



MERIDIAN SERVICE METROPOLITAN DISTRICT

Water, Wastewater, Parks and Recreation

11886 Stapleton Dr, Falcon, CO 80831

719-495-6567, Fax 719-495-3349

August 15, 2023

Hunjan Gas Stations, LLC
12599 Mt. Lindsey Dr.
Peyton, CO 80831

Re: Water and Sewer Service for the Shops Filing 2 at Meridian Ranch

Dear Mr. Hunjan:

The Meridian Service Metropolitan District (MSMD) will provide water and sewer service to the Shops Filing 2 at Meridian Ranch.

Based on the already approved projects within Meridian Ranch serviced by MSMD the current demand is 1,721 Ac-Ft per year. MSMD currently owns water rights in the amount of 6,610 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 2,089 Ac-Ft. The Shops Filing 1 at Meridian Ranch will add an additional demand of 0.5 Ac-Ft per year based on the Water Resource Report dated August 2023 and developed by the MSMD engineer. The additional 1.1 Ac-Ft demand results an overall demand remains at 1,722 Ac-Ft, which leaves a surplus of 367 Ac-Ft per year. See the attached worksheet for additional information.

The master plan for Meridian Ranch provides for 5,000 single family homes, schools, business and open space amounting to a total demand at build out to be approximately 2,054 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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		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.
Proposed Project The Shops Filing 1		1.1	0.5	0.6	-	-	-	-	-	2.4	10	-	-	-	-	-
Meridian Ranch	Filing 1	254	249	4.7	800	539.0	2,200	-	-	-	-	11	17	15.0	174.0	12
	Filing 2	282	193	89.5	350	360.3	963	83.0	3,000	-	-	-	-	36.3	-	-
	Filing 3	37.9	37.8	0.1	122	30.0	336	-	-	-	-	-	-	0.5	-	-
	Filing 4	49.3	49.0	0.3	158	45.0	435	-	-	-	-	-	-	2.0	-	-
	Filing 6	16.7	16.7	-	54	18.0	149	-	-	-	-	-	-	-	-	-
	Filing 7	40.7	40.6	0.1	131	36.0	360	-	-	-	-	-	-	0.5	-	-
	Filing 8	45.5	45.0	0.5	145	56.0	399	-	-	-	-	-	-	3.5	-	-
	Filing 9	56.3	56.1	0.2	181	61.0	498	-	-	-	-	-	-	1.5	-	-
	Filing 11	62.0	62.0	-	200	105.0	550	-	-	-	-	-	-	-	-	-
	Estates	19.2	19.2	-	62	120.2	171	-	-	-	-	-	-	-	-	-
	Estates at RHR	35.3	35.3	-	114	145.7	314	-	-	-	-	-	-	-	-	-
	Sanctuary	106.4	106.3	0.1	343	197.0	943	-	-	-	-	-	-	1.0	-	-
	Stonebridge	171	170	1.3	548	181.0	1,507	-	-	-	-	3	4	5.0	-	-
	The Vistas	69.0	68.5	0.5	221	56.0	608	-	-	-	-	-	-	4.0	-	-
	Windingwalk	126	126	0.7	405	138.1	1,114	-	-	-	-	-	-	5.0	-	-
RHR Filings 1-3	225	225	-	725	252.0	1,994	-	-	-	-	-	-	-	-	-	
The Shops	4.4	2.4	2.0	-	15.0	-	-	-	8.0	47	-	-	-	-	-	
SUBTOTAL		1,601	1,501	100	4,559	2,355.4	12,537	83.0	3,000	8.0	47	13.5	21	74.3	174.0	12
Latigo	Filing 2a	15.2	15.2	-	49	-	135	-	-	-	-	-	-	-	-	-
	Filing 7	6.5	6.5	-	21	-	58	-	-	-	-	-	-	-	-	-
	Filing 8	13.0	13.0	-	42	-	116	-	-	-	-	-	-	-	-	-
	SUBTOTAL		34.7	34.7	-	112	-	308	-	-	-	-	-	-	-	-
PBHMD Lease		85.0	85.0	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		1,722	1,622	101	4,671	2,355.4	12,845	83.0	3,000	10.4	57	13.5	21	74.3	174.0	12



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Potable			Irrigation		
Residential	0.310	AFY/unit	Residential	0.0000	AFY/unit
School	0.028	AFY/person	Commerical	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