



Jeff Rice, Senior Engineer
 El Paso County, Planning & Community Development
 2880 International Circle
 Colorado Springs, CO. 80910

Submitted electronically via EDARP: www.epcdevplanreview.com

August 26, 2022 (Submittal #3)

RE: Memo Re: Road Impact Fee Calculation- Site Development Plan Application for Pike Solar LLC

Dear Mr. Rice and El Paso County Planning and Development Department (PCD),

This memorandum is being submitted in response to the request made by PCD Planning’s Jeff Rice in the first review comments for the Pike Solar Project’s Site Development Plan submittal package for the purposes of determining the applicable fee. The road impact fee of five thousand four hundred and sixty two dollars and sixty four cents (\$5,462.64) has been determined using the County-established formula for public/institutional uses (1.620 x \$3,372) and with the below Project information:

1. Project Building Area:

Control Building	420 SF
O&M Building	1200 SF
Total project building square footage	1620 SF

2. Additional Requested Information:

County Request: Provide a summary addressing all types of maintenance traffic (including number of vehicles) and anticipated schedules, including panel cleaning, ongoing maintenance, security, etc.

Response: The estimated traffic is expected for maintenance, troubleshooting, and landscaping. Panel cleaning is done as needed, but is generally not necessary, as the rain will usually wash away dust. For example, the Palmer Solar facility has not yet required any panel cleanings during its operation.

County Request: From those totals, provide an average number of maintenance trips per year, per vehicle.

Response: The Applicant expects to have people onsite an average of 5-10 days out of the month, averaging to 84 trips a year (total one-way trips).

Please reach out for additional information to determine the appropriate fee for the proposed Project.

Sincerely,

Brian Vickers, Project Manager
 Pike Solar LLC
 bvickers@juwiamericas.com