

PIKE SOLAR LLC



Appendix O- PPRBD Correspondence



January 19, 2021

Attn: Keith Curtis
Pikes Peak Regional Building Department
Denver, CO 80910

Re: Pike Solar Project and 100-year Floodplain

Mr. Curtis,

As a follow up to our call on November 4, 2020, Pike Solar LLC (“Pike”) would like to memorialize our discussion and provide further detail on the planned crossings for the Pike Solar Project to ensure adherence to the guidelines within the Pikes Peak Regional Building Department Code.

Pike Solar LLC is working with El Paso County on an application for a Wind/Solar Energy Overlay (WSE-O) and 1041 Permit. The attached Project Memo covers the high-level details of the Project along with an Exhibit showing the crossings proposed to facilitate development throughout the Project site.

There will be four road crossings within the 100-year floodplain. The road crossings will be concrete pads built and designed as ‘no-rise’ crossings to maintain consistent flow rates in the area. The material will likely include a gravel-base with poured concrete on top. The design may include culverts, rip rap, and other features to ensure flow and prohibit any adverse effects to the floodplain. Additionally, silt fences or filters such as straw wattles or Filtrexx will be used to mitigate dust and debris impact. The final design materials and plans will also be submitted during the building department permitting process.

The Pike’s Peak Regional Building Department Code identifies this project as Nonresidential Construction outlined in the RBC313.19.2. During our phone call you verified that this project is not defined as a Critical Facility because it will be unmanned and should the facility be impacted by a flood, the result would not likely cause any shortages in power provided by the Colorado Springs Utilities. Within our 1041 application, we will verify the other requirements listed within the Nonresidential Construction provisions. The application will outline further details as to how the structural components of the crossings will be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Pike Solar requests your concurrence with the interpretation of the PPRBD Code for this project and plans forward as it relates to the planned floodplain crossings. This project will adhere to all Building Department Codes and will submit required permits following the 1041 county approvals. Should there be any questions with our interpretation of the floodplain crossing plans and associated code guidelines, please advise. Please let me know if you have any questions regarding this letter and associated appendices.

Sincerely,

Claire Gerrish, Project Planner
juwi Inc.
303.996.4154
cgerrish@juwiamerica.com

Claire Gerrish

From: Keith Curtis <keith@pprbd.org>
Sent: Wednesday, January 20, 2021 4:24 PM
To: Claire Gerrish
Subject: RE: Pike Solar LLC

Claire,

This all looks good to me. If you would like to get the flood plain permit in place prior to the 1041, just get me the construction drawings for the crossings and the less than one foot rise certification letter with supporting calculations and I can pull together the permit.

Thanks

From: Claire Gerrish <cgerrish@juwiamericas.com>
Sent: Wednesday, January 20, 2021 4:16 PM
To: Keith Curtis <keith@pprbd.org>
Subject: RE: Pike Solar LLC

Keith,

I just wanted to follow up from our discussion back in November. We will be working to submit our 1041 permit to the county next month and wanted to provide you a letter and recap from our discussion of our understanding of the floodplain and our design plans. I also wanted to supply you a bit more information as we had it pertaining to our design. If you have time, would you be able to provide a letter of concurrence we could also supply to the county for our submittal? I appreciate your time. Thank you and hope your new year is off to a good start.

Claire Gerrish
Project Planner

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From: Claire Gerrish
Sent: Wednesday, November 4, 2020 9:57 AM
To: Keith Curtis <keith@pprbd.org>
Subject: Pike Solar LLC

Keith,

Please see the attached map for our discussion today regarding the floodplain areas that fall within the boundary of the proposed project.

Claire Gerrish
Project Planner

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Project Memo

Project Name: Pike Solar

Project Applicant: Pike Solar LLC and juwi, Inc.

Project Contact: Claire Gerrish (juwi Inc.), Project Planner

Date of Memo: 1/19/2021

Project Overview:

- Size: 175 megawatt (AC)
- Technology: Photovoltaic Panels on Single Axis Trackers
- Battery Energy Storage System: 25 MW X 4 Hour
- Key infrastructure: Perimeter/security fencing, access roads, 1 substation, arrays, Operations and Maintenance Shed, Inverters, Transformers, underground electrical (distribution) line between areas
- Design: Majority of the site will consist of steel poles rammed into the ground with solar arrays connected and standing, at a minimum, approximately 3 feet off the ground
- Acres: 1,170 acres project footprint
- Location: portions of Sections 11, 12, 13, 14, 23, 24, 25, 26, 36 Township 16S, Range 65W and portions of Sections 7 18, 19, 30, 31 Township 16S R64W
- Access:
 1. Access from the north off Squirrel Creek Road on unnamed road heading south
 2. Access from the west via Birdsall Road off Old Pueblo Road to an unnamed temporary construction road heading east

Site Overview:

- Current use: Combination of grazing and vacant land with transmission lines and other electrical infrastructure
- Description of lands: Project area is generally flat with some rolling hills. Irrigation ditches and arroyos flow generally south and east towards Fountain Creek. Vegetative cover includes blue gramma dominated shortgrass prairie and cholla/saltbush shrublands. The area is used as rangeland for livestock and to grow hay.
- Historic use: rangeland use
- Elevation: 5,385-5,585 feet
- El Paso County Zoning: Rural-residential 5 (RR-5), Agricultural-5 (A-5) and Agricultural-35 (A-35)
- Construction period for the complete site: 21-24 months
- Targeted Construction Start: November 2021
- Targeted Construction Finish: December 2023

Permitting Overview and requested PPRBD involvement:

- El Paso County and Local Permits
 - o Wind/Solar Energy Overlay (WSEO Rezone Amendment)
 - Status: Beginning phases
 - PPRBD: Incorporate any correspondence with the PPRBD regarding the 100-year floodplain
 - o 1041 Permit
 - Status: Run concurrently with 1041
 - PPRBD: Incorporate any correspondence with the PPRBD regarding the 100-year floodplain
 - o Site Plan Review
 - Status: Following WSEO and 1041



Exhibit "A"

