

**WASTEWATER COLLECTION AND TREATMENT
FEASIBILITY REPORT
SOUTHERN COLORADO RAIL PARK SKETCH PLAN**

PREPARED BY

Garald Barber

PREPARED FOR

Edw. C. Levy Co.

September 2023

Introduction

All utility design for the proposed development will be performed in accordance with the Fountain Sanitation District Specifications and Regulations, and the El Paso County Land Development Code.

Project Description

The Southern Colorado Rail Park will be located along the front range on over 3,000 acres of rural land situated west of Interstate 25 between the Colorado Springs Nixon Power Plant (CSU) and Fort Carson Military Reservation. The Rail Park area is located south of the City Limits of Fountain with plans to annex into the City of Fountain. The foundational premise of the project is to extend an existing CSU dual service rail spur (UP and BNSF) that will provide a catalyst for commercial development and job creation under a public-private partnership (P3) and strengthen the military resiliency of Fort Carson, whereas availing a secondary rail service access on behalf of rapid deployment capabilities.

The Rail Park area is currently undeveloped and contains approximately 1,820 acres of planned industrial development, and 113 acres of commercial development. Location of streets and water infrastructure is yet to be determined. The Rail Park area is shown on Attachment 1.

Sanitary Sewer Collection and Treatment Systems

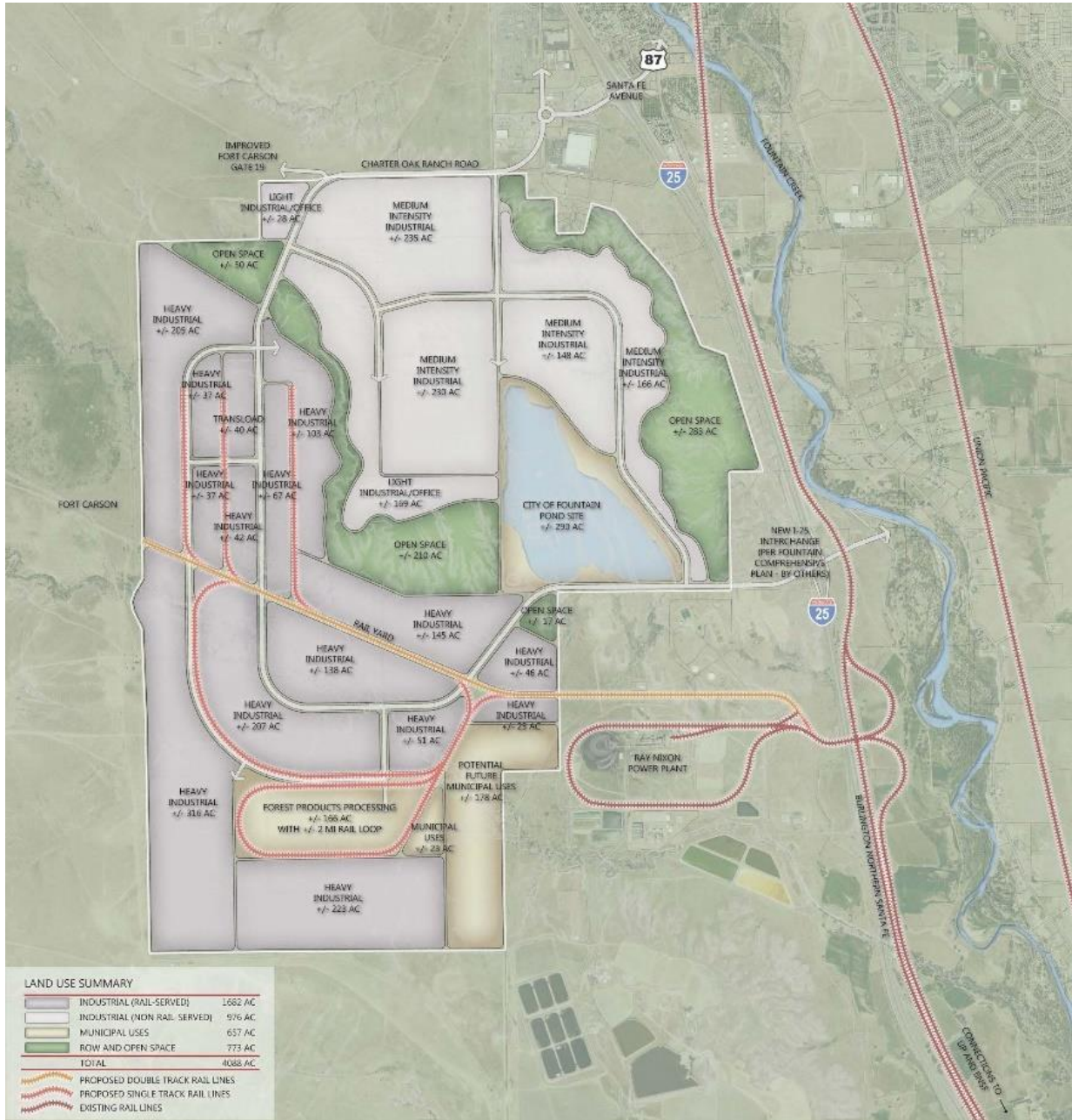
The Fountain Sanitation District (FSD) currently provides sewer service to the area just north of the Rail Park including Windigo Logistics, Pavestone and other industrial/commercial properties along with service to other areas in the City of Fountain. FSD has a sewer main line that connects the area just north of the Rail Park area to the Richard J. Christian II Wastewater Treatment Plant located east of the project, east of Interstate 25 and west of Fountain Creek. Existing wastewater infrastructure is shown on Attachment 2. The Southern Colorado Rail Park project is in FSD's service area however, no sewer infrastructure currently exists within the project area. The gravel pits, Fountain's Utilities Joint Operations Center, and a couple of single-family homes are currently served by an on-site wastewater treatment system.

There are two wastewater collection alternatives to serve the Rail Park. The first alternative includes a lift station at the southern boundary of the project to lift wastewater from the southern, lower elevation areas to the Richard J. Christian II Wastewater Treatment Plant. The second alternative includes a collection system that will deliver wastewater to the FSD (Lower Fountain Sanitation District) Harold D. Thompson Wastewater Treatment Plant located south of Fountain.

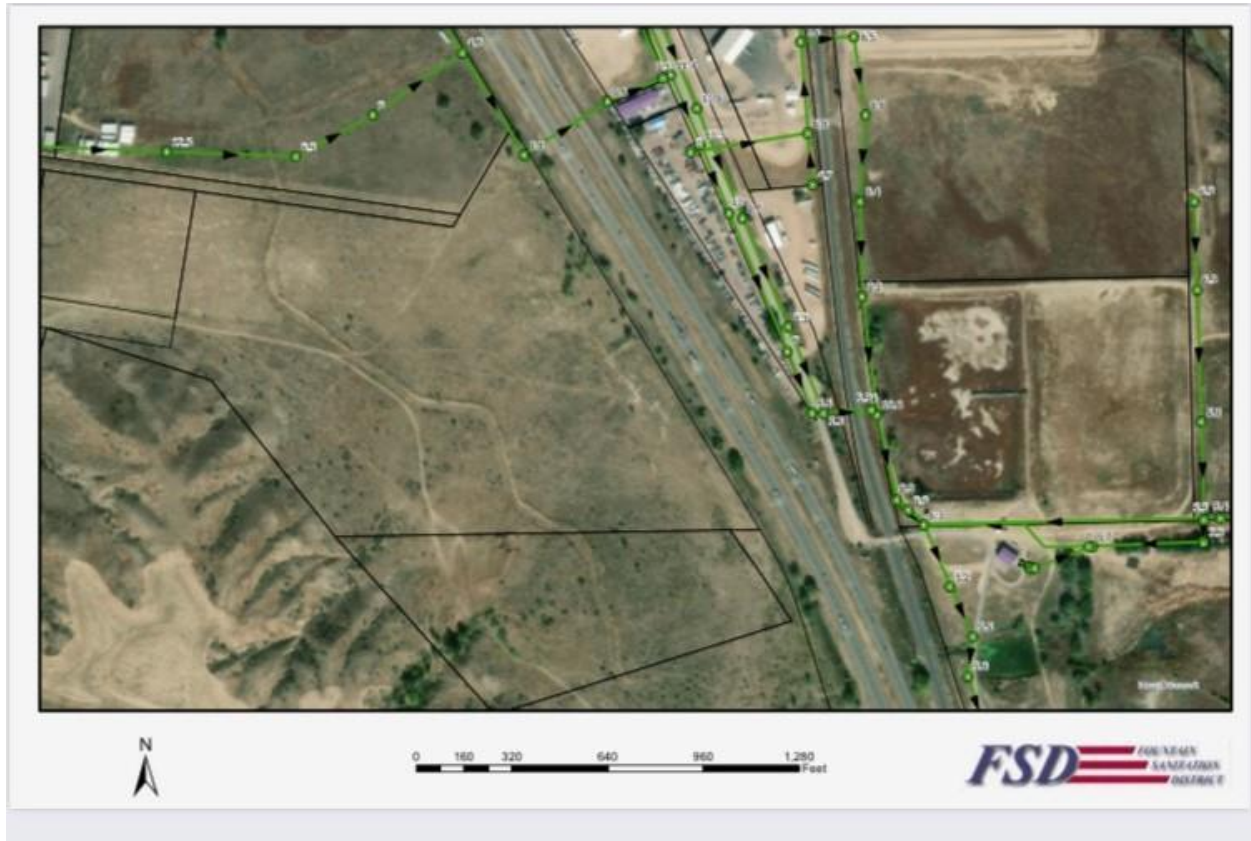
FSD anticipates that the Wastewater Plant(s) will have sufficient capacity in conformance with current CDPHE standards and regulations to serve future development including the Southern Colorado Rail Park area. Property developers will have access to the existing 18-inch sewer main crossing under Interstate 25, along with access to the Wastewater Plant capacity for future development. Property developers will be responsible for the costs associated with sewer infrastructure including mains, service lines, interceptors, lift stations, and force mains necessary to provide service.

A commitment letter from Fountain Sanitation District to provide wastewater services is included as Attachment 3.

Attachment 1 Rail Park Project Area



Attachment 2 Existing Wastewater Infrastructure East of the Project Area



Attachment 3 Service Commitment Letter from Fountain Sanitation District



11545 Link Road Fountain CO 80817 (719)382-5303 Fax: 382-3441

E-mail: <mailto:fsdistrict@fsd901.org> Web: www.fountainsanitation.com

May 15, 2023

To: Edw.C. Levy Co.

Sent via email to: utilities719@gmail.com

Attn: Garald Barber

No Hardcopy to Follow

421 South Tejon Street, Suite 200

Colorado Springs CO 80903

RE: Commitment to Provide Wastewater Management Services - Rail Park Project

Mr. Barber:

Per your request, Fountain Sanitation District (District) respectfully provides this letter of commitment to provide wastewater management services for what is being referred to as the Rail Park Project from an email dated May 15, 2023 located north and west of the existing Ray Nixon Power Plant. Said email contain a site plan which indicates a developable area of approximately 4088 +/- acres of mainly Industrial Use.

The District will provide wastewater management services for this property in accordance with the District's rules, regulations, policies, and procedures as they exist at the time those services are provided. This includes the condition of a, "first come, first served," commitment. At the present time the District has sufficient treatment capacity to accommodate the proposed property for development. District conveyance capacity will depend on where the proposed development connection will be located. Upsizing of existing District infrastructure could be required once peak flows have been determined and will be at the cost of the developer.

Developer/owner will be responsible for the costs associated with onsite sewer infrastructure including mains, service lines, interceptors, lift stations and force mains necessary to provide conveyance to existing District main lines.

Please contact me should you have any questions or desire any additional information regarding this matter.

Sincerely,

Jonathan Moore

Jonathan Moore, PE, Assistant District Manager/District Engineer

Fountain Sanitation District

CC Via Email only: Cindy Murray, Office Administrator fsdistrict@fsd901.org
Fountain Sanitation District