



MERIDIAN SERVICE METROPOLITAN DISTRICT

Water, Wastewater, Parks and Recreation

11886 Stapleton Dr, Falcon, CO 80831

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

December 14, 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 1,686 Ac-Ft per year. MSMD currently owns water rights in the amount of 2,089 Ac-Ft based on the El Paso County 300-year rule of supply for development purposes. Subtracting off the replacement obligations the total amount of water available for development is 2,022 Ac-Ft. The Shops Filing 2 at Meridian Ranch will add an additional demand of 0.8 Ac-Ft per year based on the Water Resource Report dated August 2023 and developed by the MSMD engineer. The additional 0.8 Ac-Ft demand results in an overall demand at 1,687 Ac-Ft, which leaves a surplus of 335 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 1,952 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 2 | | 0.8 | 0.5 | 0.3 | - | - | - | - | - | 2.4 | 10 | - | - | - | - | - |
| Meridian Ranch | Filing 1 | 253 | 249 | 3.5 | 800 | 539.0 | 2,200 | - | - | - | - | 11 | 17 | 15.0 | 174.0 | 12 |
| | Filing 2 | 211 | 195 | 16.2 | 350 | 360.3 | 963 | 83.0 | 3,098 | - | - | - | - | 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 | 74.4 | 943 | - | - | - | - | - | - | 1.0 | - | - |
| | Stonebridge | 171 | 170 | 1.1 | 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 | 226 | 225 | 0.8 | 725 | 252.0 | 1,994 | - | - | - | - | - | - | 6.0 | - | - |
| The Shops | 3.5 | 2.4 | 1.1 | - | 15.0 | - | - | - | 8.0 | 47 | - | - | - | - | - | |
| SUBTOTAL | 1,529 | 1,504 | 25 | 4,559 | 2,233 | 12,537 | 83.0 | 3,098 | 8.0 | 47 | 13.5 | 21 | 80.3 | 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 | - | - | - | - | - | - | - | - | - |
| | Filing 9 | 12.1 | 12.1 | - | 39 | - | 107 | - | - | - | - | - | - | - | - | - |
| SUBTOTAL | 46.8 | 46.8 | - | 151 | - | 415 | - | - | - | - | - | - | - | - | - | |
| PBHMD Lease | 85.0 | 85.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Falcon Regional Park | 25.0 | - | 25.0 | - | - | - | - | - | - | - | - | - | - | - | - | |
| TOTAL | 1,687 | 1,636 | 51 | 4,710 | 2,233 | 12,953 | 83.0 | 3,098 | 10.4 | 57 | 13.5 | 21 | 80.3 | 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