



WATER RESOURCE REPORT

FLYING HORSE EAST PHASE 1 SKETCH PLAN

SKP242

December 20, 2024

Prepared by:

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Prepared for:

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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 East development in El Paso County, Colorado.

The project consists of 1822.44 acres and roughly 5227 residential units, 34.2 acres of commercial, 481.5 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 Phase1 that consists of 5227 residential units, 34.2 acres of commercial, 481.5 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”)

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

B. Information Regarding Sufficient Quantity of Water

Elaborate further on where this figure comes from. Additionally, provide figures for the nonresidential uses.

i. Calculation of Water Demand

Given the size of the proposed lots, it is expected that each SFE in Flying Horse East will require an average of **0.353 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 East.

Table 1a: Water Demand Summary – Phase 1

Description	SFE's	Demand/SFE (AF/Year)	Total Demand (AF/Year)	
Single Family Residence	5227	0.353	1845.13	
Commercial	119.7		42.25	
Business Parks	1685.25		594.89	
School	10		3.53	
Hotel	230		81.19	
Open Space Irrigation	1004.2		354.5	
Grand Total	8276.2			2921.5

This use is not identified anywhere on the sketch plan.

You can't use the same presumptive value for the nonresidential uses.

Refer to Exhibit 2 for the Water Supply Information Sheet.



ii. Calculation of Quantity of Water Available

CMD has signed a letter of intent (Exhibit 3) to provide water for the Flying Horse East 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, CMD obtains water through a combination of the Denver Basin, alluvial wells and surface water rights

iv. Production Wells Information

No specific new or existing wells have been identified to serve Flying Horse East 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 East will be owned by CMD.

ii. Financial Plan

Discussions are ongoing with CMD regarding the 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. It is anticipated that for full build out, additional treatment may be necessary. Flying Horse East will coordinate with CMD to determine the proposed location for any system upgrades that are necessary.

Storage Facility: Water storage (if necessary) 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 East. No other districts are planned to provide water or

How is CMD going to be supplying water to this project? Are water lines proposed to be run all the way from the nearest CMD facility, or is a new treatment facility going to be proposed for FHE? Under subsection iii below, please more specifically identify what infrastructure improvements are needed in order for CMD to be able to provide services.



infrastructure for the Flying Horse East 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 existing sources, 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 East development is within CMD's service area. As the letter of intent (Exhibit 3) states, CMD is tentatively agreed to provide FHE with water. There are no other public or private water providers whose service area includes the proposed development.

ii. Water Providers Report

Please see Exhibit 3.

According to the CMD letter, they do not yet know whether the property will be included within their boundary or will be supplied via extraterritorial agreement.

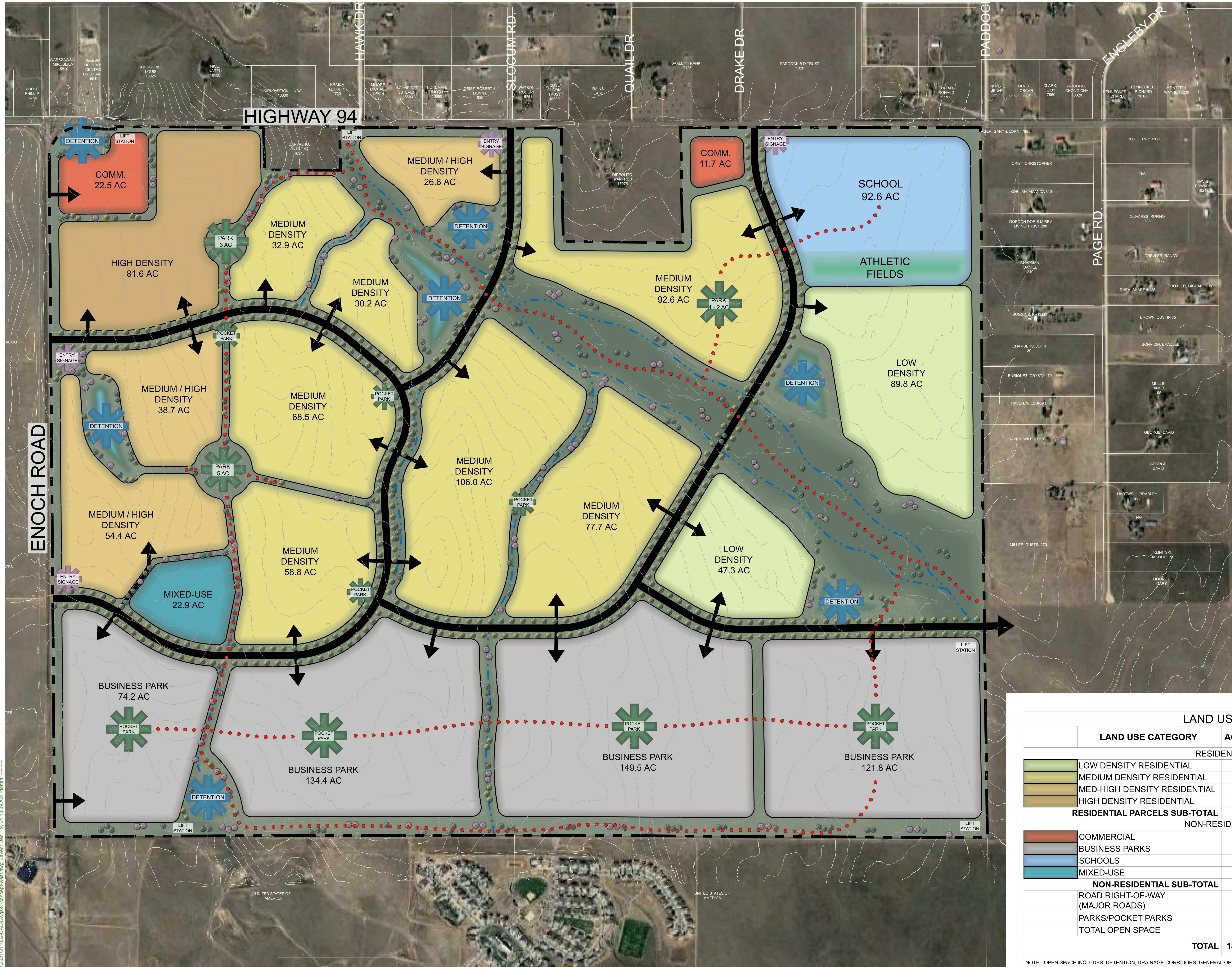


F. State Engineer Summary Narrative

Flying Horse East 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. The proposed development will be supplied water by CMD's per the letter of intent enclosed as Exhibit 3.



Exhibit 1



LEGEND

- SITE BOUNDARY
- ROADWAYS
- PROPOSED TRAILS
- EXISTING DRAINAGE
- DRAINAGE WETLAND
- LOW DENSITY
- MEDIUM DENSITY
- MED-HIGH DENSITY
- HIGH DENSITY
- COMMERCIAL
- BUSINESS PARK
- SCHOOL
- HOTEL
- DETENTION POND
- PARK/POCKET PARK
- ENTRY SIGNAGE

LAND USE SUMMARY							
	LAND USE CATEGORY	ACREAGE	SITE PERCENT	DENSITY RANGE		UNIT RANGE	
RESIDENTIAL PARCELS							
	LOW DENSITY RESIDENTIAL	137.1 AC.	7.5%	1.00	2.99	137	410
	MEDIUM DENSITY RESIDENTIAL	466.7 AC.	25.6%	3.00	4.99	1400	2329
	MED-HIGH DENSITY RESIDENTIAL	119.7 AC.	6.6%	5.00	7.99	599	956
	HIGH DENSITY RESIDENTIAL	81.6 AC.	4.5%	8.00	14.00	653	1142
RESIDENTIAL PARCELS SUB-TOTAL		805.1 AC.	44.2%			2789	4838
NON-RESIDENTIAL PARCELS							
	COMMERCIAL	34.2 AC.	1.9%				
	BUSINESS PARKS	479.9 AC.	26.3%				
	SCHOOLS	92.6 AC.	5.1%				
	MIXED-USE	22.9 AC.	1.3%				
NON-RESIDENTIAL SUB-TOTAL		629.6 AC.	34.5%				
	ROAD RIGHT-OF-WAY (MAJOR ROADS)	73.2 AC.	4.0%				
	PARKS/POCKET PARKS	17.5 AC.	1.0%				
	TOTAL OPEN SPACE	297.0 AC.	16.3%				
TOTAL		1822.4 AC	100.0%			2789	4838

NOTE - OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, AND EASEMENTS.



Exhibit 2

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

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: Flying Horse East Phase1

2. LAND USE ACTION: PUD Preliminary Plan ← Update this

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: See Above, FILING (UNIT) N/A, BLOCK N/A, LOT N/A

4. TOTAL ACREAGE: 1822.44 5. NUMBER OF LOTS PROPOSED 5227 SFR PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO

If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

 1/4 of the 1/4, Section 13, 14, 23, 24 Township 14 N or S, Range 64 E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # <u>5227</u> of units	<u>1,646,505</u>	<u>1845.13</u>
COMMERCIAL USE # <u>119.7</u> of S. F	<u>37,706</u>	<u>42.25</u>
IRRIGATION # <u>305.9</u> of acres <i>Irrigation in residential and non residential Lots are included in Residential and other Uses.</i>	<u>316,339</u>	<u>354.5</u>
STOCK WATERING # _____ of head	_____	_____
OTHER: <u>School, Hotel and Business Parks</u>	<u>644,159</u>	<u>679.61</u>
TOTAL	<u>2,644,709</u>	<u>2921.5</u>

10. WATER SUPPLY SOURCE

EXISTING WELL DEVELOPED SPRING

WELL PERMIT NUMBERS
TBD

MUNICIPAL
 ASSOCIATION
 COMPANY
 DISTRICT

NAME CMD (Cherokee Metropolitan District)

LETTER OF COMMITMENT FOR SERVICE YES or NO

NEW WELLS -
PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL UPPER ARAPAHOE
 UPPER DAWSON LOWER ARAPAHOE
 LOWER DAWSON LARAMIE FOX HILLS
 DENVER DAKOTA

OTHER: _____

WATER COURT DECREE CASE NUMBERS:
Determinations: N/A

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
(This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM
DISTRICT NAME: CMD (Cherokee Metropolitan District)
- LAGOON VAULT
LOCATION SEWAGE HAULED TO: _____
- ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER:



Exhibit 3



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

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

- 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