

FRIESEN
ARCHITECTURE_{LLC}

October 17, 2017

Mr. Craig Dossey
Director of Planning and Community Development
El Paso County, Colorado

RE: **Comcast Monument Service Upgrade**
20021 Beacon Lite Road, Monument, Colorado
El Paso County Project # PPR-17-042
LETTER OF INTENT REGARDING LANDSCAPING

Dear Mr. Dossey:

This letter is to request allowance of the existing native vegetation on the site as meeting the intent of the landscape requirements for this project named above.

The background for the project is that there is an existing concrete building and an exterior generator on the site, constructed many years ago. The generator has run its life expectancy and needs to be replaced. As part of the review it was found that there was not approved site plan for the site and we have been working with Nina Ruiz to get that in place with this permit submittal.

Attached is an aerial view of the site, with property dimensions, showing the large number of mature trees on the site. While we think we probably meet the interior landscaping requirement, it is very hard, given the site size, to quantify this well. Thus, we are sending this letter of request to you.

A few items of note:

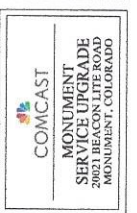
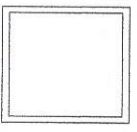
1. There is no water service to the site, so any new planting is not likely to live.
2. The work that we are doing replacing the generator essentially does not affect the site compared to what has been in place for years.
3. At the time of the original construction the current landscape requirements we not yet in affect.

Thank you for your review. Feel free to call me with any questions.

Very Truly,
Friesen Architecture, LLC

Randal C. Friesen, Architect



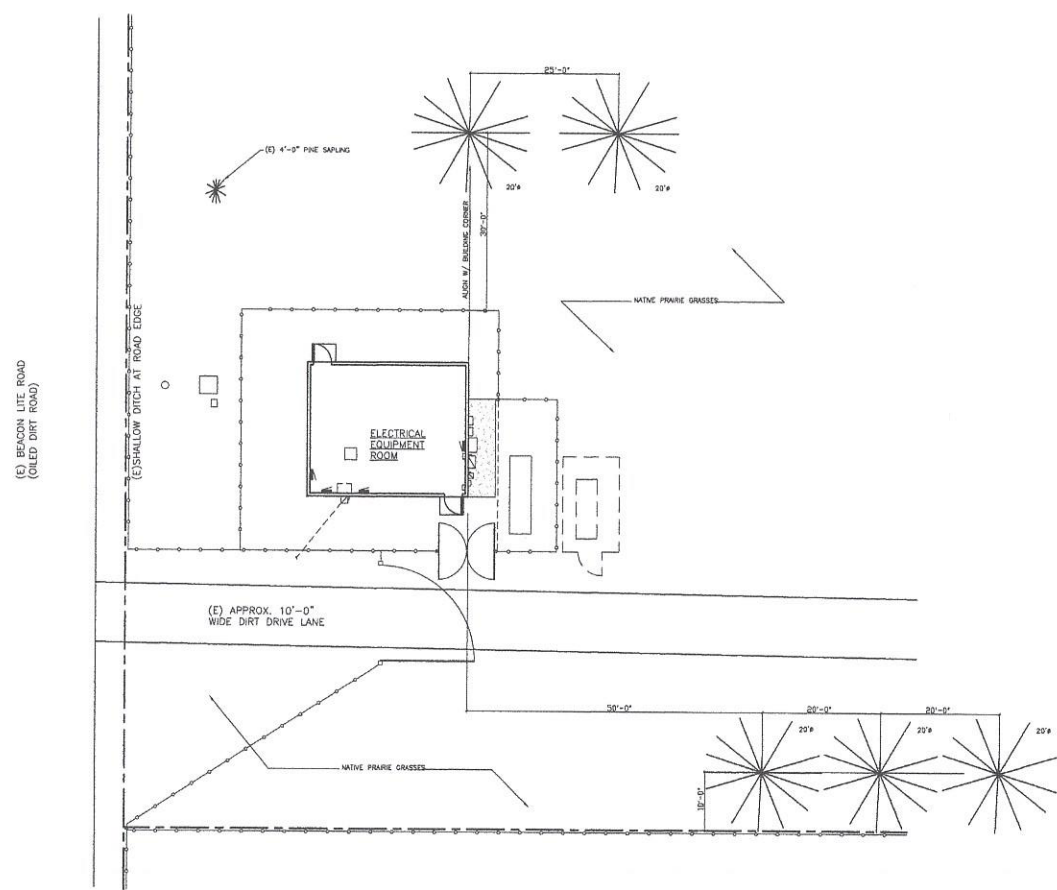


DATE	DESCRIPTION	BY
06-23-17	ISSUED FOR PERMIT	EGP
06-23-17	ISSUED FOR PERMIT	EGP
06-23-17	ZONING SUBMITTAL	R/A
06-17-17	ZONING SUBMITTAL	R/A

SHEET TITLE: FLUOROPOLYMER POWER	DATE: 06-16-17	PROJECT NO.: EGP1716R00
SHEET NO. L10		



FRIESEN ARCHITECTURE
 3575 E SYCAMORE STREET SUITE 314
 LITTLETON, COLORADO 80120
 (303) 698-4541



Approved
 By: Craig Dossey, Executive Director
 Date: 10/19/2017
 El Paso County Planning & Community Development



LANDSCAPE PLAN
 SCALE: 1" = 10'-0"

- NOTE:
- 1) ALL LANDSCAPING IS NATIVE VEGETATION WITH NATIVE PRAIRIE GRASSES & MOSTLY NATIVE PINE TREES AND A FEW YOUNG PINE TREES SHOWN IN THE AREA.
 - 2) CLOSEST EXISTING PINE TREES SHOWN ON THIS PLAN AT APPROXIMATE LOCATIONS.
 - 3) A LETTER OF INTENT HAS BEEN SUBMITTED TO THE DIRECTOR REQUESTING THAT EXISTING VEGETATION CONSTITUTE THE REQUIREMENTS FOR LANDSCAPING OF THIS PROJECT.
 - 4) SEE SITE PLAN AERIAL VIEW OF EXISTING NATIVE LANDSCAPING ON THE COVER SHEET.

Comcast Aerial with approx prop. lines

Approx. Prop. Lines overlaying satellite image, regarding native vegetation / landscaping.

Legend
prop line

(E) NATIVE VEGETATION:
MATURE PINE FOREST
WITH NATIVE GRASS
GROUND COVER

EXISTING 22'-8" X 27'-4"
BUILDING

LOC. OF NEW GENERATOR

(E) GEN. TO BE REMOVED

409.2'

259.2'

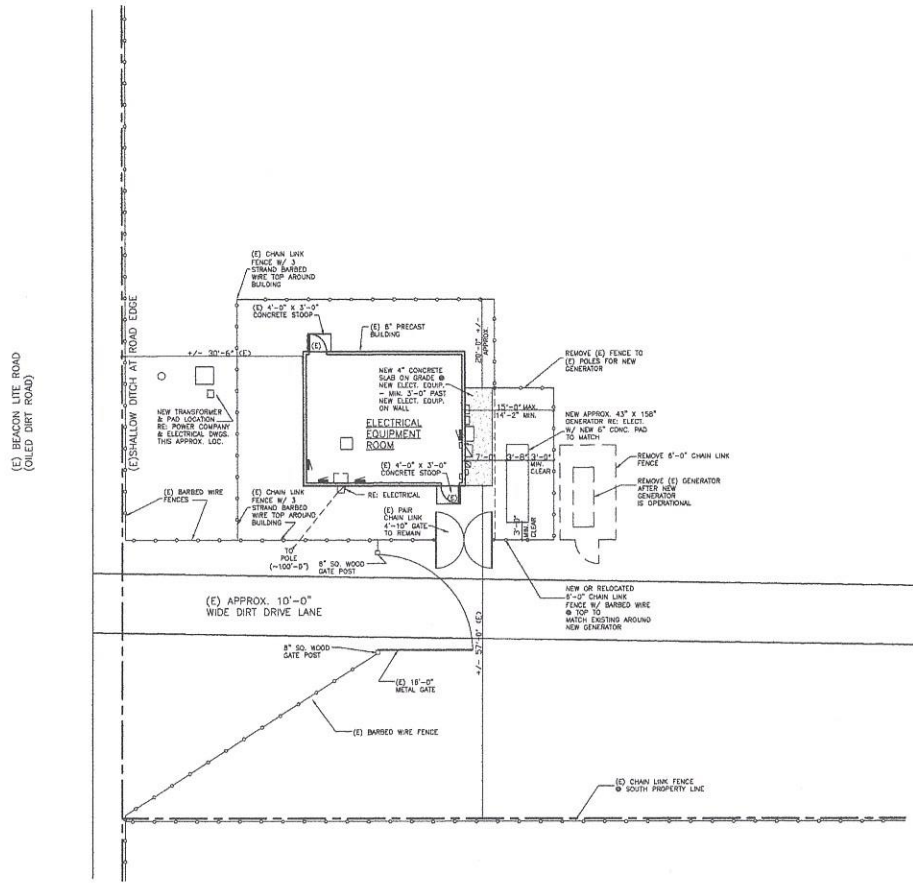
150.0'

Google Earth

Image Landsat / Copernicus



300 ft



1 PARTIAL SITE / FLOOR PLAN
 A1.0 SCALE: 1" = 10'-0"



FRIESEN ARCHITECTURE
 3575 S SYCAMORE STREET SUITE 314
 LITTLETON, COLORADO 80120
 (303) 898-4541

EEG POWER ENGINEERING
 1701 WASHINGTON AVENUE, COLORES, COLORADO 80401
 PHONE: 780.503.4609 / FAX: 780.503.4851
 WWW.POWEREE.COM

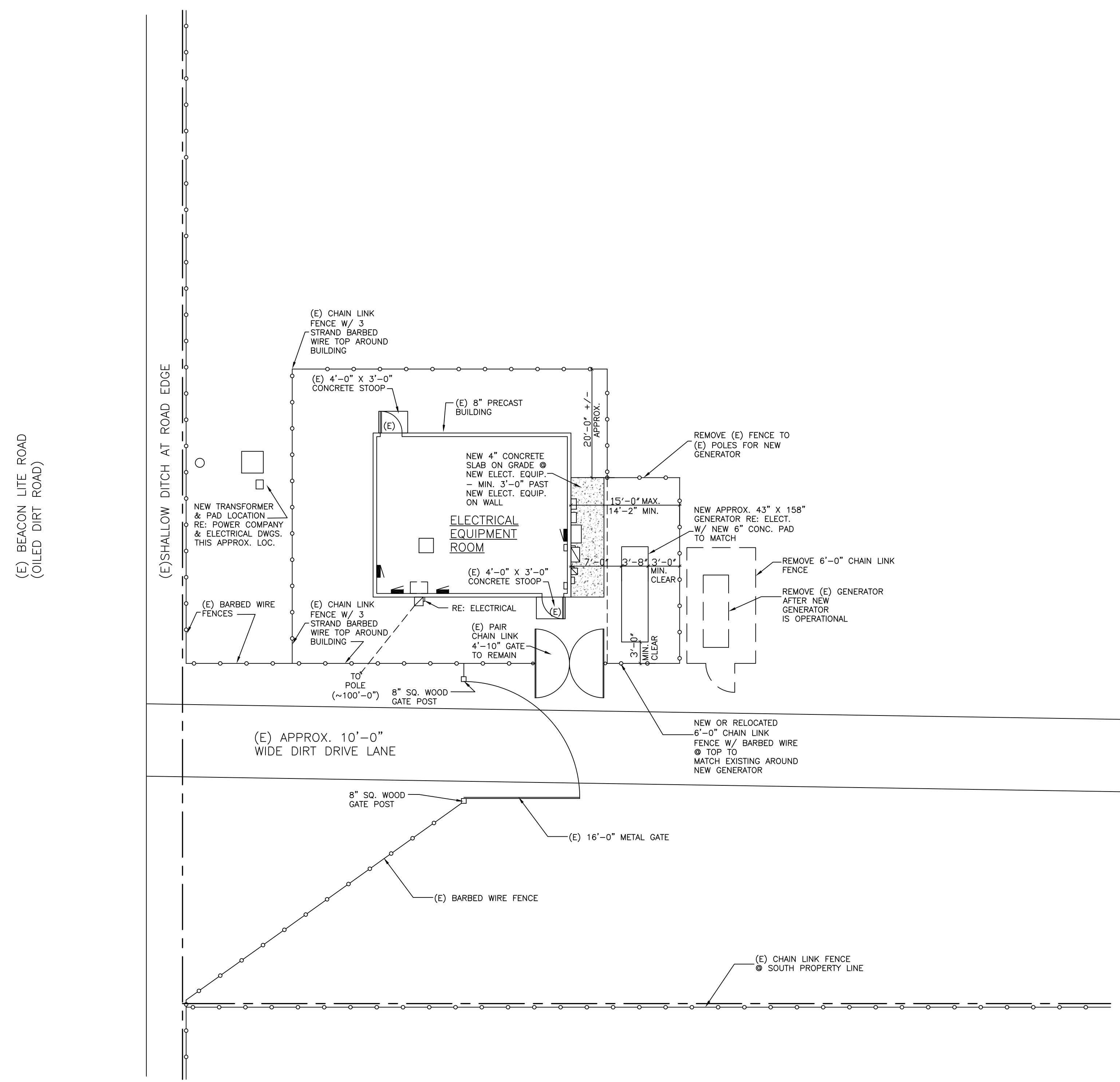


Century Electric Company
 7905 F. HARRIS ROAD WEST
 P.O. BOX 1000
 PUEBLO, COLORADO 81001

COMCAST
 MONUMENT SERVICE UPGRADE
 MONUMENT, COLORADO

DATE	DESCRIPTION	BY
06-18-17	ISSUED FOR REVIEW	EGP
06-20-17	ISSUED FOR PERMIT	EGP
06-20-17	ZONING SUBMITTAL	RFA
10-17-17	ZONING RESUBMITTAL	RFA

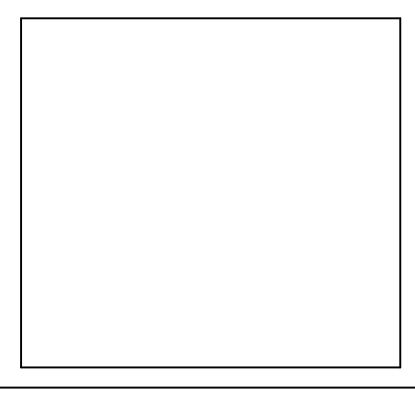
SHEET TITLE: PARTIAL SITE / FLOOR PLAN	DATE: 08-18-17
SHEET NO. A1.0	PROJECT NO.: EQ00174800



1 SITE / FLOOR PLAN
 A1.0 SCALE: 1" = 10'-0"



EGG POWER ENGINEERING
 1701 WASHINGTON AVENUE, GOLDEN, COLORADO 80401
 PHONE: 720-533-4850 / FAX: 720-533-4851
 WWW.EGPOWER.COM



Century Electric Company
 7925 E. HARVARD AVE., STE. E
 DENVER, CO 80231
 PHONE: 303-283-9000
 FAX: 303-283-9003

COMCAST
 MONUMENT SERVICE UPGRADE
 20021 BEACON LITE ROAD
 MONUMENT, COLORADO

DATE	DESCRIPTION	BY
08-18-17	ISSUED FOR REVIEW	EGP
08-22-17	ISSUED FOR REVIEW	EGP
08-24-17	ISSUED FOR PERMIT	EGP
09-22-17	ZONING SUBMITTAL	REA

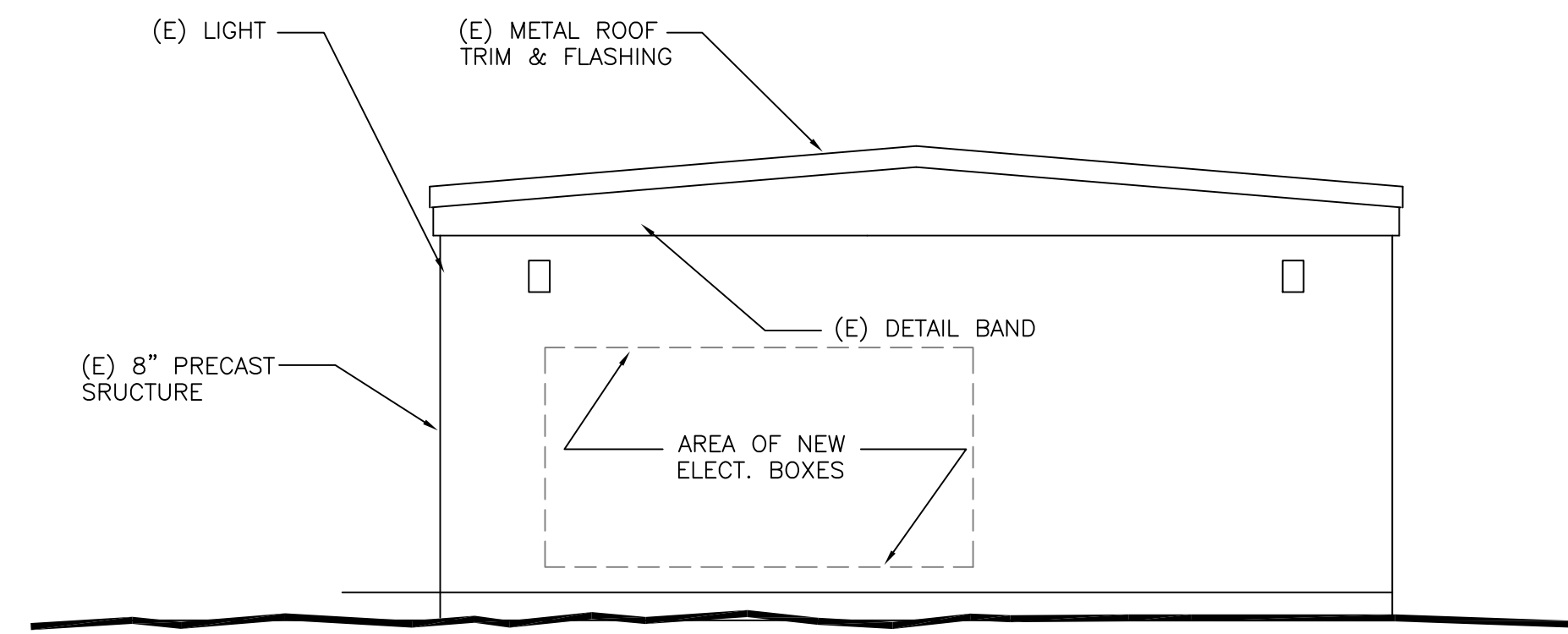
SHEET TITLE:
 FLOOR PLAN - POWER

SHEET NO. **A1.0**

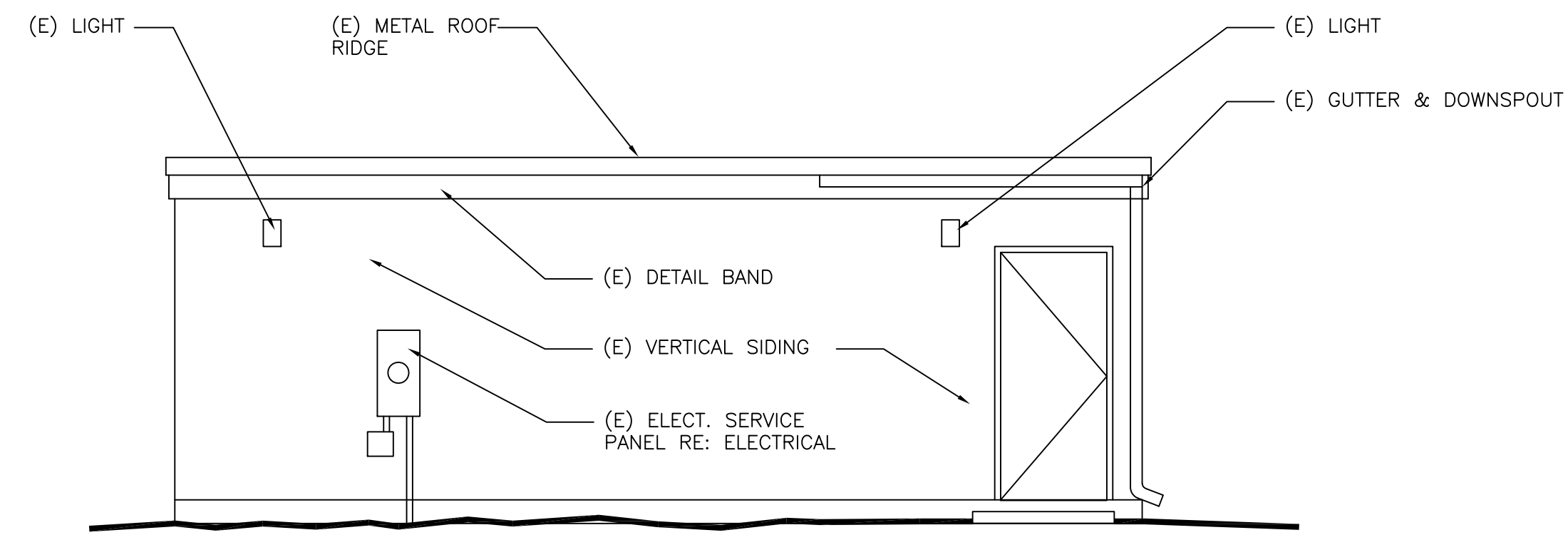
DATE: 08-18-17

PROJECT NO.: EGP#17148.00

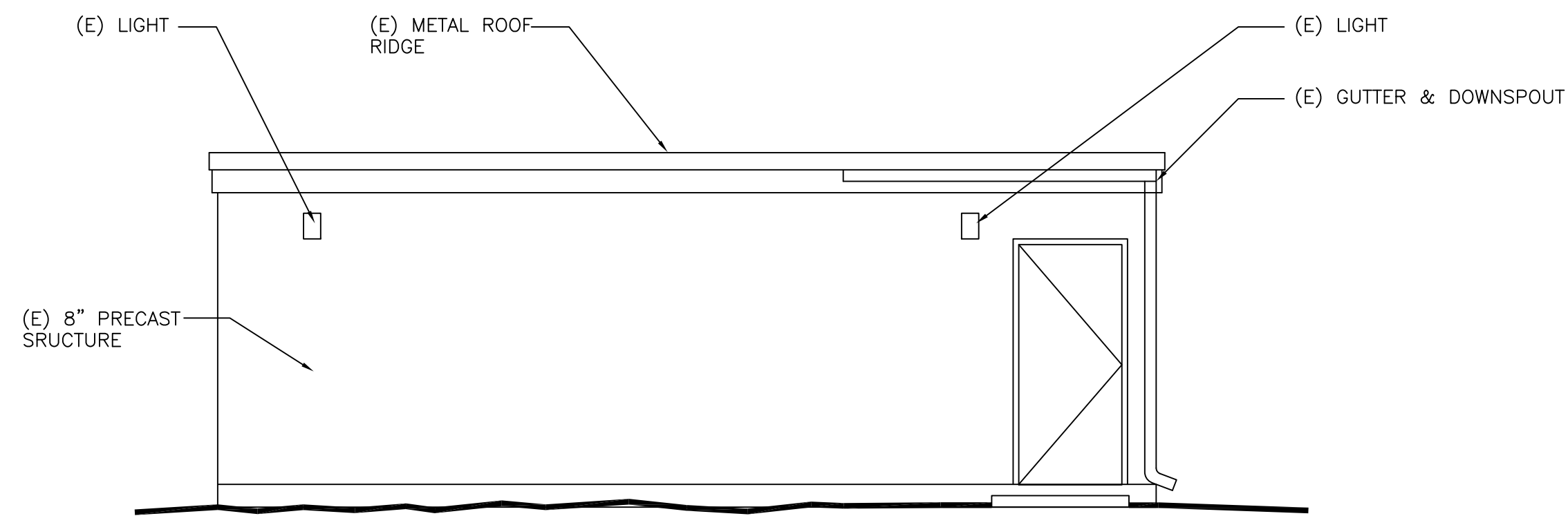
FRIESEN ARCHITECTURE
 5575 S. SYCAMORE STREET SUITE 314
 LITTLETON, COLORADO 80128
 (303) 898-4541



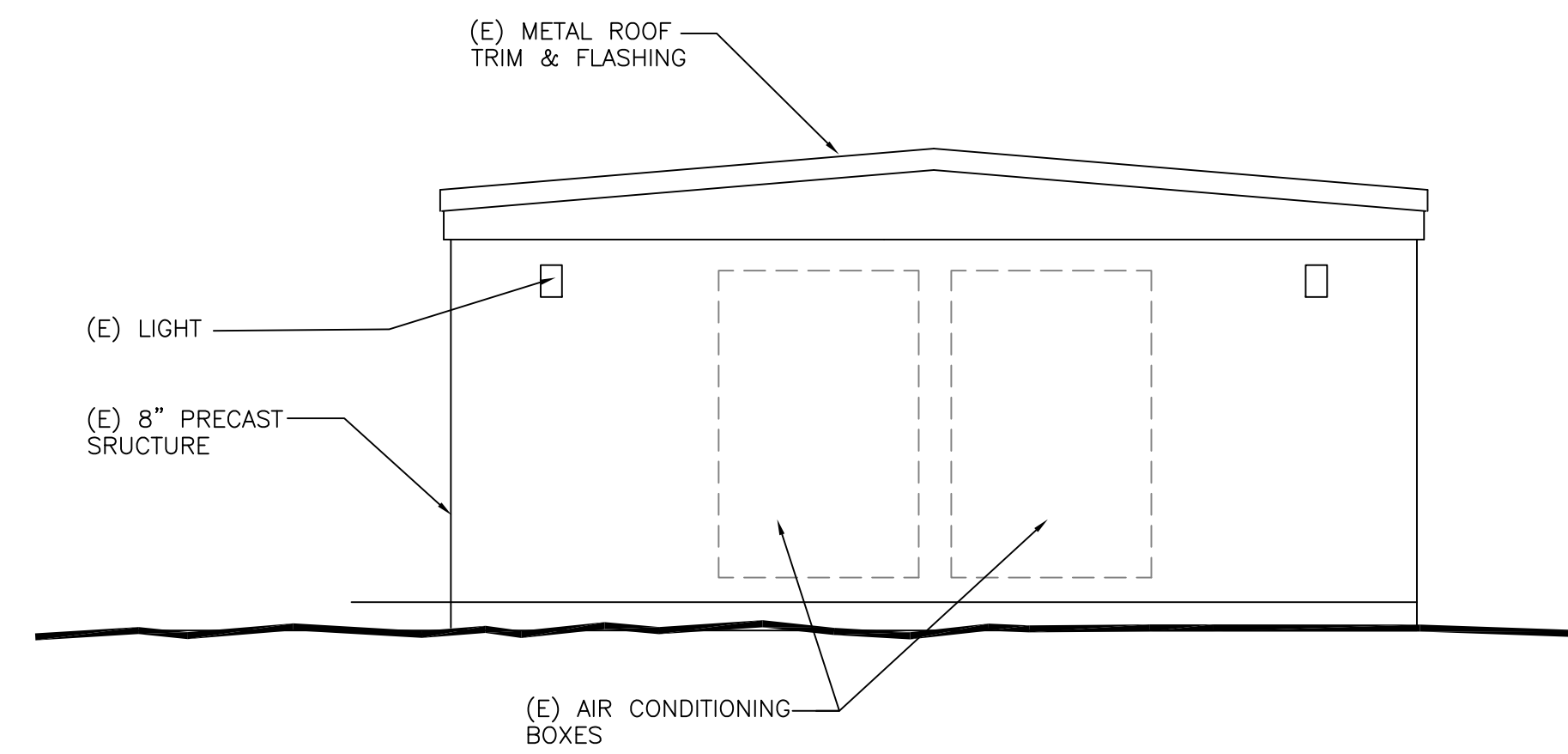
1 EAST ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



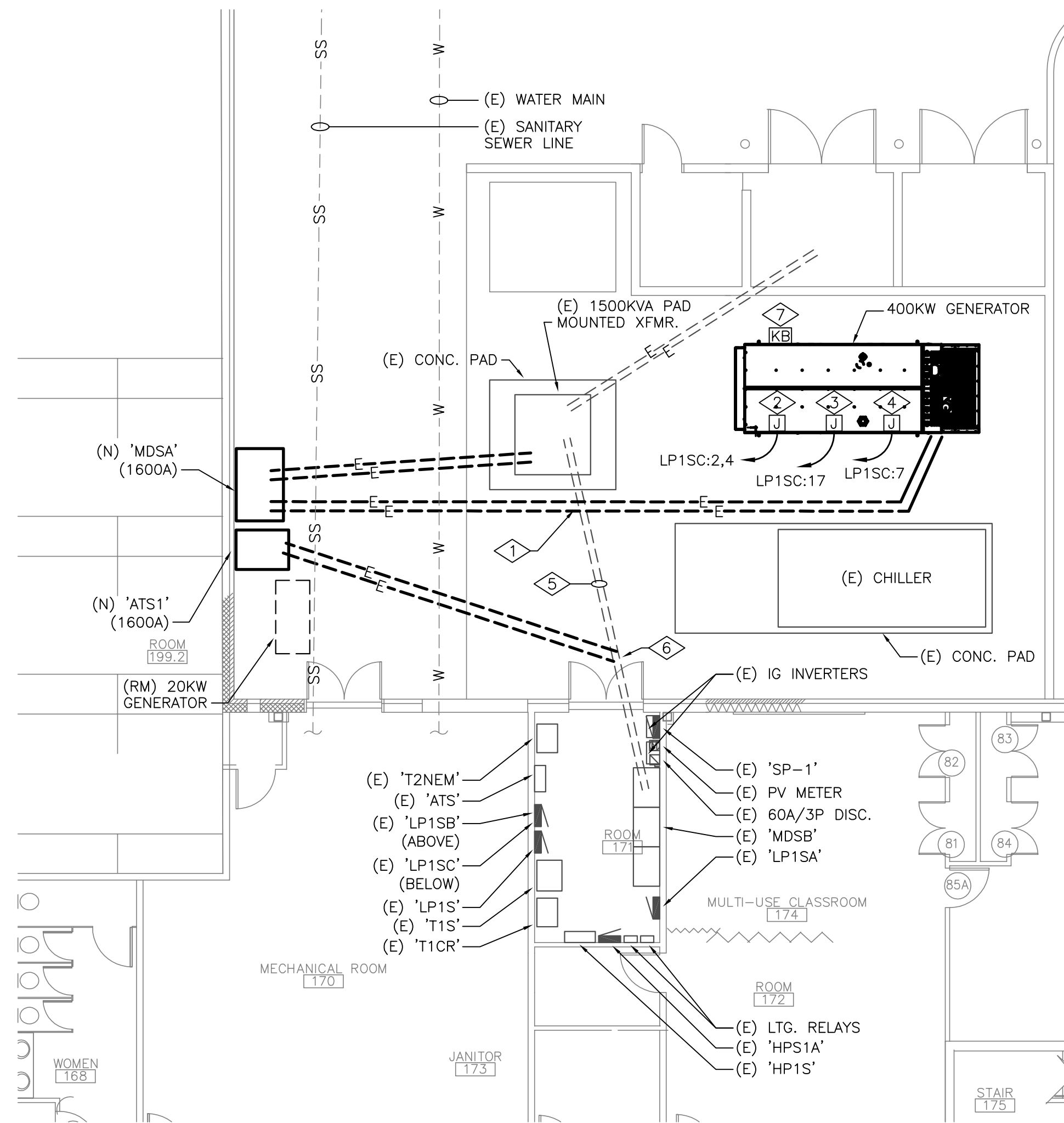
3 NORTH ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A2.0 SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION	BY
08-18-17	ISSUED FOR REVIEW	EGP
08-22-17	ISSUED FOR REVIEW	EGP
08-24-17	ISSUED FOR PERMIT	EGP
09-22-17	ZONING SUBMITTAL	REA

SHEET TITLE: FLOOR PLAN - POWER	DATE: 08-18-17	PROJECT NO.: EGP#17148.00
SHEET NO. A2.0		



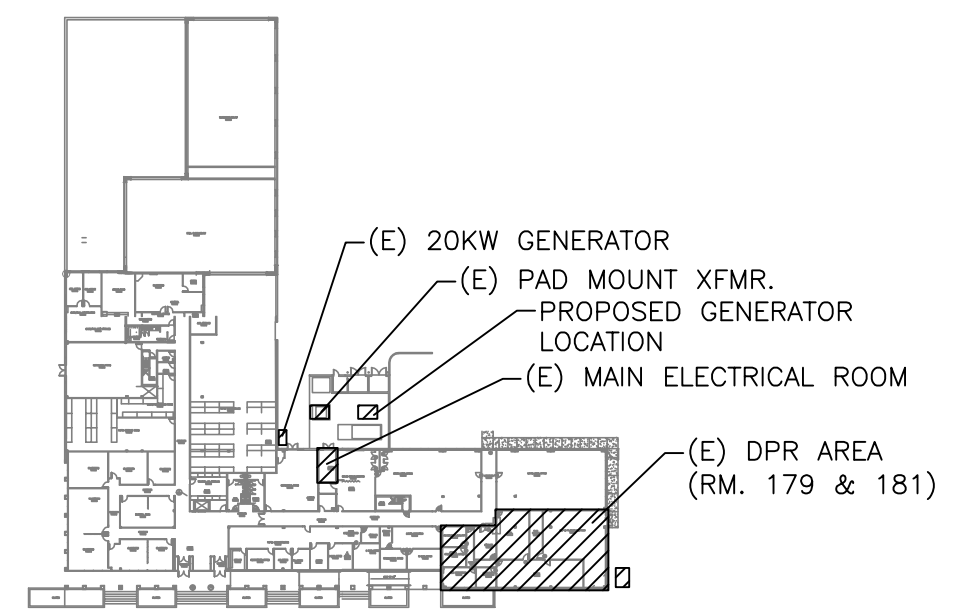
1
E-200 SCALE: 1/16" = 1'-0"

GENERAL NOTES:

- ELECTRICAL EQUIPMENT INDICATED WITH AN (N) IS NEW, (RM) IS TO BE REMOVED, AND (E) IS EXISTING TO REMAIN, UNLESS OTHERWISE NOTED.
- REFER TO ELECTRICAL ONE-LINE DIAGRAM, #1/E-300 FOR ADDITIONAL CONDUIT ROUTING REQUIREMENTS.
- UNDERGROUND UTILITY ROUTES ARE SHOWN FOR REFERENCE BASED ON OBSERVED LOCATION MARKINGS ON SITE. CONTRACTOR SHALL PHYSICALLY LOCATE UNDERGROUND UTILITIES PRIOR TO FULL EXCAVATION TO DETERMINE FINAL LOCATIONS/ROUTING OF ANY UNDERGROUND WORK.
- UNDERGROUND ELECTRICAL CONDUITS SHALL BE ROUTED AT 30" UNDER FINISHED GRADE UNLESS NOTED OTHERWISE. PROVIDE SCHEDULE 80 PVC OR GRC WITH LONG-SWEEP ELBOWS. COORDINATE EXACT GENERATOR FEEDER CONDUIT AND SERVICE ENTRANCE CONDUIT ROUTINGS WITH EXISTING UNDERGROUND CONDUITS/PIPING.
- UNDERGROUND BRANCH CIRCUITS SHALL BE ROUTED AT 30" UNDER FINISHED GRADE UNLESS OTHERWISE NOTED.

DETAILED NOTES:

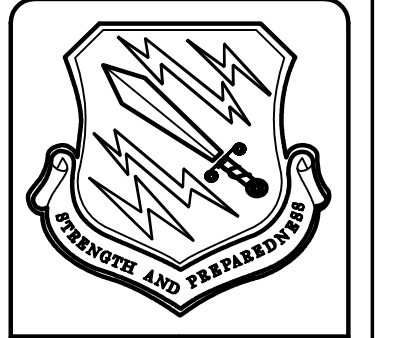
- NEW CONDUCTORS/CONDUITS SHALL PASS ABOVE EXISTING, UNDERGROUND SERVICE LATERAL. AREA SHALL BE HAND-EXCAVATED TO AVOID DAMAGE TO SERVICE LATERAL AND TO VERIFY EXISTING BURIAL DEPTH.
- GENERATOR WATER JACKET HEATER CONNECTION. PROVIDE 2#12, 1#12G IN 1" PVC. VERIFY NO NEUTRAL IS REQUIRED.
- GENERATOR BATTERY WARMER CONNECTION. PROVIDE 1#12, 1#12G IN 1" PVC. RUN IN CONDUIT WITH BATTERY CHARGER CIRCUIT, SEE DETAILED NOTE #4.
- GENERATOR BATTERY CHARGER CONNECTION. PROVIDE 1#12, 1#12G IN 1" PVC. RUN IN CONDUIT WITH BATTERY WARMER CIRCUIT.
- REMOVE EXISTING SERVICE ENTRANCE CONDUCTOR FROM PAD-MOUNT TRANSFORMER TO MAIN SWITCHBOARD 'MDSB'. UNDERGROUND CONDUITS TO BE ABANDONED IN PLACE TO POINT OF NEW CONDUIT INTERCONNECT.
- PROVIDE NEW CONDUIT/CONDUCTOR FROM ATS TO EXISTING MAIN SWITCHBOARD 'MDSB'. NEW CONDUIT TO INTERCEPT EXISTING SERVICE ENTRANCE CONDUIT. REFER TO ONE-LINE DIAGRAM #1/E-300 FOR CONDUIT/CONDUCTOR SIZES.
- KNOX BOX (OR SIMILAR) CONTAINING GENERATOR EMERGENCY POWER-OFF BUTTON FOR FIRE DEPARTMENT ACCESS ONLY.



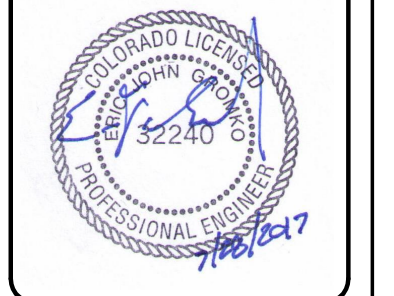
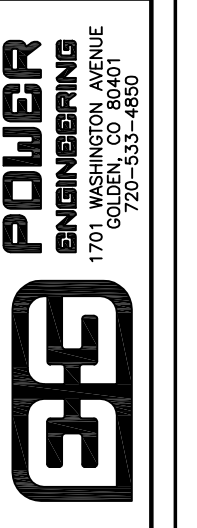
KEYPLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION	
INSTALLATION OF GENERATOR AT BUILDING 1005	
PROJECT NO: EGP#13152.10	DATE: 07/21/2017
PROJECT INFORMATION	
ELECTRICAL FLOOR PLANS	
E-200	
SHEET 3 OF 6	



BUCKLEY AIR FORCE BASE
BUILDING 1005
GENERATOR ADDITION



NO.	DESCRIPTION	DATE	EGP	INITIALS
6				
5				
4				
3				
2				
1	ISSUED FOR BID	07/21/17		