



MERIDIAN SERVICE METROPOLITAN DISTRICT

Water, Wastewater, Parks and Recreation

11886 Stapleton Dr, Falcon, CO 80831

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

June 20, 2024

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

Re: Water Service for Latigo Trails Filing No. 10

Dear Mr. Irwin:

The Meridian Service Metropolitan District (MSMD) will provide water service to Latigo Trails Filing No. 10, lots 1-43. 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 1,860 Ac-Ft per year. MSMD currently owns water rights in the amount of 5,980 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 2,022 Ac-Ft. Latigo Trails Filing No. 10 will add an additional demand of 13 Ac-Ft per year based on the Water Resource Report dated June 2024 and developed by the MSMD engineer. The additional 13 Ac-Ft demand results in an overall demand of 1,873 Ac-Ft, which leaves a surplus of 149 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 1,996 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		Commerical		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	13.3	13.3	-	43	-	118	-	-	-	-	-	-	-	-	-	
The Trails Filing 10																
Meridian Ranch	Filing 1	258	249	8.3	800	539.0	2,200	-	-	-	-	11	17	15	174.0	12
	Filing 2	234	195	38.5	350	360.3	963	83.0	3,098	-	-	-	-	36	-	-
	Filing 3	38.0	37.8	0.2	122	30.0	336	-	-	-	-	-	-	0.5	-	-
	Filing 4	49.6	49.0	0.6	158	45.0	435	-	-	-	-	-	-	2.0	-	-
	Filing 6	16.7	16.7	-	54	18.0	149	-	-	-	-	-	-	-	-	-
	Filing 7	40.8	40.6	0.2	131	36.0	360	-	-	-	-	-	-	0.5	-	-
	Filing 8	46.1	45.0	1.1	145	56.0	399	-	-	-	-	-	-	3.5	-	-
	Filing 9	56.6	56.1	0.5	181	61.0	498	-	-	-	-	-	-	1.5	-	-
	Filing 11	62.0	62.0	-	200	105.0	550	-	-	-	-	-	-	-	-	-
	Estates 1 & 2, ERHR 1 & 2	54.6	54.6	-	176	266.0	484	-	-	-	-	-	-	-	-	-
	Sanctuary Filing 1	106.6	106.3	0.3	343	74.4	943	-	-	-	-	-	-	1.0	-	-
	Stonebridge	172	170	2.4	548	181.0	1,507	-	-	-	-	3	4	5.0	-	-
	The Vistas	69.8	68.5	1.3	221	56.0	608	-	-	-	-	-	-	4.0	-	-
	Windingwalk	127	126	1.6	405	138.1	1,114	-	-	-	-	-	-	5.0	-	-
RHR Filings 1-3	227	225	1.9	725	252.0	1,994	-	-	-	-	-	-	6.0	-	-	
RHRN 1 & 2	138	137	1.6	441	148.9	1,213	-	-	-	-	-	-	5.0	-	-	
The Shops	6.3	2.9	3.4	-	-	-	-	-	10	57	-	-	-	-	-	
SUBTOTAL	1,703	1,641	62	5,000	2,367	13,750	83.0	3,098	10	57	14	21	85	174	12	
Latigo	Filing 2a	15.5	15.5	-	50	-	138	-	-	-	-	-	-	-	-	-
	Filing 7	6.2	6.2	-	20	-	55	-	-	-	-	-	-	-	-	-
	Filing 8	13.0	13.0	-	42	-	116	-	-	-	-	-	-	-	-	-
	Filing 9	12.1	12.1	-	39	-	107	-	-	-	-	-	-	-	-	-
SUBTOTAL	46.8	46.8	-	151	-	415	-	-	-	-	-	-	-	-	-	
PBMD Lease	85.0	85.0	-	-	-	-	-	-	-	-	-	-	-	-	-	
County Regional Park	25.0	-	25.0	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	1,873	1,786	87	5,194	2,366.7	14,284	83.0	3,098	10.4	57	13.5	21	85	174.0	12	

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