



August 1, 2022

El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO 80910  
ATTN: Planning Department

**RE: Colorado Springs Utilities' Work for the Aura at Crossroads Subdivision and other Future Development**

To Whom It May Concern:

Colorado Springs Utilities, an enterprise of the City of Colorado Springs ("Utilities"), plans to install new electric and gas lines to facilitate development for an apartment complex at the property identified by TSN 5408007006, also known as the "Aura at Crossroads" (the "Aura Property"), and other future development in the surrounding areas. The new gas and electric lines will tie into existing infrastructure within Peterson Road, cross the northern portion of the property identified by TSN 5408007001, also known as Lot 1 of Softball West Subdivision No 2 (the "Softball West Property"), and then connect to the future Meadowbrook Parkway and the Aura Property. A portion of the work will take place within the FEMA-calculated 100-year floodplain. Utilities does not believe a 1041 permit is required under Chapter 5, Article 1 of El Paso County's *Guidelines and Regulations for Areas and Activities of State Interest* (also known as the "1041 Regulations") because the sizes of such lines are smaller than the 1041 Regulations' thresholds. Utilities also does not believe that a 1041 permit is required under Chapter 6 of the 1041 Regulations because the project does not meet the definition of "Development" and will not increase the impervious cover. Therefore, Utilities respectfully requests that the County make an administrative determination that 1041 Regulation permits are not required for this specific project.

Utilities' contractor, K.R. Swerdfeger ("KRS"), will install a total of 3,170 feet of 12.5 kV electric line and 2,805 feet of gas line with a hoop stress of 8.87% of its specified minimum yield strength. Both the gas line and the electric line's conduit will be plastic and 4 inches in diameter. KRS will begin its work by boring two 60-foot holes from west to east underneath Peterson Road that will connect to the northwest corner of the Softball West Property. KRS would then dig an open, joint trench to accommodate each line within a 1,400-foot utility easement (Reception # 222061001) from west to east across the Softball West Property that will end at the future site of Meadowbrook Parkway. KRS will tie in the new gas and electric lines into the existing infrastructure within Peterson Road. From Peterson Road, the new lines will then be installed across the Softball West Property and end at eastern border of the Softball West Property, where the Aura Property's developers will then carry on the gas and electric line extensions as they develop the Aura Property and Meadowbrook Parkway. Overall, the project's post-construction grading will not change from pre-construction grading; therefore, the work will not increase or cause an increase in stormwater discharge. The installation of the electric and gas lines will not increase the impervious cover as the land will be returned to pre-existing conditions. KRS will not add pavement or permanent above-ground structures.



## Colorado Springs Utilities

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Utilities does not believe a 1041 permit is required for its gas line under Article 5.104(5) of the 1041 Regulations because the gas line will be less than 12 inches in diameter with a hoop stress less than 20% at its specified minimum yield strength. Utilities does not believe a permit is required for its electric line under Article 5.104(4) of the 1041 Regulations because the electric line will be less than 115 kV. Utilities does not believe a permit is required under Chapter 6 of the 1041 Regulations because this project does not meet the definition of "Development" under Section 6.104(1). Utilities' work will not increase or cause an increase in stormwater discharge in volume, quantity, duration, or frequency because the post-construction grading will not change from pre-construction grading. The installation of the electric and gas lines will also fall under the thresholds established in Section 6.105(3)(a) because Utilities will not increase the impervious cover; the land will be returned to pre-existing conditions. Therefore, Utilities would like the County to make an administrative determination that this project is not subject to the 1041 Regulation permitting process.

Design plans and depictions of the proposed gas and electric lines are attached to this Letter as Exhibit A. A map of the proposed project area is attached to this Letter as Exhibit B. The names and qualifications of the persons associated with this project are attached to this Letter as Exhibit C. A map of the FEMA floodplain is attached to this Letter as Exhibit D.

Please do not hesitate to contact me if you have any questions or concerns or if you need additional documentation. I can be reached at [dquintana@csu.org](mailto:dquintana@csu.org) or (719) 668-8330.

Sincerely,

Dylan Quintana  
Project Manager  
System Planning and Projects Division  
Colorado Springs Utilities

**Enclosed:** Exhibit A: Gas and Electric Line Design Plans and Depictions; Exhibit B: Map of the Project Area; Exhibit C: Names and Qualifications List; Exhibit D: FEMA Floodplain Map