



MERIDIAN SERVICE METROPOLITAN DISTRICT

Water, Wastewater, Parks and Recreation
11886 Stapleton Dr, Falcon, CO 80831
719-495-6567, Fax 719-495-3349

September 7, 2021

Robert Irwin
Cheyenne Mountain Development Company, LLC
P.O. Box 60069
Colorado Springs, CO 80960

Re: Water Service for Latigo Trails Filing No. 9

Dear Mr. Irwin:

The Meridian Service Metropolitan District (MSMD) will provide water service to Latigo Trails Filing No. 9, lots 1-37. This service will consist of a 1" copper or HDPE water service line to each of the above listed lots.

Based on the already approved projects within Latigo and Meridian Ranch serviced by MSMD the current demand is 1,704 Ac-Ft per year. MSMD currently owns water rights in the amount of 6,088 Ac-Ft and based on the El Paso County 300-year rule of supply for development purposes the total amount of water available for development is 2,163 Ac-Ft. Latigo Trails Filing No. 9 will add an additional demand of 12 Ac-Ft per year based on the Water Resource Report dated August 2021 and developed by the MSMD engineer. The additional 12 Ac-Ft demand results an overall demand of 1,716 Ac-Ft, which leaves a surplus of 446 Ac-Ft per year. See the attached worksheet for additional information.

The master plan for Meridian Ranch provides for 4,500 single family homes, schools, business and open space amounting to a total demand at build out to be approximately 2,035 Ac-Ft. The projected demand is below the El Paso County water supply rule for development and the total amount of water available to MSMD every year.

Please contact me either by email at j.nikkel@meridianservice.org or by phone at 719-495-6567 if you should have questions or concerns.

Sincerely,

Jim Nikkel
General Manager

C: MSMD Board of Directors
Tom Kerby, District Engineer



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Proposed Project	Water Demand			Single Family Residential			School		Commercial		Civic		Park/Open Space		Golf Course	
	Total Ac-Ft	Potable Ac-Ft	Irrigation Ac-Ft	Units	Total Acres	Pop.	Acres	Equiv. Pop.	Acres	Emp.	Acres	Emp.	Irrigated Acres	Acres	Emp.	
Latigo Trails Filing No. 9	12	12	-	37	-	102	-	-	-	-	-	-	-	-	-	-
Filing 1	270	265	4.7	800	539.0	2,200	-	-	-	-	11	17	15.0	174.0	12	-
Filing 2	292	202	89.5	350	360.3	963	83.0	3,098	-	-	-	-	36.3	-	-	-
Filing 3	40.4	40.3	0.1	122	30.0	336	-	-	-	-	-	-	0.5	-	-	-
Filing 4	52.4	52.1	0.3	158	45.0	435	-	-	-	-	-	-	2.0	-	-	-
Filing 6	17.8	17.8	-	54	18.0	149	-	-	-	-	-	-	-	-	-	-
Filing 7	43.3	43.2	0.1	131	36.0	360	-	-	-	-	-	-	0.5	-	-	-
Filing 8	48.4	47.9	0.5	145	56.0	399	-	-	-	-	-	-	3.5	-	-	-
Filing 9	59.9	59.7	0.2	181	61.0	498	-	-	-	-	-	-	1.5	-	-	-
Filing 11	66.0	66.0	-	200	105.0	550	-	-	-	-	-	-	-	-	-	-
Estates	58.1	58.1	-	176	266.4	484	-	-	-	-	-	-	-	-	-	-
Stonebridge	182	181	1.3	548	181.0	1,507	-	-	-	-	3	4	5.0	-	-	-
The Vistas	73.4	72.9	0.5	221	56.0	608	-	-	-	-	-	-	4.0	-	-	-
Windingwalk	134	134	0.7	405	138.1	1,114	-	-	-	-	-	-	5.0	-	-	-
RHR Filings 1-3	239	239	-	725	252.0	1,994	-	-	-	-	-	-	-	-	-	-
The Shops	4.4	2.4	2.0	-	15.0	-	-	-	-	-	8.0	47	-	-	-	-
SUBTOTAL	1,582	1,482	100	4,216	2,158.8	11,594	83.0	3,098	8.0	47	13.5	21	73.3	174.0	12	-
Filing 2a	16.2	16.2	-	49	-	135	-	-	-	-	-	-	-	-	-	-
Filing 7	6.9	6.9	-	21	-	58	-	-	-	-	-	-	-	-	-	-
Filing 8	13.9	13.9	-	42	-	116	-	-	-	-	-	-	-	-	-	-
SUBTOTAL	37.0	37.0	-	112	-	308	-	-	-	-	-	-	-	-	-	-
PBHM Lease	85.0	85.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	1,716	1,616	100	4,365	2,158.8	12,004	83.0	3,098	8.0	47	13.5	21	73.3	174.0	12	-

Potable		Irrigation	
Residential	0.330 AFY/unit	Residential	0.0000 AFY/unit
School	0.028 AFY/person	Commercial	0.0566 AFY/1000 ft
Commercial	0.050 AFY/person	Civic	0.0566 AFY/1000 ft
Civic	0.050 AFY/person	School	0.0566 AFY/1000 ft
Park/Open ¹	0.000 AFY/person	Park/Open	0.0566 AFY/1000 ft
Golf Course	0.050 AFY/person	Golf Course ²	0.0000 AFY/1000 ft

¹zero employees for park/open space.

²Golf Course irrigated by surface water diversion. Absolute Decree Case No. 2005CW43