



## MERIDIAN SERVICE METROPOLITAN DISTRICT

*Water, Wastewater, Parks and Recreation*

*11886 Stapleton Dr, Falcon, CO 80831*

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

April 28, 2022

Raul Guzman  
GTL Development  
3575 Kenyon Street, Suite 200  
San Diego, CA 92138

Re: Water and Sewer Service for the Sanctuary Filing 1 at Meridian Ranch

Dear Mr. Guzman:

The Meridian Service Metropolitan District (MSMD) will provide water and sewer service to the Sanctuary Filing 1 at Meridian Ranch, lots 1-343. This service will consist of a 3/4" copper or HDPE water service line, a 4" SCH 40 sewer service line and a 3" PVC (SDR35) under-drain service line to each of the above listed lots.

Based on the already approved projects within Meridian Ranch serviced by MSMD the current demand is 1,670 Ac-Ft per year. MSMD currently owns water rights in the amount of 5,979 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 2,088 Ac-Ft. The Sanctuary Filing 1 at Meridian Ranch will add an additional demand of 107 Ac-Ft per year based on the Water Resource Report dated May 2022 and developed by the MSMD engineer. The additional 107 Ac-Ft demand results an overall demand of 1,777 Ac-Ft, which leaves a surplus of 311 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](mailto: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 Sanctuary Filing 1		<b>106</b>	<b>106</b>	<b>0.1</b>	<b>343</b>	<b>197.0</b>	<b>943</b>	-	-	-	-	-	-	<b>1.0</b>	-	-
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	54.6	54.6	-	176	266.4	484	-	-	-	-	-	-	-	-	-
	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	-	-	-	-	-
	<b>SUBTOTAL</b>	<b>1,495</b>	<b>1,395</b>	<b>100</b>	<b>4,216</b>	<b>2,158.8</b>	<b>11,594</b>	<b>83.0</b>	<b>3,000</b>	<b>8.0</b>	<b>47</b>	<b>13.5</b>	<b>21</b>	<b>73.3</b>	<b>174.0</b>	<b>12</b>
Latigo	Future	55.8	55.8	-	180	-	495	-	-	-	-	-	-	-	-	-
	Filing 2a	15.2	15.2	-	49	-	135	-	-	-	-	-	-	-	-	-
	Filing 7	6.5	6.5	-	21	-	58	-	-	-	-	-	-	-	-	-
	Filing 8	13.0	13.0	-	42	-	116	-	-	-	-	-	-	-	-	-
	<b>SUBTOTAL</b>	<b>90.5</b>	<b>90.5</b>	<b>-</b>	<b>292</b>	<b>-</b>	<b>803</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PBHMD Lease</b>		<b>85.0</b>	<b>85.0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>		<b>1,777</b>	<b>1,677</b>	<b>100</b>	<b>4,851</b>	<b>2,355.8</b>	<b>13,340</b>	<b>83.0</b>	<b>3,000</b>	<b>8.0</b>	<b>47</b>	<b>13.5</b>	<b>21</b>	<b>74.3</b>	<b>174.0</b>	<b>12</b>



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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 <sup>1</sup>	0.000	AFY/person	Park/Open	0.0566	AFY/1000 ft
Golf Course	0.050	AFY/person	Golf Course <sup>2</sup>	0.0000	AFY/1000 ft

<sup>1</sup>Zero employees for park/open space.

<sup>2</sup>Golf Course irrigated by surface water diversion. Absolute Decree Case No. 2005CW43