

January 27, 2026

Charles Keener Jr, P.E.
Principal, Brightlighter
charlie@brightlightereng.com

Re: 7880 South Platte Canyon Road – Water and Sanitary Sewer Service Availability

Dear Mr. Keener:

The above-referenced property (“Property”) is not currently located within the boundaries of the Platte Canyon Water and Sanitation District (“District”). However, discussions have been held between the District and the project owner regarding future inclusion of the Property into the district. An agreement-in-principle has been reached and, if all conditions are met, the Property will be eligible to receive domestic water and wastewater service from facilities of the District. This is documented in meeting minutes from the December 19, 2025 District board meeting.

At the conclusion of the discussion the Platte Canyon Board indicated that at this time it saw no objections with staff going forward with the developer to implement the proposed inclusions, exclusions, noting that no final decision was made at this time until such time as the Board has more information.

This eligibility is granted subject to: (i) the limitations and conditions set forth in this letter; (ii) the payment of all applicable District, Denver Water and City of Littleton fees and charges; and (iii) strict compliance with all applicable policies, rules, regulations and engineering standards and specifications of the District, Denver Water and the City of Littleton. No specific facility material, size, or location can be determined until the applicable water and/or wastewater plans for the Property have been submitted to and approved by the District, Denver Water and the City of Littleton, as the case may be.

The provision of water and wastewater service to the Property is expressly conditioned upon the availability capacity in the District’s existing facilities. If improvements to District facilities are needed to serve the Property, the owner/developer will be required to pay for those improvements. Other conditions include, but are not limited to, conveyance of all appropriate easements and the installation and acceptance by the District of all public water and sanitary sewer mains and related appurtenances needed to serve the Property.

Water and/or sewer taps will not be sold until the water and/or sewer mains needed to serve the Property have been installed and conditionally accepted by the district in accordance with its acceptance procedures.

Water Service:

All water mains needed to serve the Property must comply with the District's engineering standards and specifications and those of Denver Water. The District receives water service pursuant to various agreements with Denver Water including, but not limited to, the District's current read and bill agreement. All water service within the District is subject to the terms and conditions of these agreements. Water taps for new water service are currently available, but availability is subject to change and will be determined at the time of water tap application.

All water mains and appurtenances necessary to serve the Property must be installed at the owner's/developer's cost in accordance with the District's and Denver Water's engineering standards, specifications, and operating rules.

Sewer Service:

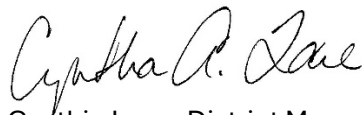
All sewer mains needed to serve the Property must comply with the District's engineering standards and specifications and those of the City of Littleton, if applicable. The District receives wastewater service pursuant to various agreements with the City of Littleton, and all wastewater service within the District is subject to the terms and conditions of these agreements. Sewer taps for new wastewater service are not currently available, but an agreement-in-principle has been reached with Southwest Metropolitan Water & Sanitation District (Southwest Metro) for the District to purchase sewer taps that would allow sewer service to be provided to the subject Property. Availability is subject to change and will be determined at the time of sewer tap application. This is documented in meeting minutes from the December 19, 2025 meeting of Southwest Metro.

Based on the information provided earlier, the Southwest Board indicated a willingness to consider amending the current Intergovernmental Agreement between Southwest and Platte Canyon to give Platte Canyon the additional capacity in the Columbine Interceptor necessary to serve this proposed development.

All sewer mains and appurtenances needed to serve the Property must be installed at the owner's/developer's cost in accordance with the District's and the City of Littleton's engineering standards, specifications, and operating rules.

Should you have any questions about these comments, please do not hesitate to contact me (calane@plattecanyon.org) or Justin Roquemore (jmroquemore@plattecanyon.org). Thank you.

Sincerely,



Cynthia Lane, District Manager

cc: Justin Roquemore, Construction Project Manager