



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

Submitted electronically via EDARP: www.epcdevplanreview.com

July 19, 2022 (Submittal #2)

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.

An estimated road impact fee of four thousand dollars (\$4,000) has previously been discussed between Staff and Applicant, according to calculations made in using the County-established formula for public/institutional uses (1.2×33.72) 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 don't hesitate to reach out to Brian Vickers, bvickers@juwiamerica.com, for additional information in order to determine the appropriate fee for the proposed Project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sophie Kiepe', with a stylized flourish at the end.

Sophie Kiepe, Project Planner
Pike Solar LLC
skiepe@juwiamerica.com