



**MERIDIAN SERVICE METROPOLITAN DISTRICT**

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

July 18, 2022

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 1-39. 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 1,751 Ac-Ft per year. MSMD currently owns water rights in the amount of 5,865 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 2,058 Ac-Ft. (includes replacement obligations. Latigo Trails Filing No. 9 will add an additional demand of 12 Ac-Ft per year based on the Water Resource Report dated July 2022 and developed by the MSMD engineer. The additional 12 Ac-Ft demand results an overall demand of 1,763 Ac-Ft, which leaves a surplus of 295 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 2,033 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.        |           |
| <b>Proposed Project</b>           |              |               |                  |                           |                |               |             |              |            |           |             |           |                 |              |             |           |
| <b>Latigo Trails Filing No. 9</b> |              |               |                  |                           |                |               |             |              |            |           |             |           |                 |              |             |           |
| Filing 1                          | 253          | 249           | 3.5              | 800                       | 539.0          | 2,200         | -           | -            | -          | -         | 11          | 12        | 15              | 174.0        | 10          | -         |
| Filing 2                          | 290          | 195           | 94               | 350                       | 360.3          | 963           | 83.0        | 3,098        | -          | -         | -           | -         | 36              | -            | -           | -         |
| 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           | 495           | -           | -            | -          | -         | -           | -         | 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                          | 45.4         | 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           | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| Filing 12                         | 19.2         | 19.2          | -                | 62                        | 120.2          | 171           | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| Estates 2 & 3                     | 35.3         | 35.3          | -                | 114                       | 145.7          | 314           | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| Estates RHR 1 & 2                 | 224.8        | 224.8         | -                | 725                       | 252.0          | 1,994         | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| RHR Filings 1-3                   | 171          | 170           | 1.0              | 548                       | 181.0          | 1,507         | -           | -            | -          | -         | 3           | 3         | 5.0             | -            | -           | -         |
| Stonebridge                       | 69.1         | 68.5          | 0.5              | 221                       | 56.0           | 608           | -           | -            | -          | -         | -           | -         | 4.0             | -            | -           | -         |
| The Vistas                        | 126          | 126           | 0.7              | 405                       | 138.1          | 1,114         | -           | -            | -          | -         | -           | -         | 5.0             | -            | -           | -         |
| Windingwalk                       | 106          | 106           | -                | 343                       | 197.0          | 943           | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| The Sanctuary                     | 3.5          | 2.4           | 1.1              | -                         | 15.0           | -             | -           | -            | -          | -         | 8.0         | 47        | -               | -            | -           | -         |
| <b>SUBTOTAL</b>                   | <b>1,606</b> | <b>1,504</b>  | <b>102</b>       | <b>4,559</b>              | <b>2,355</b>   | <b>12,537</b> | <b>83.0</b> | <b>3,098</b> | <b>8.0</b> | <b>47</b> | <b>14</b>   | <b>15</b> | <b>73</b>       | <b>174</b>   | <b>10</b>   | <b>10</b> |
| Filing 2a                         | 15.2         | 15.2          | -                | 49                        | -              | 195           | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| Filing 7                          | 6.5          | 6.5           | -                | 21                        | -              | 58            | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| Filing 8                          | 13.0         | 13.0          | -                | 42                        | -              | 116           | -           | -            | -          | -         | -           | -         | -               | -            | -           | -         |
| <b>SUBTOTAL</b>                   | <b>34.7</b>  | <b>34.7</b>   | <b>-</b>         | <b>112</b>                | <b>-</b>       | <b>308</b>    | <b>-</b>    | <b>-</b>     | <b>-</b>   | <b>-</b>  | <b>-</b>    | <b>-</b>  | <b>-</b>        | <b>-</b>     | <b>-</b>    | <b>-</b>  |
| <b>PBHM 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>-</b>  |
| <b>County Regional Park</b>       | <b>25.0</b>  | <b>25.0</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>-</b>  |
| <b>TOTAL</b>                      | <b>1,763</b> | <b>1,660</b>  | <b>102</b>       | <b>4,710</b>              | <b>2,355.4</b> | <b>12,953</b> | <b>83.0</b> | <b>3,098</b> | <b>8.0</b> | <b>47</b> | <b>13.5</b> | <b>15</b> | <b>73</b>       | <b>174.0</b> | <b>10</b>   | <b>10</b> |

| Potable                |                  | Irrigation               |                    |
|------------------------|------------------|--------------------------|--------------------|
| Residential            | 0.310 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 <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