

ParkerWater

& SANITATION DISTRICT

March 11, 2026

City of Castle Pines
c/o David Nelson, Portercare Adventist Health Systems
7437 Village Square Drive, Suite #200
Castle Pines, Co 80108

RE: Water & Wastewater Service Availability
Lot 3, Canyonside Subdivision, Filing No. 2, Douglas County, State of Colorado
Proposed Medical Office Building; State Parcel #235102201005, (the "Subject Property")

Dear Mr. Nelson and the City of Castle Pines Planning Department:

Parker Water and Sanitation District ("Parker Water") confirms that the above-referenced property is located within the District's service area and is eligible to receive water and wastewater service. All service connections must comply with the District's Rules and Regulations and construction specifications.

District records indicate that Portercare Adventist Health Systems does not currently hold water resource credits for the site. We understand Portercare is coordinating with North Canyons Development to obtain credits; North Canyons Development presently has approximately 9,486 credits available.

The proposed development includes a 23,622-square foot medical office building on a 5.781-acre site. The project intends to connect to an existing water 8-inch water stub at the projects curb cut along Canyon Forge Drive and loop the line to the existing 12-inch main in Castle Pines Parkway (Hess Road). Sanitary service will connect to the existing 12-inch main in Castle Pines Parkway. Anticipated service needs include one 2-inch domestic water and sewer tap and one 1-inch irrigation tap, totaling 9 SFEs.

Service capacity will not exceed the water credits allocated to the site. If any credits are assigned to builders, an approved credit assignment form will be required.

All applicable fees, improvement agreements, financial guarantees, utility easements, and related requirements will need to be satisfied based on the final approved development plans.

Please contact me with any questions.

Sincerely,
Parker Water and Sanitation District


Jarod Baylie
Engineering Supervisor
Engineering Division

Attachment: Proposed Plan