



RG AND ASSOCIATES, LLC

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May 3, 2023

El Paso County Development Services Department
Ms. Kari Parsons
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Paint Brush Hills Metropolitan District - Pump House 6 Site Development Plan
Plot Plan Review (PPR) – Letter of Intent**

Dear Ms. Parsons:

The Paint Brush Hills Metro District ("District") is proposing to construct a new utility building to provide shelter in all-weather conditions to the District's three existing domestic water well facilities. This utility building will be an unoccupied building. The property is zoned RS-6000 and RS-20000. The new pump house will be located on Parcel #5226101006. The overall new "Development Site" for the new pump house will be located on Parcels #5226101006 and #5226101057. The new utility building will be accessed from Keynes Drive. The combined area of Parcels #5226101006 and #5226101057 is 3.777 acres and contains one drainage structure unrelated to this project. The existing well facility contains controls for three well pumps, an underground vault with three flow meters, three PRVs, piping, and valves for existing wells #10, 11, and 12. The new utility building will be constructed around the existing equipment and vault. We are proposing the installation of a 12' wide gravel driveway from Keynes Drive, three parking spaces, and other ancillary equipment including lighting and heating. Therefore, we are proposing to create a "Development Site" for the utility building project that is only 0.59 acres and would be allowed as a subdivision exemption.

Sincerely,

RG AND ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'Ricardo J.F. Goncalves'.

Ricardo J.F. Goncalves, PE
President