



MERIDIAN SERVICE METROPOLITAN DISTRICT

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

September 7, 2021

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 1,716 Ac-Ft per year. MSMD currently owns water rights in the amount of 6,088 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 2,163 Ac-Ft. Latigo Trails Filing No. 9 will add an additional demand of 13 Ac-Ft per year based on the Water Resource Report dated August 2021 and developed by the MSMD engineer. The additional 13 Ac-Ft demand results an overall demand of 1,729 Ac-Ft, which leaves a surplus of 434 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 2,035 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																
Latigo Trails Filing No. 9																
Filing 1	270	265	4.7	800	539.0	2,200	-	-	-	-	-	-	-	-	-	-
Filing 2	292	202	89.5	350	360.3	963	83.0	3,098	-	-	11	17	15.0	174.0	12	-
Filing 3	40.4	40.3	0.1	122	30.0	336	-	-	-	-	-	-	0.5	-	-	-
Filing 4	52.4	52.1	0.3	158	45.0	435	-	-	-	-	-	-	2.0	-	-	-
Filing 6	17.8	17.8	-	54	18.0	149	-	-	-	-	-	-	-	-	-	-
Filing 7	43.3	43.2	0.1	131	36.0	360	-	-	-	-	-	-	0.5	-	-	-
Filing 8	48.4	47.9	0.5	145	56.0	399	-	-	-	-	-	-	3.5	-	-	-
Filing 10	59.9	59.7	0.2	181	61.0	498	-	-	-	-	-	-	1.5	-	-	-
Filing 11	66.0	66.0	-	200	105.0	550	-	-	-	-	-	-	-	-	-	-
Estates	58.1	58.1	-	176	266.4	484	-	-	-	-	-	-	-	-	-	-
Stonebridge	182	181	1.3	548	181.0	1,507	-	-	-	-	3	4	5.0	-	-	-
The Vistas	73.4	72.9	0.5	221	56.0	608	-	-	-	-	-	-	4.0	-	-	-
Windingwalk	134	134	0.7	405	138.1	1,114	-	-	-	-	-	-	5.0	-	-	-
RHR Filings 1-3	239	239	-	725	252.0	1,994	-	-	-	-	-	-	-	-	-	-
The Shops	4.4	2.4	2.0	-	15.0	-	-	-	-	8.0	47	-	-	-	-	-
SUBTOTAL	1,582	1,482	100	4,216	2,158.8	11,594	83.0	3,098	8.0	47	13.5	21	73.3	174.0	12	-
Latigo																
Latigo Preserve Filing 1	12.2	12.2	-	37	-	102	-	-	-	-	-	-	-	-	-	-
Filing 2a	16.2	16.2	-	49	-	135	-	-	-	-	-	-	-	-	-	-
Filing 7	6.9	6.9	-	21	-	58	-	-	-	-	-	-	-	-	-	-
Filing 8	13.9	13.9	-	42	-	116	-	-	-	-	-	-	-	-	-	-
SUBTOTAL	49.2	49.2	-	149	-	410	-	-	-	-	-	-	-	-	-	-
PBHM Lease	85.0	85.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	1,729	1,629	100	4,404	2,158.8	12,111	83.0	3,098	8.0	47	13.5	21	73.3	174.0	12	-

Potable			Irrigation		
Residential	School	Commercial	Residential	Commercial	Civic
0.330	0.028	0.050	0.0000	0.0566	0.0566
AFY/unit	AFY/person	AFY/person	AFY/unit	AFY/1000 ft	AFY/1000 ft
0.050	0.000	0.050	0.0566	0.0566	0.0566
AFY/person	AFY/person	AFY/person	AFY/1000 ft	AFY/1000 ft	AFY/1000 ft
0.050	0.050	0.050	0.0000	0.0000	0.0000
AFY/person	AFY/person	AFY/person	Golf Course ²	Golf Course ²	Golf Course ²
0.050	0.050	0.050	0.0000	0.0000	0.0000
AFY/person	AFY/person	AFY/person			

¹Zero employees for park/open space.

²Golf Course irrigated by surface water diversion. Absolute Decree Case No. 2005CW43