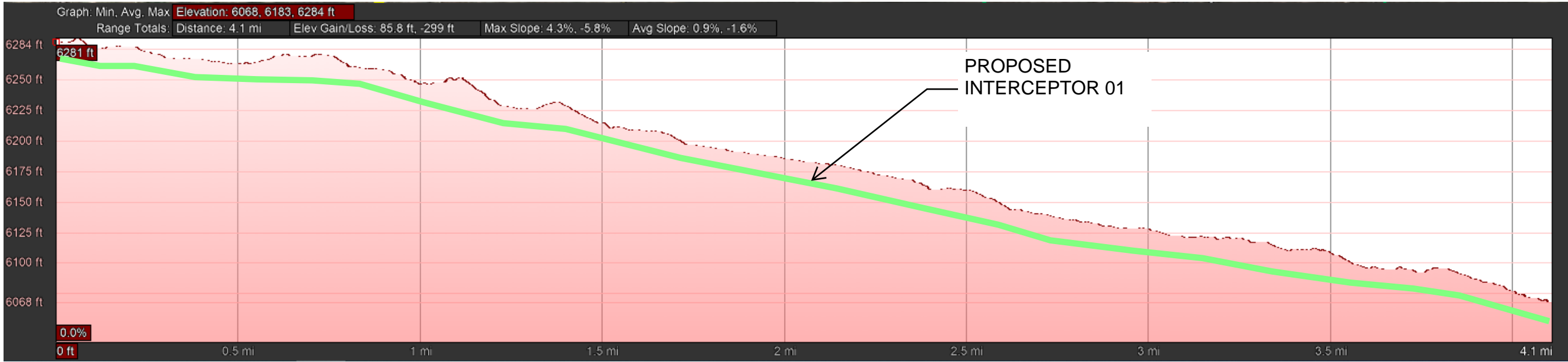
## Exhibit 1

# Flying Horse East Sewer Trunk Planning

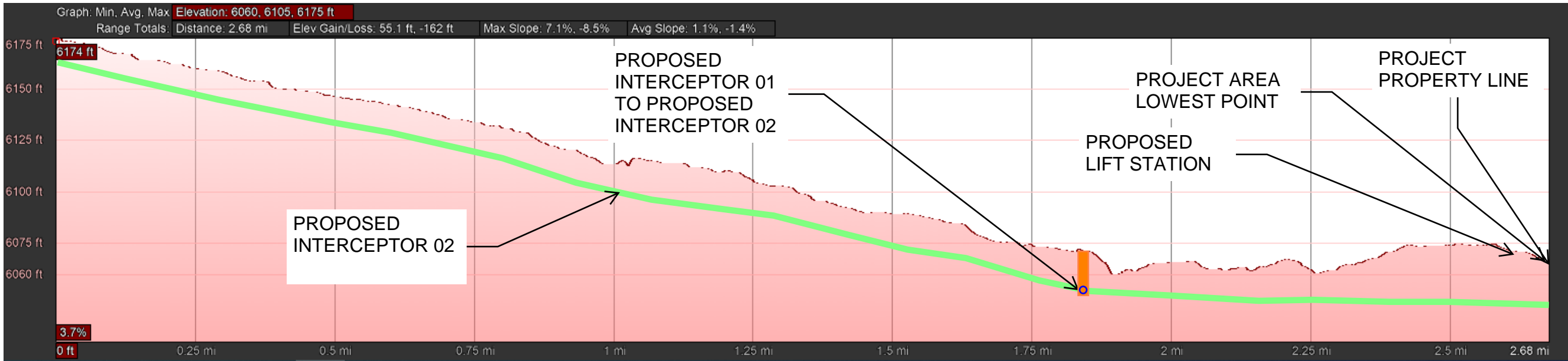
- PROPOSED INTERCEPTOR 
- PROPOSED FORCE MAIN 
- EXISTING FM AND INTERCEPTOR 
- PROJECT AREA 
- 100 YEAR FLOOD 



### PORPOSED INTERCEPTOR 01 PROFILE

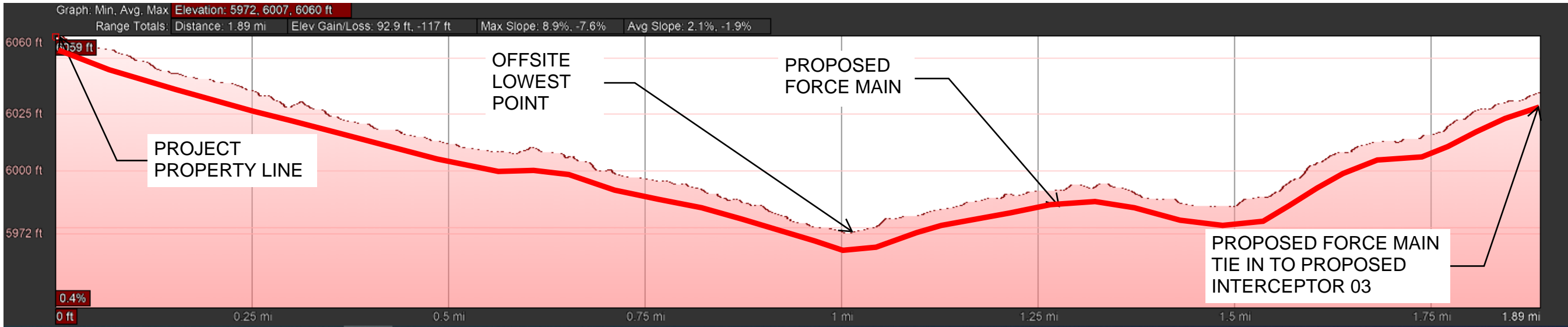


### PORPOSED INTERCEPTOR 02 PROFILE

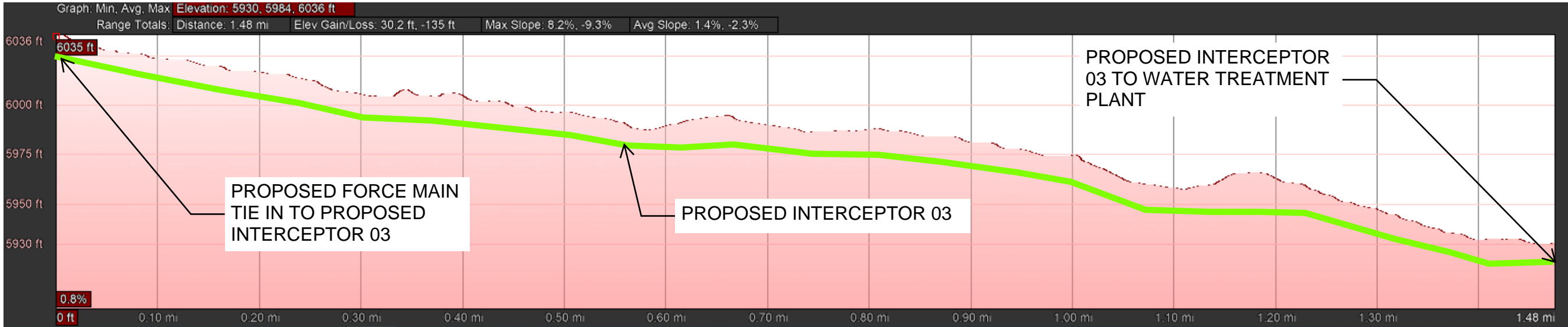




# FORCE MAIN PROFILE



# PORPOSED INTERCEPTOR 03 PROFILE





**Exhibit 2**



# CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd, Colorado Springs, CO 80915

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

May 28, 2024

Jeff Smith

Flying Horse Land Company, LLC

Dear Mr. Smith:

As you are aware, Cherokee Metropolitan District ("Cherokee") is currently pursuing a Replacement Plan case to make more efficient use of treated water discharged into the Upper Black Squirrel Alluvial Aquifer in eastern El Paso County. Upon completion of this case, Cherokee may have the water capacity to serve the full build-out demand for the proposed Flying Horse East Development north of Schriever Space Force Base with renewable water sources.

Cherokee, Flying Horse East ("FHE"), and previous developers have been seriously discussing water and wastewater service for the planned development since 2019. The plans for the development have changed over time and may change in the future. The most recent development plan indicates a maximum of 4385 Single Family Equivalent units on the property which would require approximately 1200 acre-feet per year of water supply. At this time Cherokee believes this volume may be available upon completion of the Replacement Plan Case and a future water supply agreement could be entered into subject to the terms below.

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 FHE:

1. FHE and Cherokee will negotiate whether FHE will be included as a part of Cherokee or will be supplied via extraterritorial agreement.
2. The water rights used to provide water service to FHE must be approved for use in Cherokee's pending replacement plan case (Case No. 08GW71). To the extent an amendment of Cherokee's replacement plan in Case No. 08GW71 is necessary to provide for the use of any water used at FHE as a replacement source in said replacement plan, FHE will fund Cherokee's reasonable legal and engineering costs associated with said amendment.
3. Cherokee shall retain all right, title and interest in and to all water provided for use at FHE, 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.
4. FHE will plan, design, and construct, subject to Cherokee's approval, the potable water distribution system within the FHE development.
5. FHE will fund and assist in the planning, design, and construction of the water infrastructure necessary for Cherokee to produce and deliver the raw water supplies that



# CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd, Colorado Springs, CO 80915

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- will meet the projected build-out demands at FHE, and to deliver potable water to FHE, including water quality treatment to the appropriate potable drinking water standards.
6. FHE will pay a water development charge for the cost of the water rights that will be used to provide the subject water supply to FHE.
  7. FHE will pay applicable infrastructure tap fees based on inclusion or extraterritorial service agreements. These fees may be offset by agreed upon improvements to common infrastructure subject to inclusion or extraterritorial agreement.
  8. FHE must enter into a wastewater treatment agreement with Cherokee Metropolitan District and all wastewater flows must flow to the Cherokee Wastewater Treatment Facility.
  9. FHE 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 FHE.
  10. To the extent an expansion of wastewater treatment capacity at Cherokee's Water Reclamation Facility is necessary to provide wastewater service to FHE, FHE will fund FHE'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.

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.

This LOI was amended on May 28, 2024, reflecting a new date, new response date and addressed to the Flying Horse Land Company, LLC.

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 June 7, 2024.

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 Land Company, LLC