



MERIDIAN SERVICE METROPOLITAN DISTRICT

Water, Wastewater, Parks and Recreation

11886 Stapleton Dr, Falcon, CO 80831

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

November 25, 2024

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

Re: Water and Sewer Service for the Rolling Hills Ranch North Filing 2

Dear Mr. Guzman:

The Meridian Service Metropolitan District (MSMD) will provide water and sewer service to Rolling Hills Ranch North Filing 2, 202 total lots.

Based on the already approved projects within Meridian Ranch serviced by MSMD the current demand is 1,809 Ac-Ft per year. MSMD currently owns water rights in the amount of 5,866 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 2,089 Ac-Ft. Rolling Hills Ranch North will add an additional demand of 64.2 Ac-Ft per year based on the Water Resource Report dated September 2023 and developed by the MSMD engineer. The additional 64.2 Ac-Ft demand results in an overall demand of 1,874 Ac-Ft, which leaves a surplus of 215 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, businesses 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 Jim Nikkel by 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,

Jennette Coe
Assistant 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 RHR NORTH PUD		62.9	62.6	0.3	202	88.2	556	-	-	-	-	-	-	2.5	-	-
Meridian Ranch	Filing 1	253	249	3.5	800	539.0	2,200	-	-	-	-	11	17	15	174.0	12
	Filing 2	211	195	16.2	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	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 Filing 1	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	-	-
RHRN Filing 1	74.4	74.1	0.3	239	60.7	657	-	-	-	-	-	-	2.5	-	-	
The Shops	4.3	2.9	1.4	-	15.0	-	-	-	10.4	57	-	-	-	-	-	
SUBTOTAL		1,604	1,579	26	4,798	2,293	13,195	83.0	3,098	10.4	57	14	21	83	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	-	-	-	-	-	-	-	-	-
	Filing 10	13.3	13.3	-	43	-	118	-	-	-	-	-	-	-	-	-
SUBTOTAL		60.1	60.1	-	194	-	534	-	-	-	-	-	-	-	-	-
PBHMD Lease		85.0	85.0	-	-	-	-	-	-	-	-	-	-	-	-	-
County Regional Park		25.0	-	25.0	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		1,838	1,786	51	5,194	2,381.7	14,284	83.0	3,098	10.4	57	13.5	21	85	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