

Widefield Parks and Recreation Facility Expansion
Widefield School District 3
Site Development Plan

General Information:

Project Address:
755 Aspen Drive, Colorado Springs, CO 80911

Tax Schedule number:
Exempt/Political Subs/Pub Schl

Parcel Size:
39.26 Acres

Existing/Proposed Land Use and Zoning:
AS CAD--0/AS CAD--0

Total Gross Building Sq Footage (New Building):
61,145 SF

Total Gross Building Coverage Area
New Building: 44,676 SF
Existing Buildings: 24,498 SF

Lot Coverage Calculation (69.174/1,729,429) = 4%

Open Space	Landscaping	Impermeable
4%	61%	18%

Parking spaces to be provided:
On-Site 415
Adjacent-Street 52 (Widdick)

Total Spaces	Bid Alternate
467	52

Parking per LDC/Use	Requirement	Building Area/Qty	Total
Existing Uses			
Sports Fields	22 (per field)	5 fields	110
Library	1 sp/400 sf	5,840	15
Pool	1 sp/150 sf	3,744	25
Professional Offices	1 sp/200 sf	936	10
Community Center	1 sp/150 sf	2,744	18
New Uses			
Membership Clubs/Health Club/Community Center	1 sp/150 sf	56,544	378
Day Care/Pre-School	1 sp/400 sf	1,505	4
Professional Offices	1 sp/200 sf	3,096	16
Total			576

LEGAL DESCRIPTIONS

PARCEL A — BOOK 3000, PAGE 508.

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECURITY, COLORADO ADDITION NO. 5, EL PASO COUNTY, COLORADO AS SHOWN ON THE RECORDED PLAT THEREOF AS RECORDED IN PLAT BOOK V AT PAGE 64 OF THE RECORDS OF EL PASO COUNTY; THENCE, ALONG AND IDENTICAL WITH THE EASTERLY LINE OF ADDITION NO. 5 AS FOLLOWS:

NORTHWESTERLY, A DISTANCE OF 191.75 FEET; THENCE, ANGLE LEFT 15° 5' 15", A DISTANCE OF 152.95 FEET; THENCE, ANGLE LEFT 7° 33', A DISTANCE OF 197.36 FEET; THENCE ANGLE LEFT 12° 48', A DISTANCE OF 405.34 FEET; THENCE, ANGLE RIGHT 10° 14', A DISTANCE OF 220.29 FEET; THENCE, ANGLE RIGHT 43° 25' 30", A DISTANCE OF 209.81 FEET TO THE SOUTHEAST CORNER OF REPLING OF LOT 1, BLOCK 8, LOTS 1 AND 2, BLOCK 9, AND LOT 1, BLOCK 13, SECURITY, COLORADO ADDITION NO. 5 AS SHOWN ON THE RECORDED PLAT THEREOF AS RECORDED IN PLAT BOOK X AT PAGE 49 OF THE RECORDS OF EL PASO COUNTY;

THENCE, CONTINUING ALONG AND IDENTICAL WITH THE EASTERLY LINE OF SAID REPLING, ANGLE LEFT 6° 00' 45", A DISTANCE OF 108.89 FEET; THENCE, ANGLE LEFT 4° 50' 30", A DISTANCE OF 38.78 FEET; THENCE, ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 132.55 FEET, WHOSE CENTRAL ANGLE IS 47° 42' 20", AND WHOSE TANGENT ANGLES RIGHT 62° 05' 25" AN ARC DISTANCE OF 110.40 FEET; THENCE, ALONG THE TANGENT PRODUCED, NORTHERLY, A DISTANCE OF 127.66 FEET; THENCE, ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 313.52 FEET AND WHOSE CENTRAL ANGLE IS 7°39' 30", AN ARC DISTANCE OF 41.90 FEET; THENCE, ALONG THE TANGENT PRODUCED, NORTHERLY, A DISTANCE OF 160.49 FEET; THENCE, ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 266.08 FEET AND WHOSE CENTRAL ANGLE IS 17° 24'15", AN ARC DISTANCE OF 81.01 FEET; THENCE, ALONG THE TANGENT PRODUCED, NORTHEASTERLY, A DISTANCE OF 110.27 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND PREVIOUSLY CONVEYED BY ELMER C. SPROUL TO THE COLORADO DISTRICT NO. CHURCH OF THE NAZARENE, A COLORADO CORPORATION BY A DEED DATED MAY 17, 1962 AND RECORDED IN BOOK 1911 AT PAGE 992 OF THE RECORDS OF EL PASO COUNTY;

THENCE, CONTINUED ALONG AND IDENTICAL WITH THE SOUTHEAST LINE OF THE AFORESAID TRACT, ANGLE RIGHT 2° 29' 28", A DISTANCE OF 232.99 FEET; THENCE, ANGLE RIGHT 30° 07' 32", A DISTANCE OF 180.38 FEET; THENCE, DEPARTING FROM SAID TRACT, ANGLE RIGHT 110° 15' 55", SOUTHERLY, A DISTANCE OF 219.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF LYING WEST OF THE BOUNDARY LINE AS DELINEATED IN THE BOUNDARY AGREEMENT RECORDED DECEMBER 20, 1956 IN BOOK 1607 AT PAGE 387.

PARCEL B — BOOK 6560, PAGE 12

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF (1/2) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WIDICK STREET, AS SHOWN ON THE RECORDED PLAT OF FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO. 1, AS RECORDED IN PLAT BOOK Z-3, AT PAGE 40 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING N 36°08'02" W, A DISTANCE OF 153.16 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 5426 AT PAGE 118 OF SAID RECORDS, HEREAFTER BEING KNOWN AS TRACT 'A'; SAID POINT BEING ALSO ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 2088 AT PAGE 22 OF SAID RECORDS; THENCE ALONG SAID EAST LINE N 11°57'54" W, A DISTANCE OF 204.34 FEET; THENCE N 89°51'58" E, A DISTANCE OF 676.92 FEET; THENCE S 00°08'02" E, A DISTANCE OF 200.00 FEET TO THE NORTH LINE OF SAID TRACT 'A'; THENCE ALONG SAID NORTH LINE S 89°51'58" W, A DISTANCE OF 835.05 FEET TO THE POINT OF BEGINNING, CONTAINING 3.93 ACRES, MORE OR LESS.

PARCEL C — BOOK 5426, PAGE 118

A TRACT OF LAND LOCATED IN SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO:

BEGINNING AT THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3939 AT PAGE 881 OF THE RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2088 AT PAGE 22, NORTH 11°57'34" WEST A DISTANCE OF 363.59 FEET; THENCE NORTH 89°51'58" EAST A DISTANCE OF 891.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED WIDICK STREET, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 20°28'54", A RADIUS OF 890.00 FEET, AND THE CHORD OF WHICH BEARS SOUTH 10°06'25" WEST A DISTANCE OF 316.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, BEING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 318.15 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°08'02" EAST A DISTANCE OF 44.45 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3939 AT PAGE 881 OF THE RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE, SOUTH 89°51'58" WEST A DISTANCE OF 760.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.65 ACRES, MORE OR LESS.

PARCEL D — RECEPTION NO. 96087895 (Previous deed at Book 3939, Page 881)

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 47 IN BLOCK 14 OF SECURITY, COLORADO ADDITION NO. 5 AS RECORDED IN PLAT BOOK V AT PAGE 64 OF THE RECORDS OF SAID COUNTY:

(1) THENCE N 89 DEGREES 51 MINUTES 58 SECONDS E, 600.00 FEET; (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE SOUTH LINE OF LOTS 11-47 IN SAID BLOCK 14 WHICH WAS ASSUMED TO BE N 89 DEGREES 48 MINUTES 24 SECONDS E)

(2) THENCE N 00 DEGREES 08 MINUTES 02 SECONDS W, 768.34 FEET;

(3) THENCE S 89 DEGREES 51 MINUTES 58 SECONDS W, 760.87 FEET;

(4) THENCE S 11 DEGREES 57 MINUTES 34 SECONDS E, 785.00 FEET; TO THE POINT OF BEGINNING.

Vicinity Map

Sheet Index

TS1.0	TITLE SHEET
21521--00	LAND SURVEY PLAT -- SHEETS 1--6

SITE DEVELOPMENT

SD0.0	SITE PLAN FOR PLANNING
SD0.1	EXISTING OVERALL SITE PLAN, NOTES, LEGEND
SD0.2	DEMOLITION PLAN
SD1.1	BASE SITE PLAN
SD1.2	ENLARGED SITE PLAN
SD3.1	SITE DETAILS

Contacts

OWNER Widefield School District 3 1820 Main Street Colorado Springs, CO 80911 (719) 391-3530 Contact: David Gish (gishd@wsd3.org)	CIVIL ENGINEER Kimley-Horn and Associates, Inc. 2 North Nevada Street, Suite 300 Colorado Springs, CO 80903 (719) 453-0180 Contact: Eric Gunderson, P.E.
EL PASO COUNTY El Paso County Planning & Community Development Department 2880 International Circle, Suite 110 Colorado Springs, CO 80910 (719) 520-6300 Contact: Ryan Hower	SURVEYOR Drexler, Barrell & Co. 3 South 7th Street Colorado Springs, CO 80905 (719) 260-0887 Contact: Tim McConnell, P.E.
ARCHITECT The LKA Partners, Inc. 430 North Tejon Street Colorado Springs, CO 80903 (719) 473-8446 Contact: Todd Kimes (toddkimes@lkapartners.com)	

Planning and Community Development Director Approval



Construction Documents

Drawn:	TEK
Checked:	DKO
Issued:	30 March 2022
Revised:	
EPC Resubmittal	20 April 2022
EPC Resubmittal	June 2022

Area Key Plan

True North
Plan North
Title Sheet

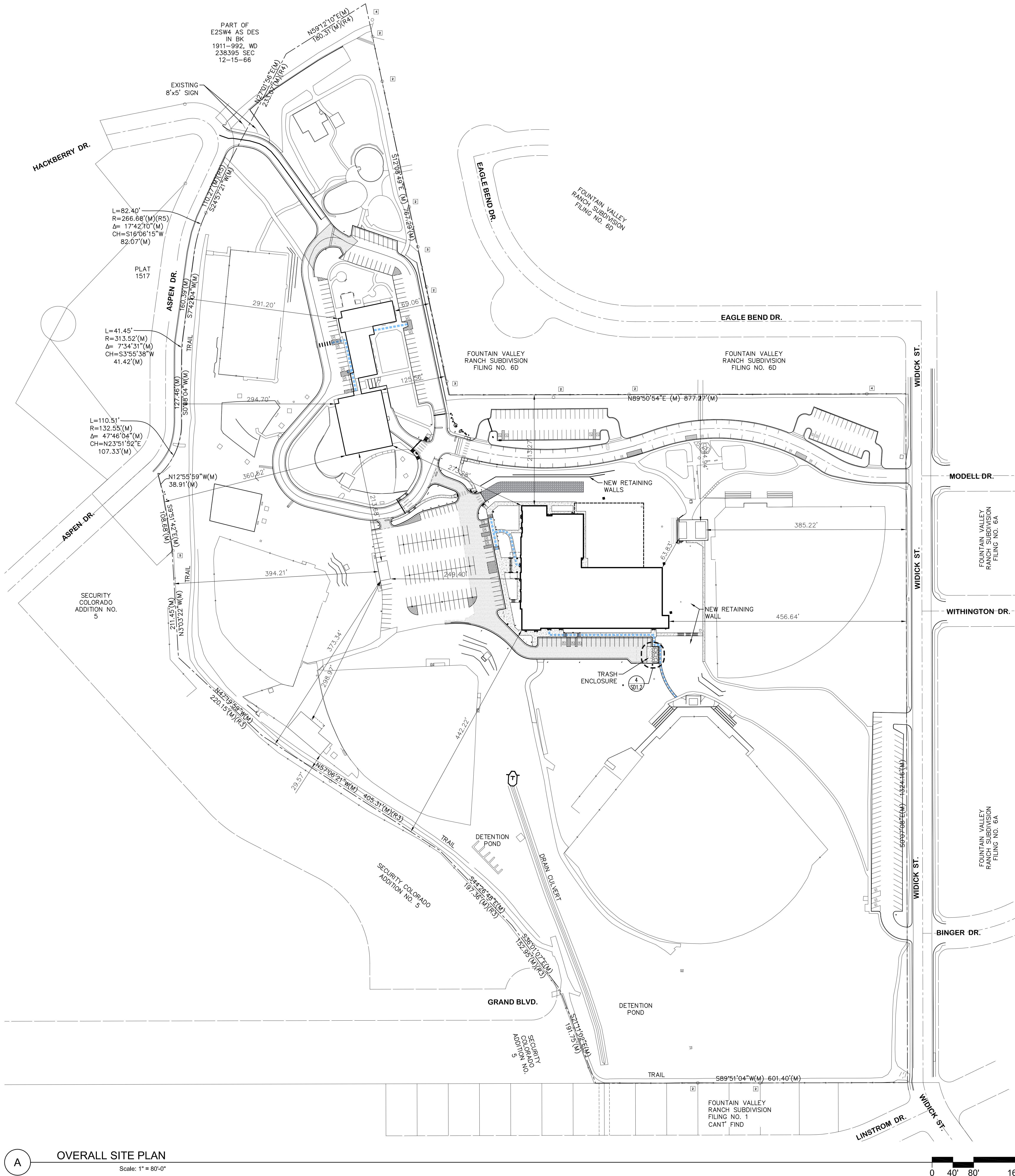
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1820 Main Street
Colorado Springs, CO. 80911

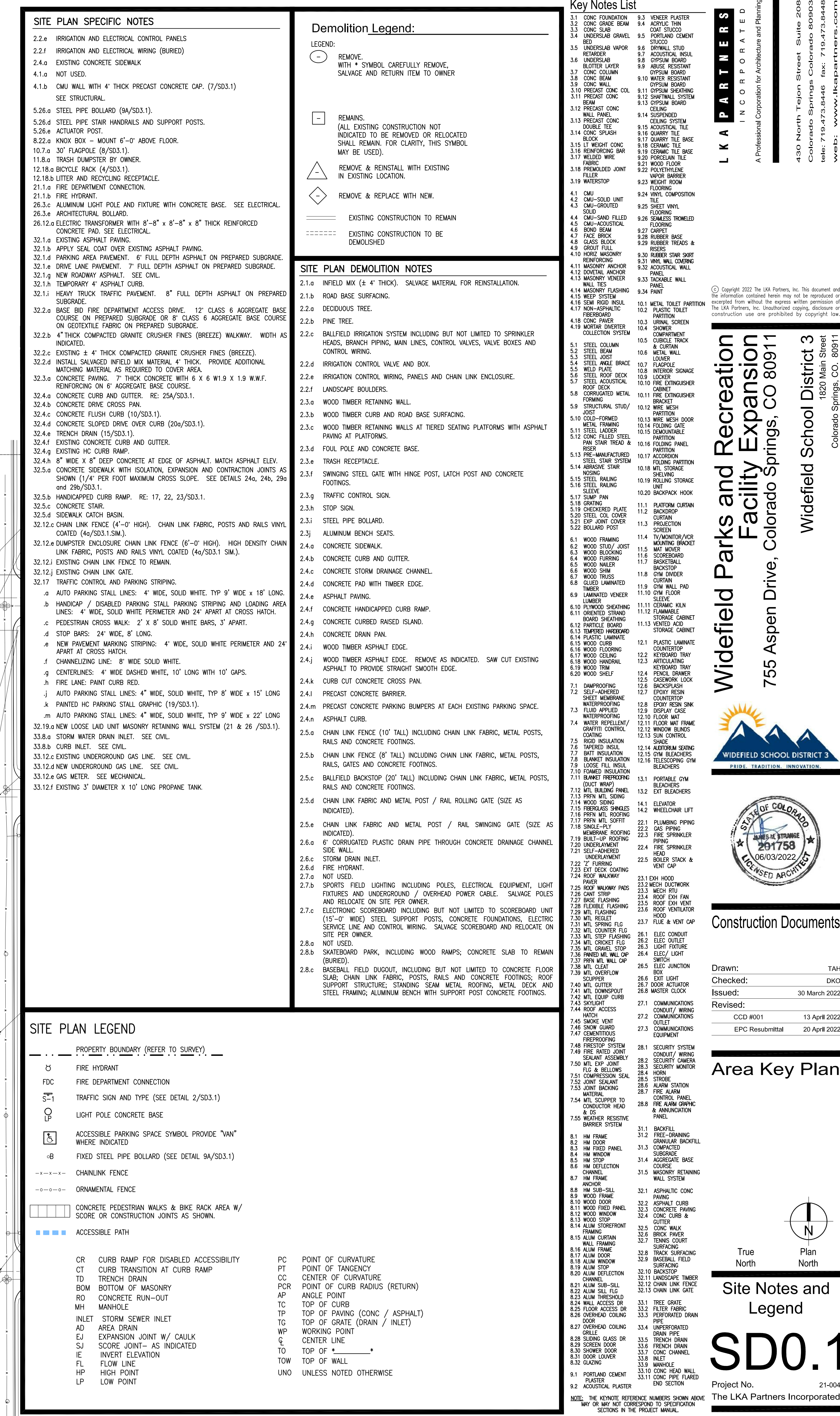


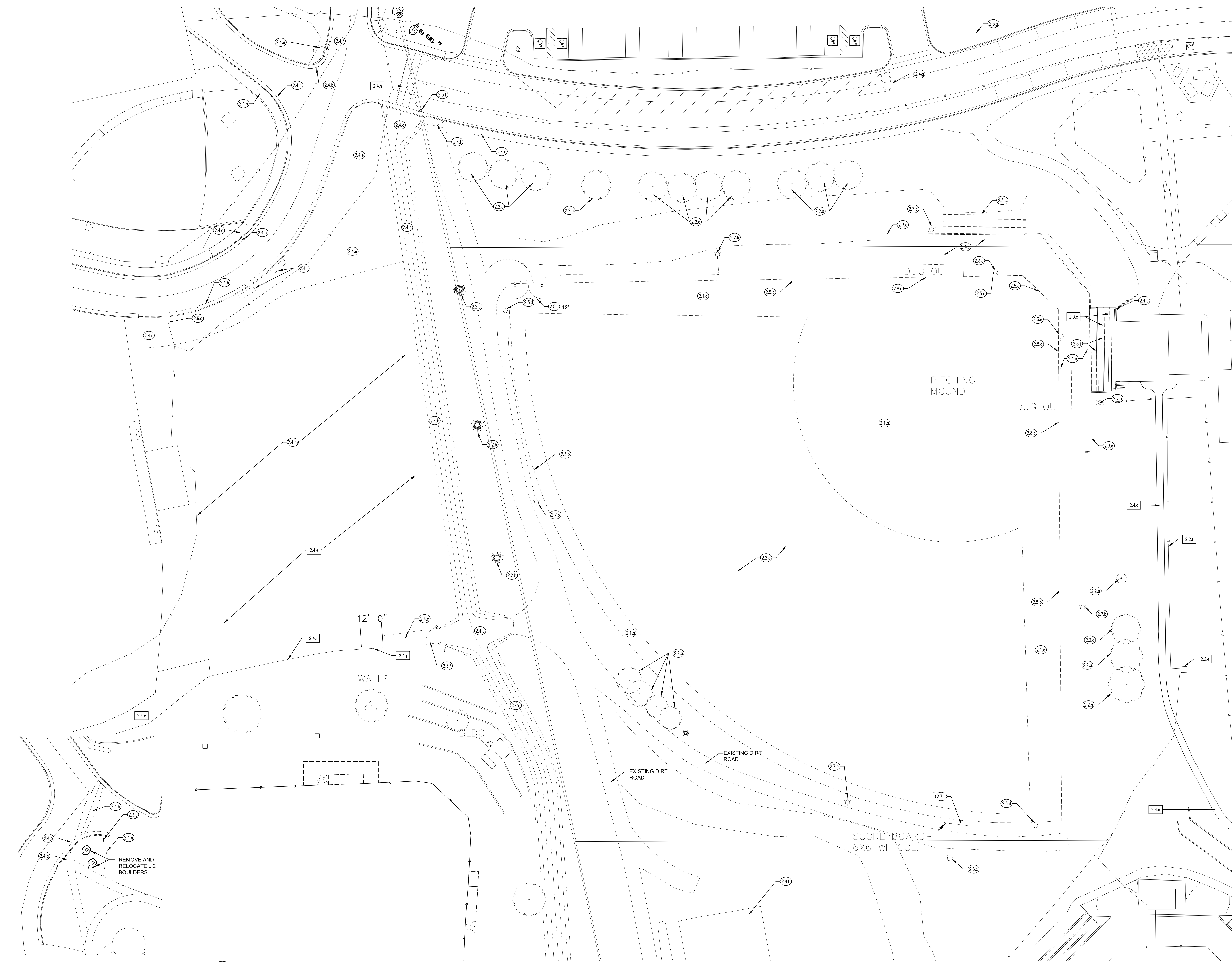
Drawn:	TAK
Checked:	DKO
Issued:	30 March 2022
Revised:	
EPC Resubmittal	20 April 2022

Base Site Plan

Project No. 21-004
The LKA Partners Incorporated







26 Demolition Plan - NW Drive Improvements

Scale: 1" = 20'

25 Demolition Plan - New Building Site

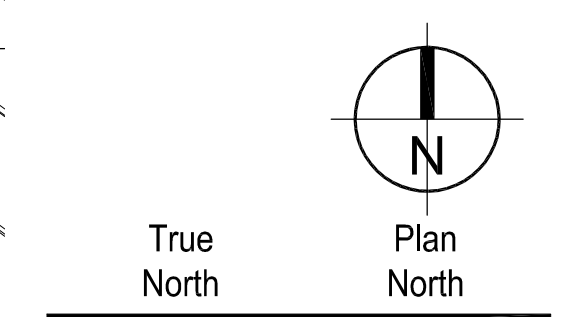
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Construction Documents

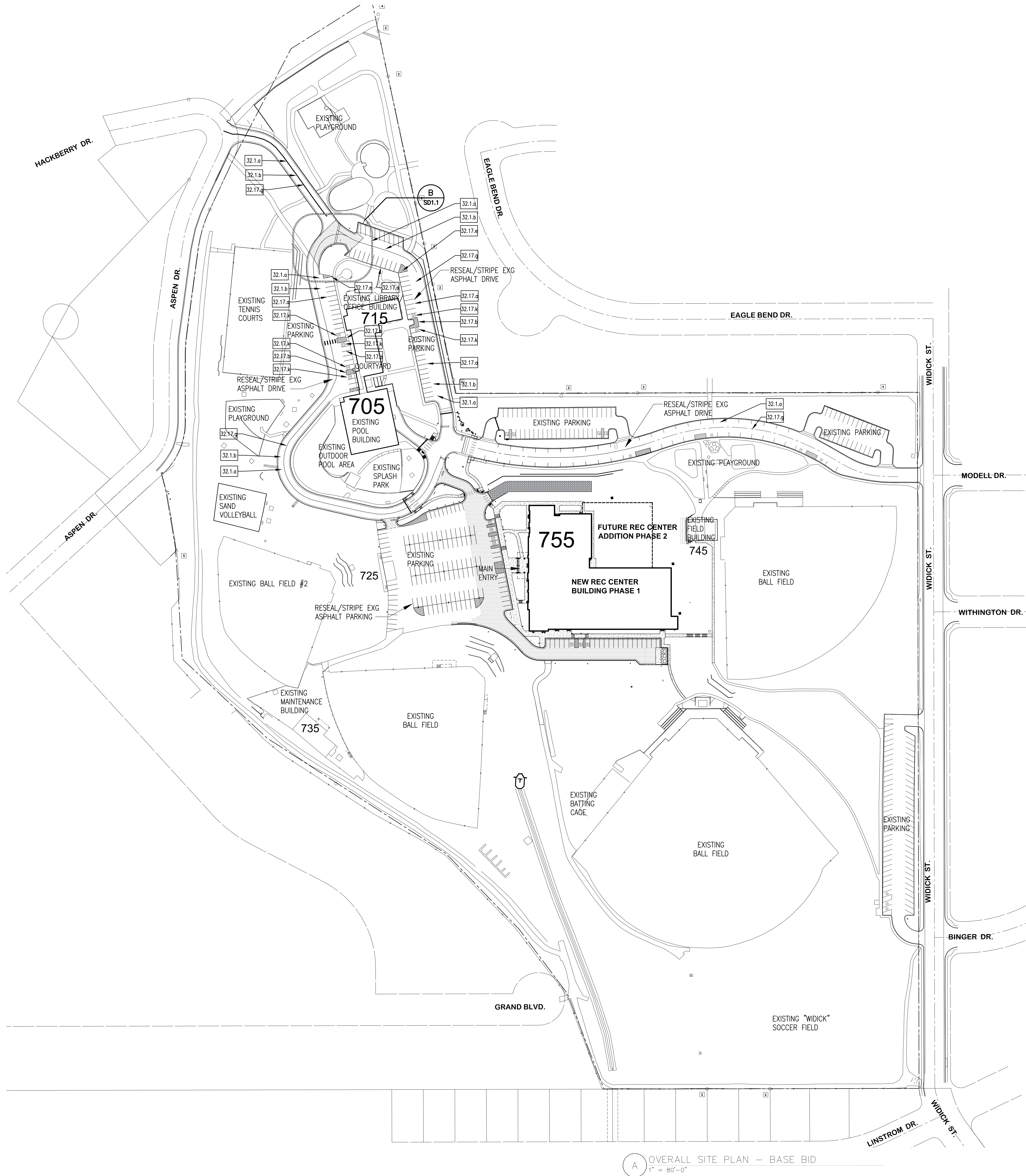
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Revised:	
CCD #001	13 April 2022
EPC Resubmittal	20 April 2022

Area Key Plan



Demolition Plan

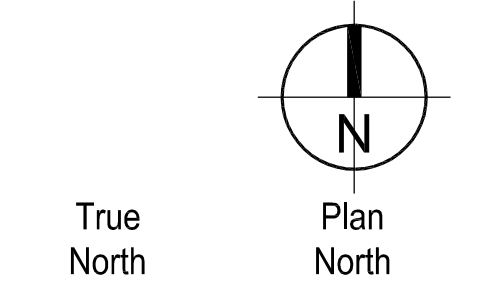
SD0.2



Construction Documents

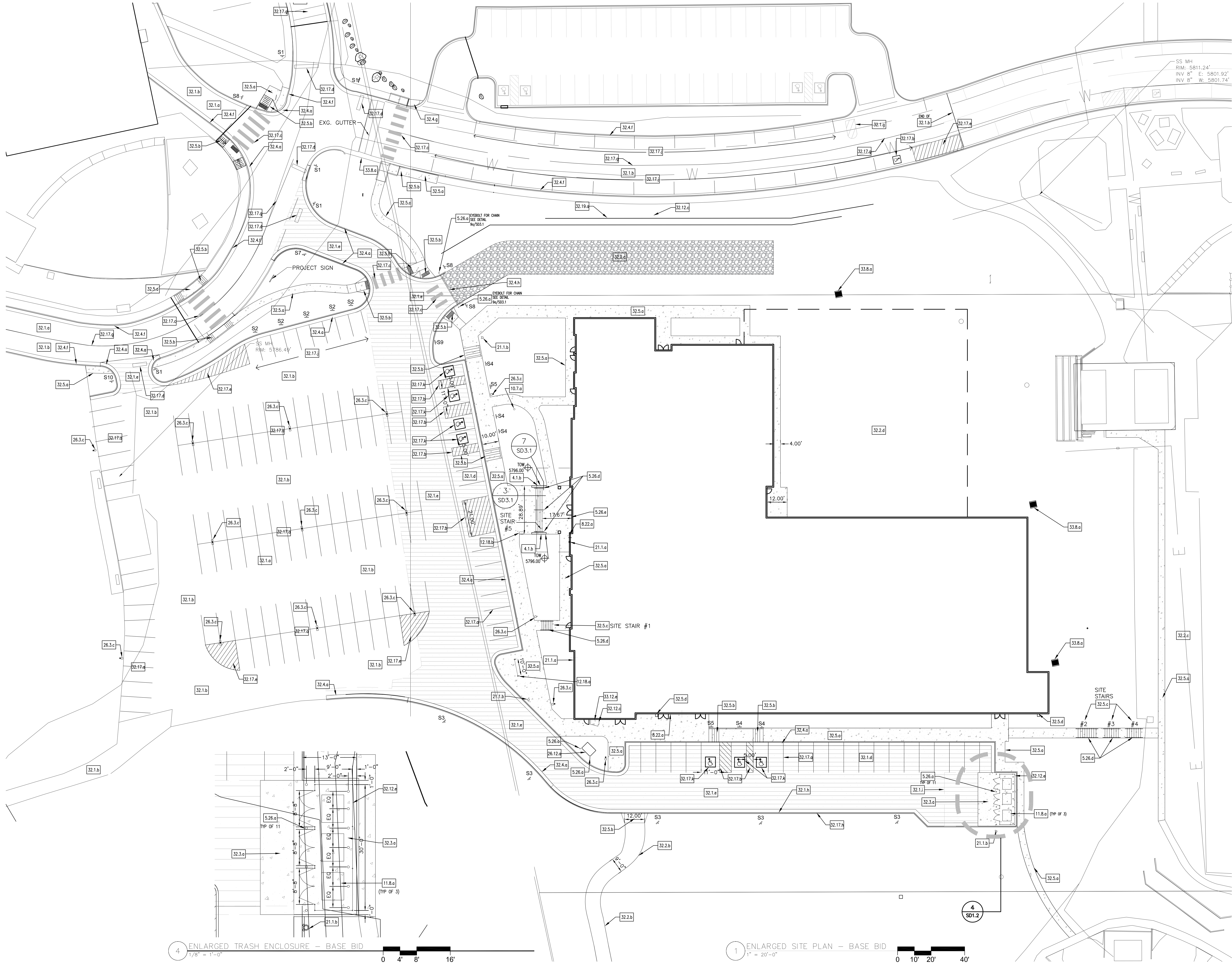
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Issued:	30 March 2022
Revised:	
Permit Revisions	06 April 2022
CCD #001	13 April 2022
EPC Resubmittal	20 April 2022

Area Key Plan



Base Site Plan

SD1.1



4 ENLARGED TRASH ENCLOSURE - BASE BID
1/8" = 1'-0"

1 ENLARGED SITE PLAN - BASE BID
1" = 20'-0"

**Widefield Parks and Recreation
Facility Expansion**
755 Aspen Drive, Colorado Springs, CO 80911



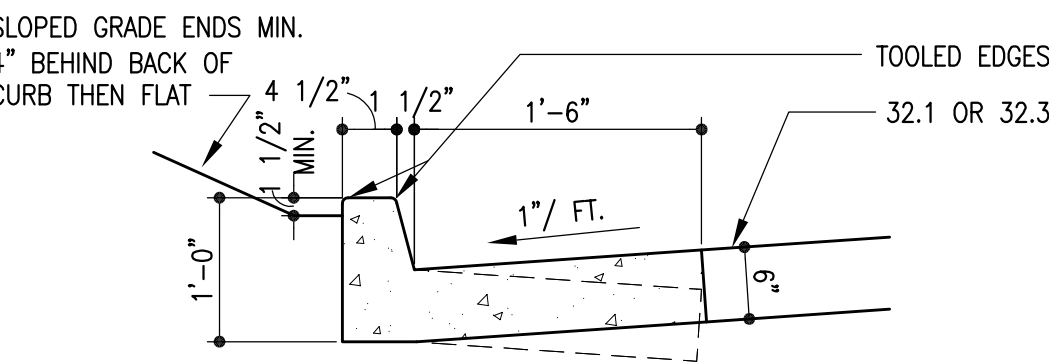
Construction Documents

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Revised:	
EPC Resubmittal	20 April 2022
CCD #002	05 May 2022
CCD #003	25 May 2022

Area Key Plan

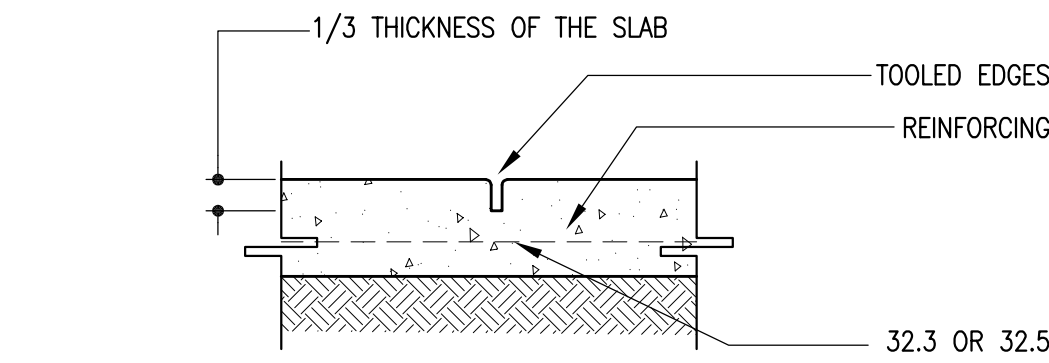
Curb and Gutter General Notes

1. PROVIDE EJ AT EACH END OF CURB AND DIRECTIONAL CHANGES
2. CATCH OR SPILL GUTTER TO MATCH THE SLOPE OF ADJACENT PAVEMENT



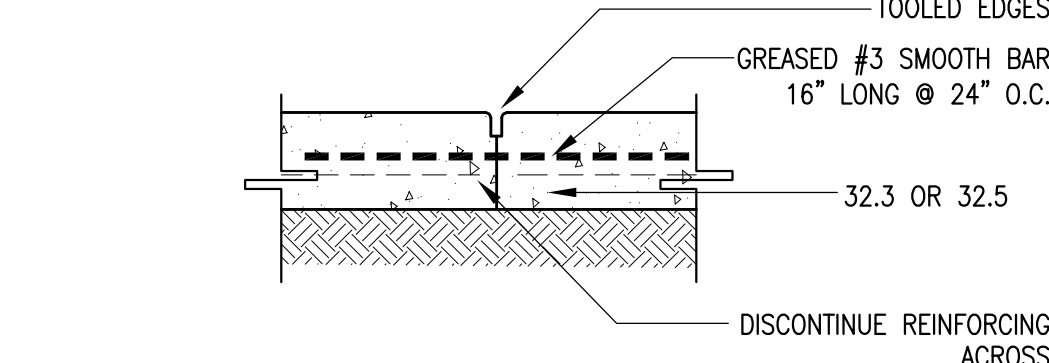
Typ Catch / Spill Curb

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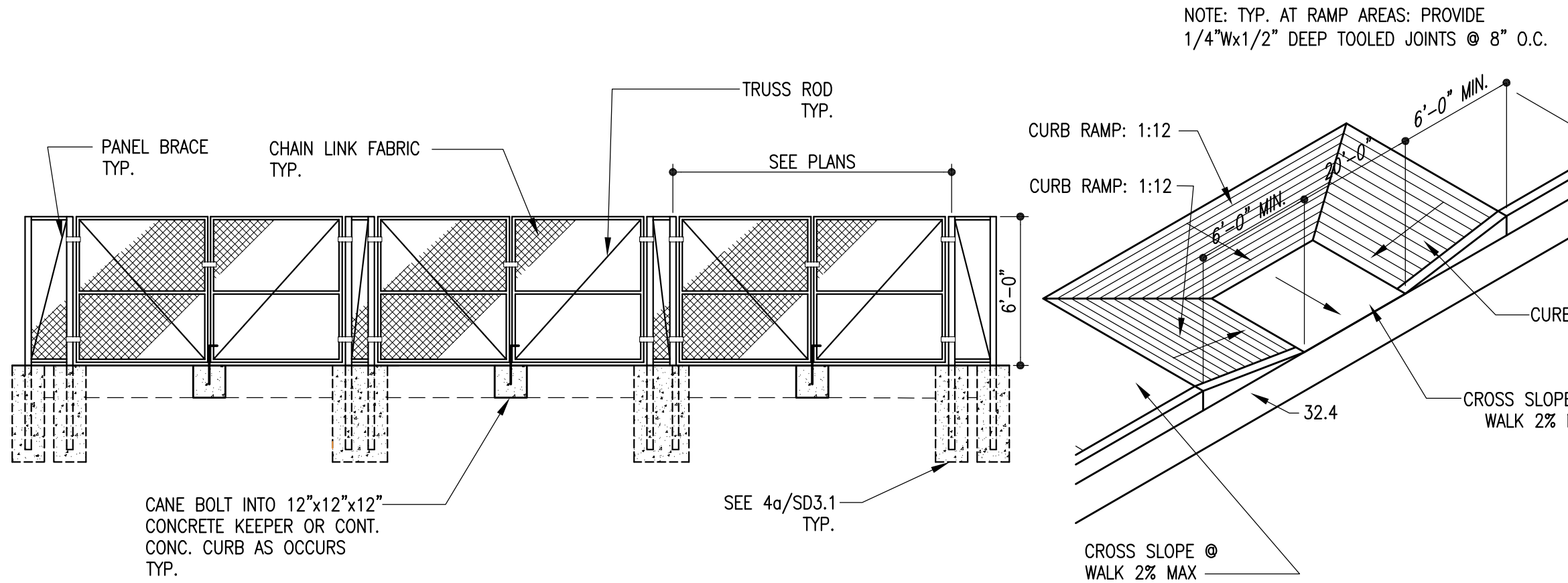
Typ Contraction Joint

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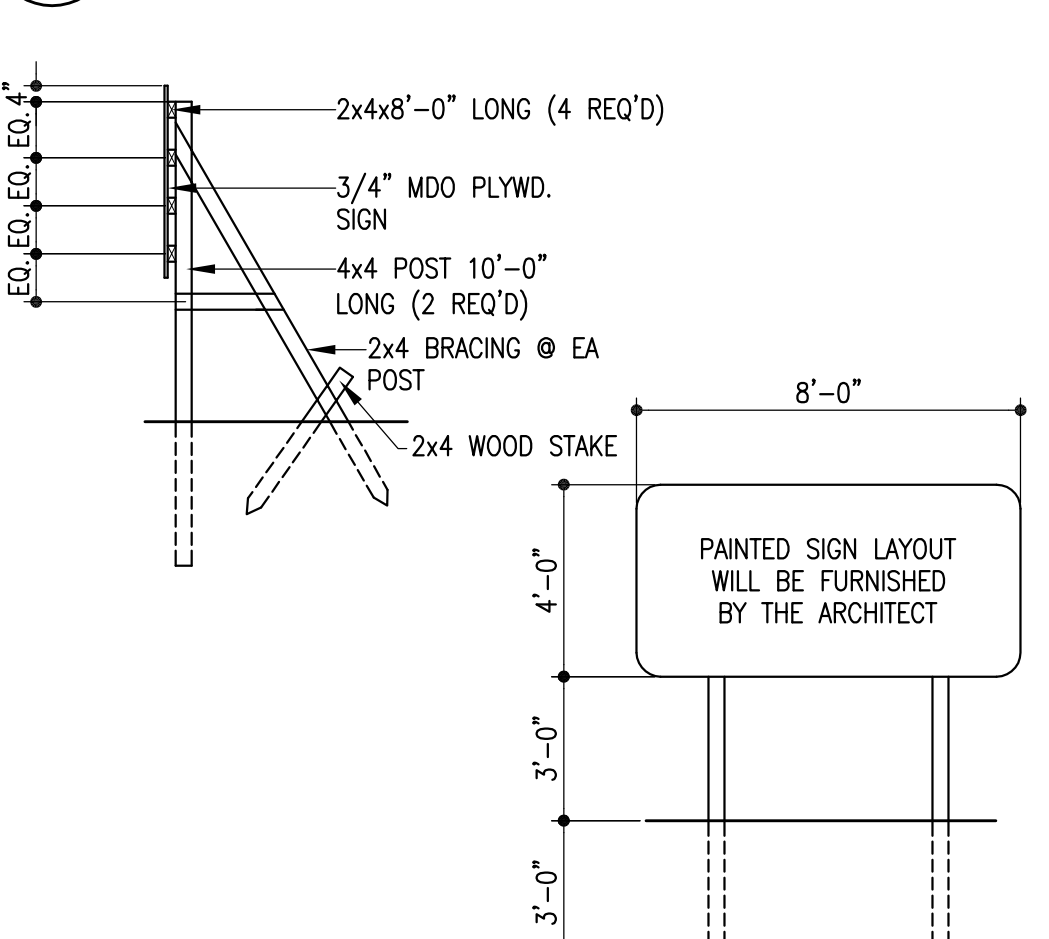
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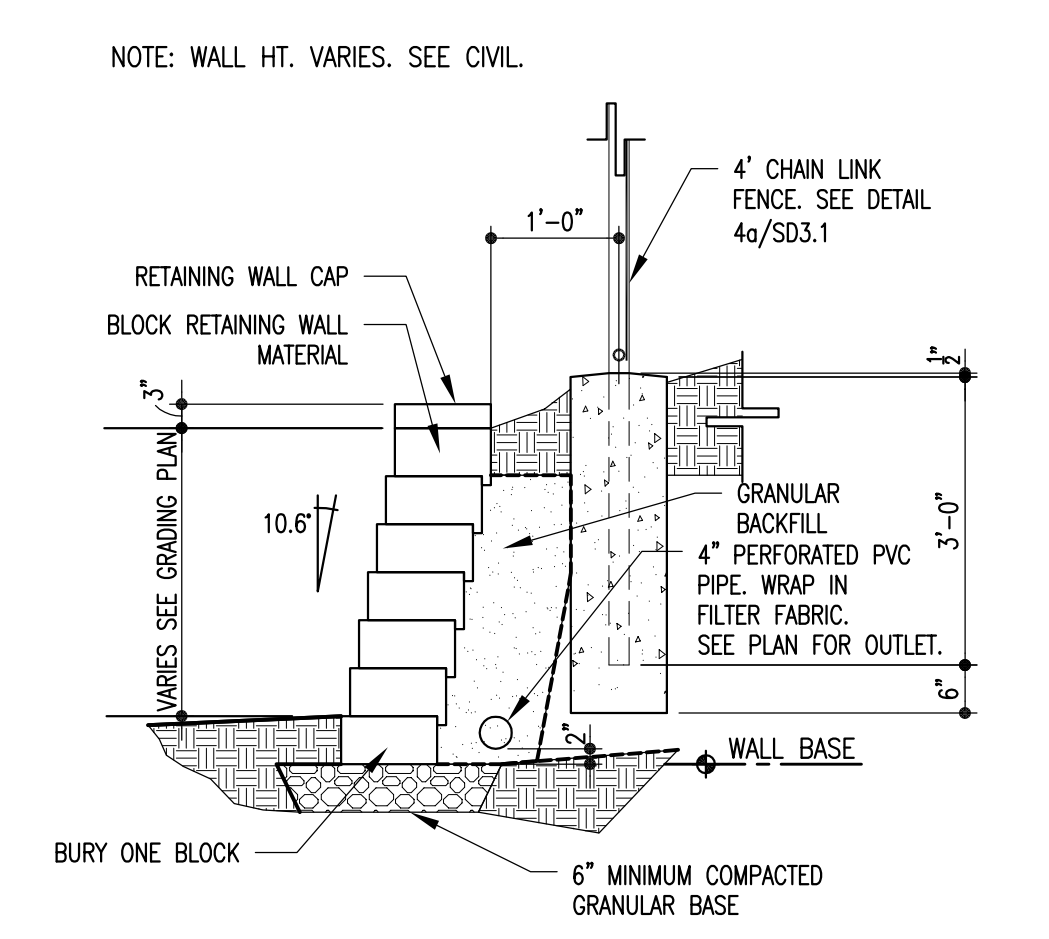
Trash Enclosure

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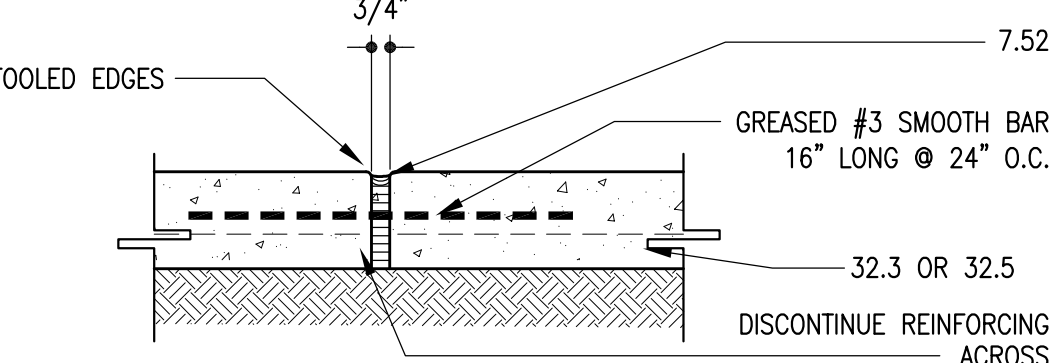
Project Sign Detail

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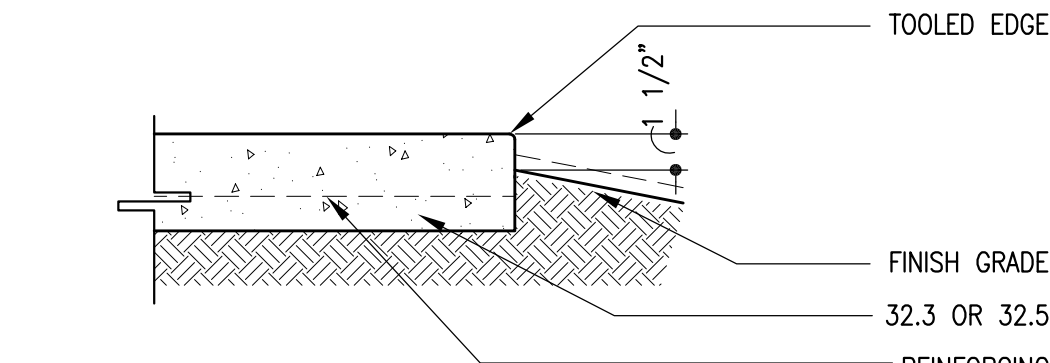
Retaining Wall Detail

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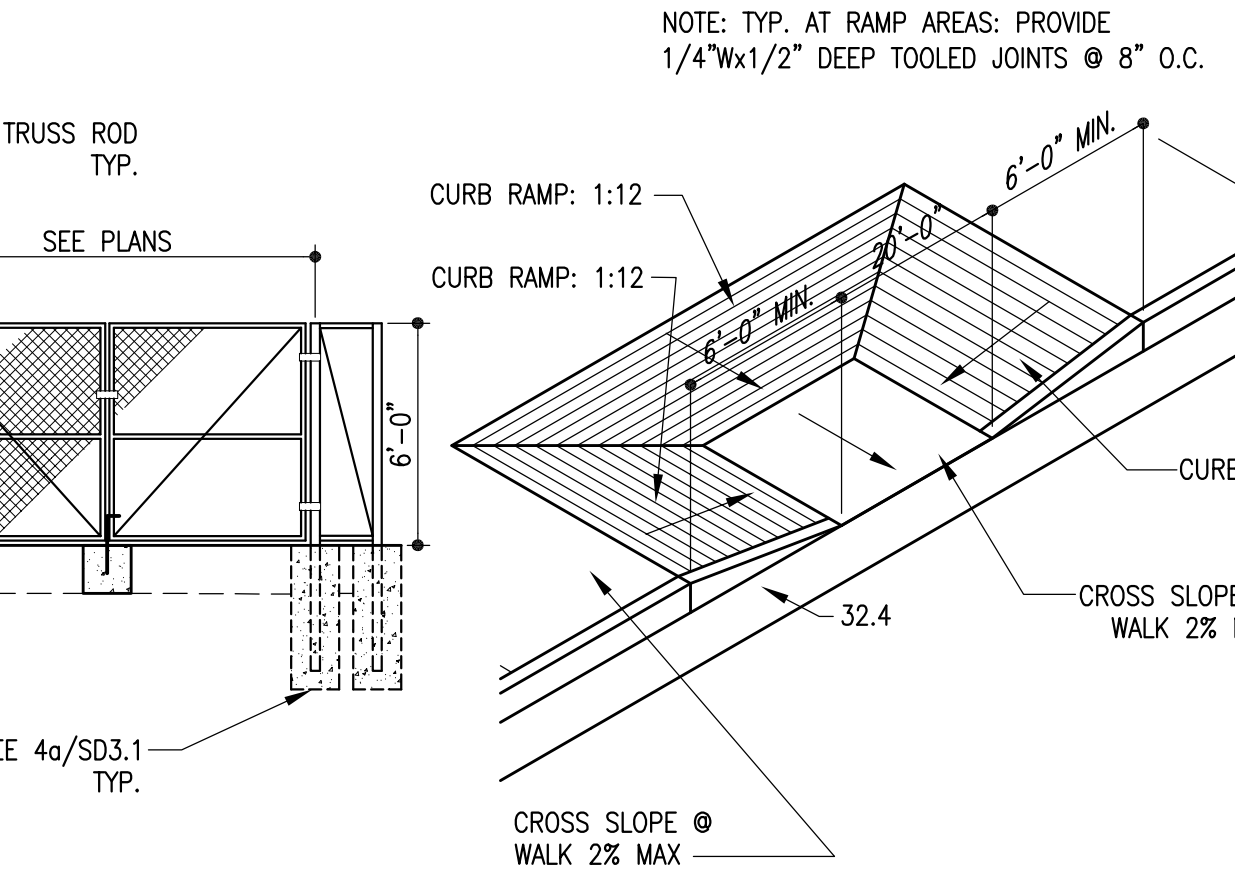
Typ Isolation / Expansion Joint

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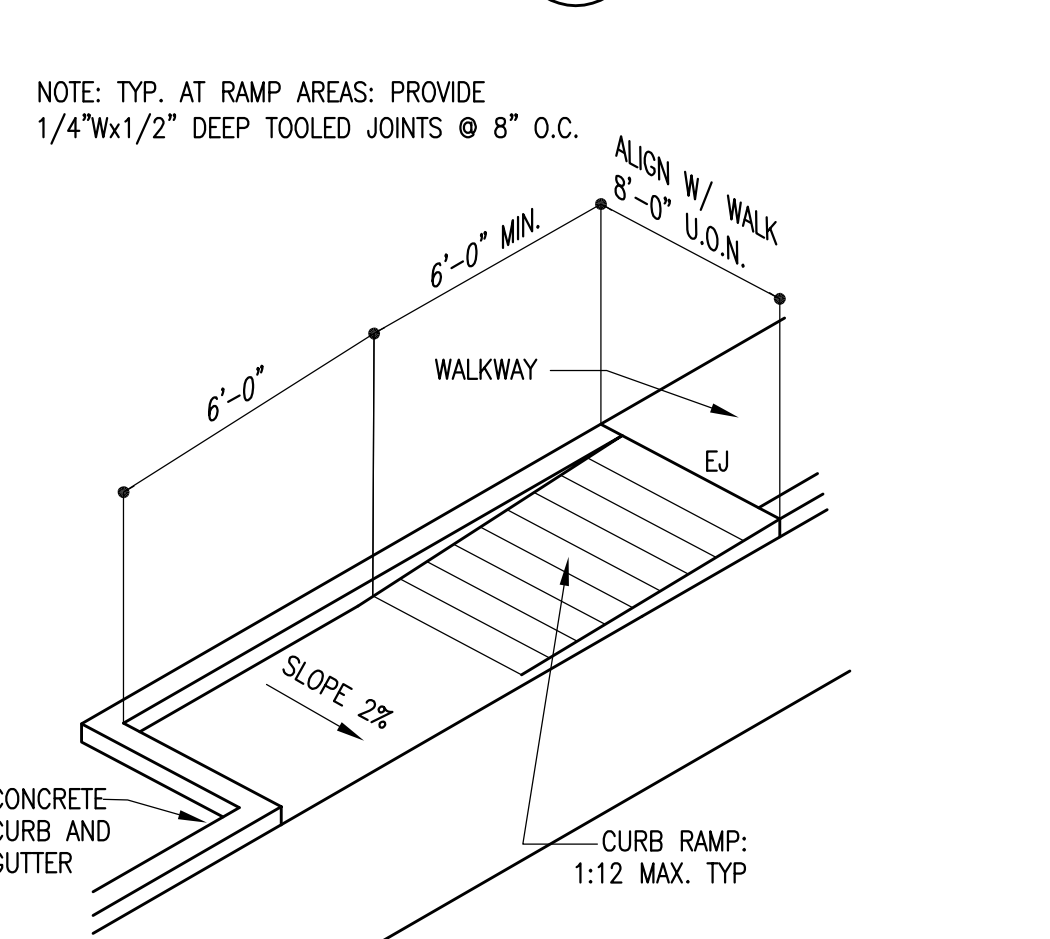
Typ Sidewalk Edge

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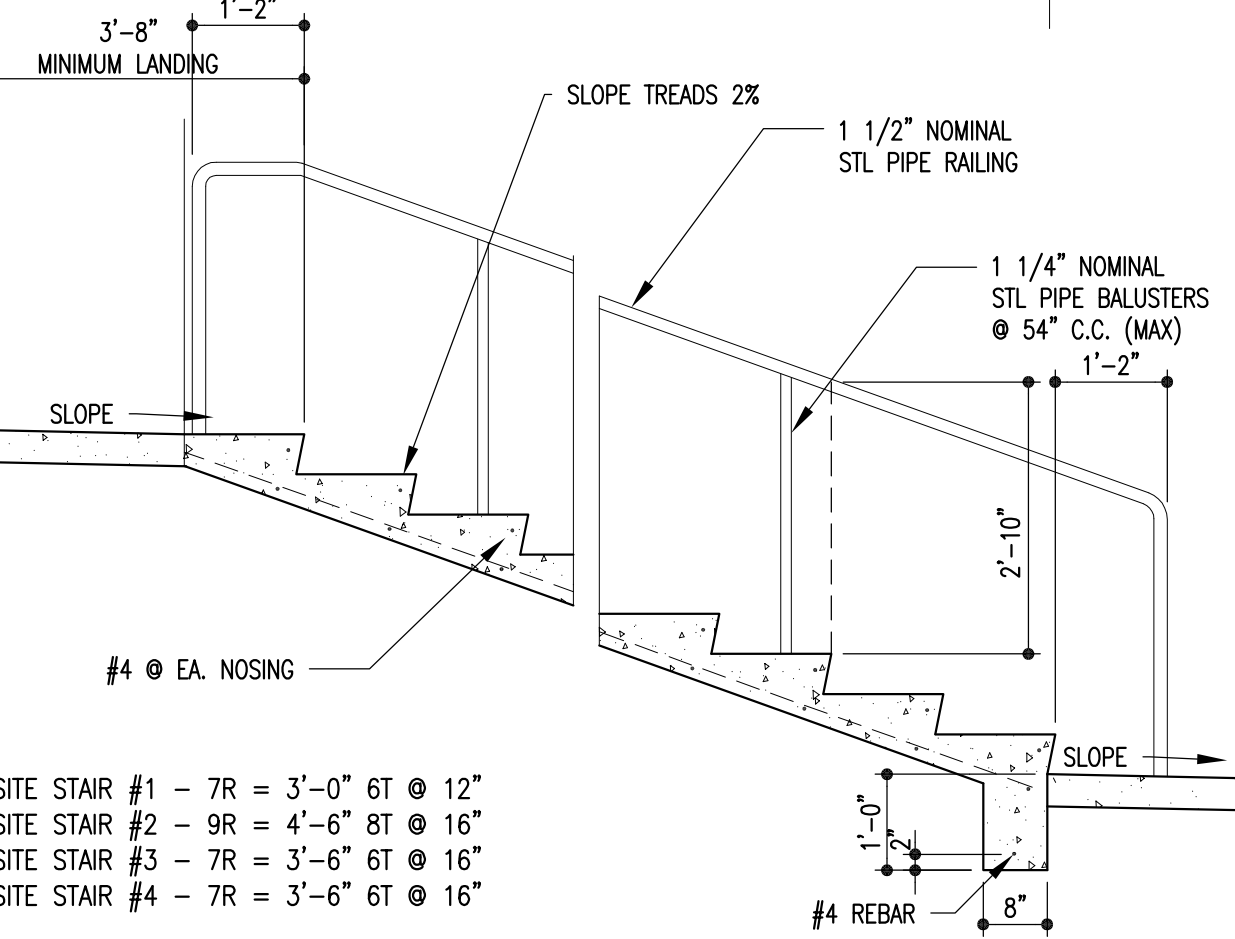
Passenger Loading Zone Detail

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HC Parking Ramp Detail

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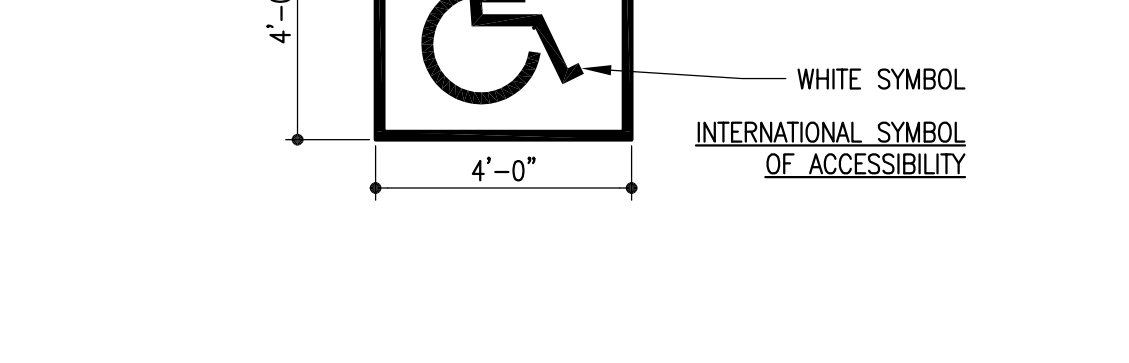
Concrete Stair Detail

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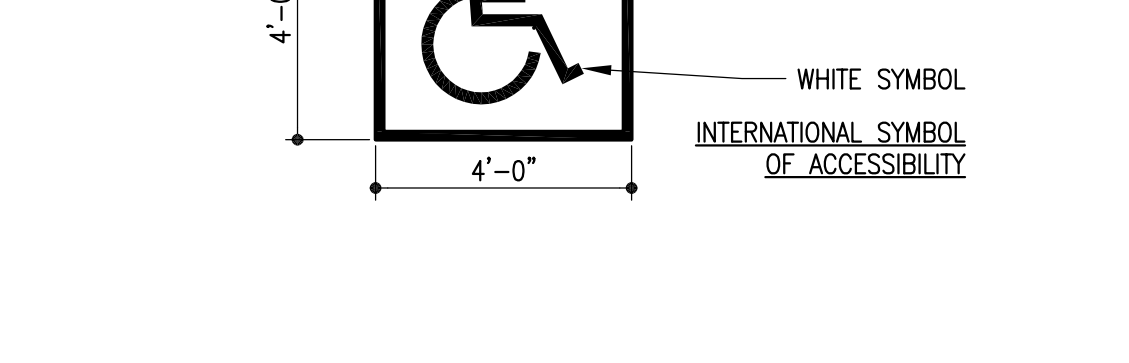
Typ Ramped Curb

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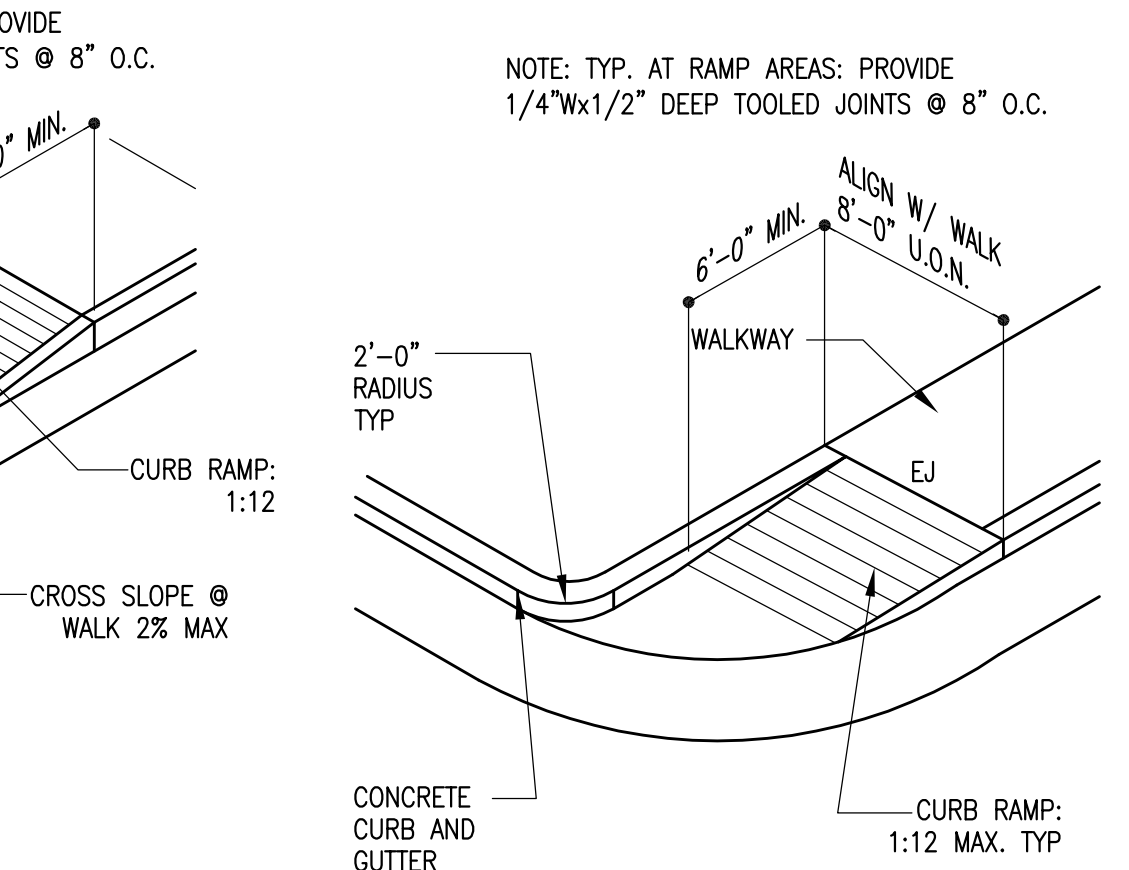
Typ Flush Curb

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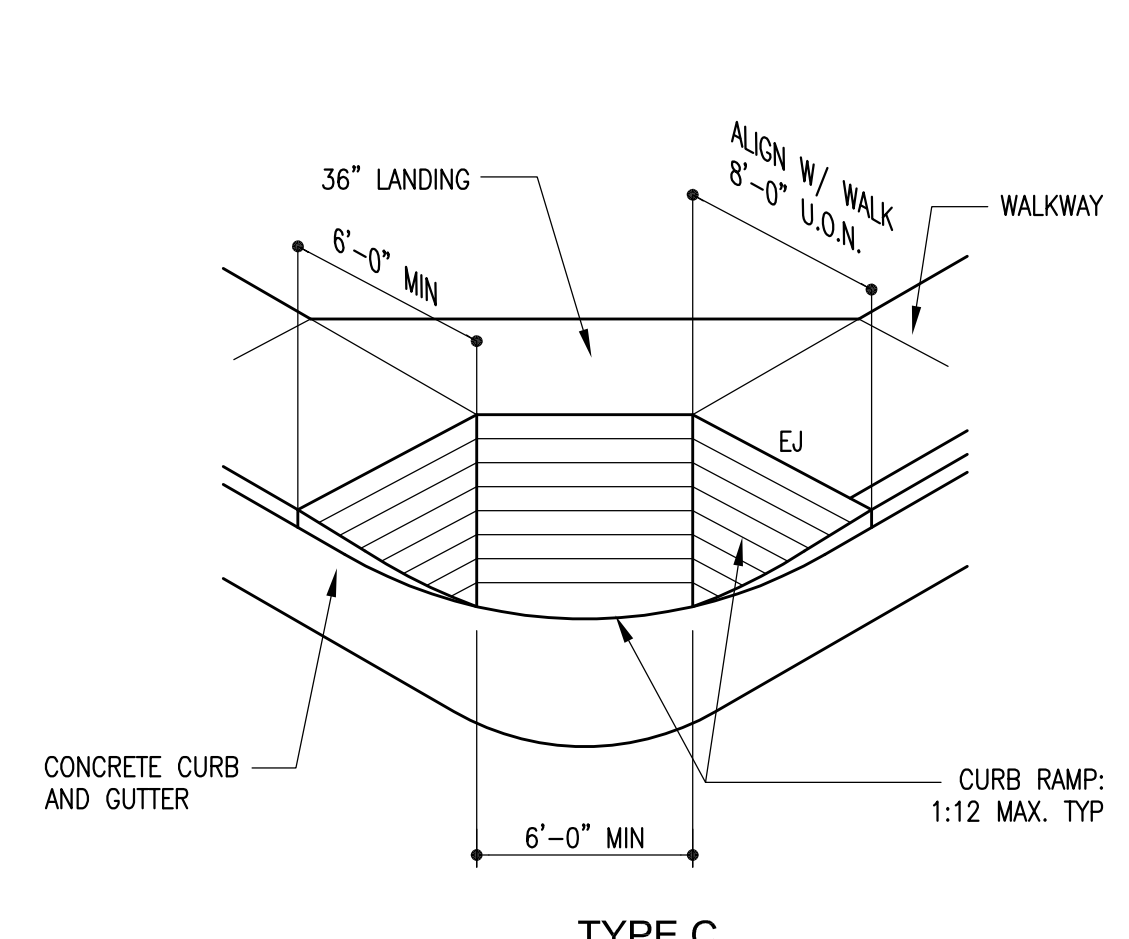
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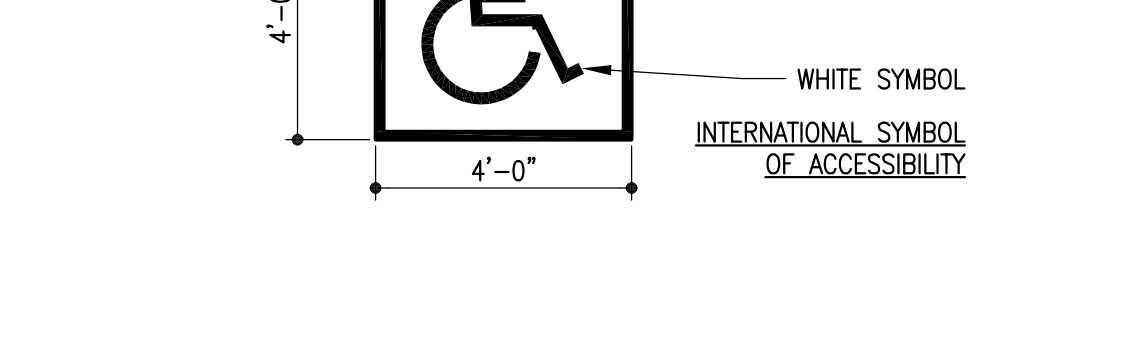
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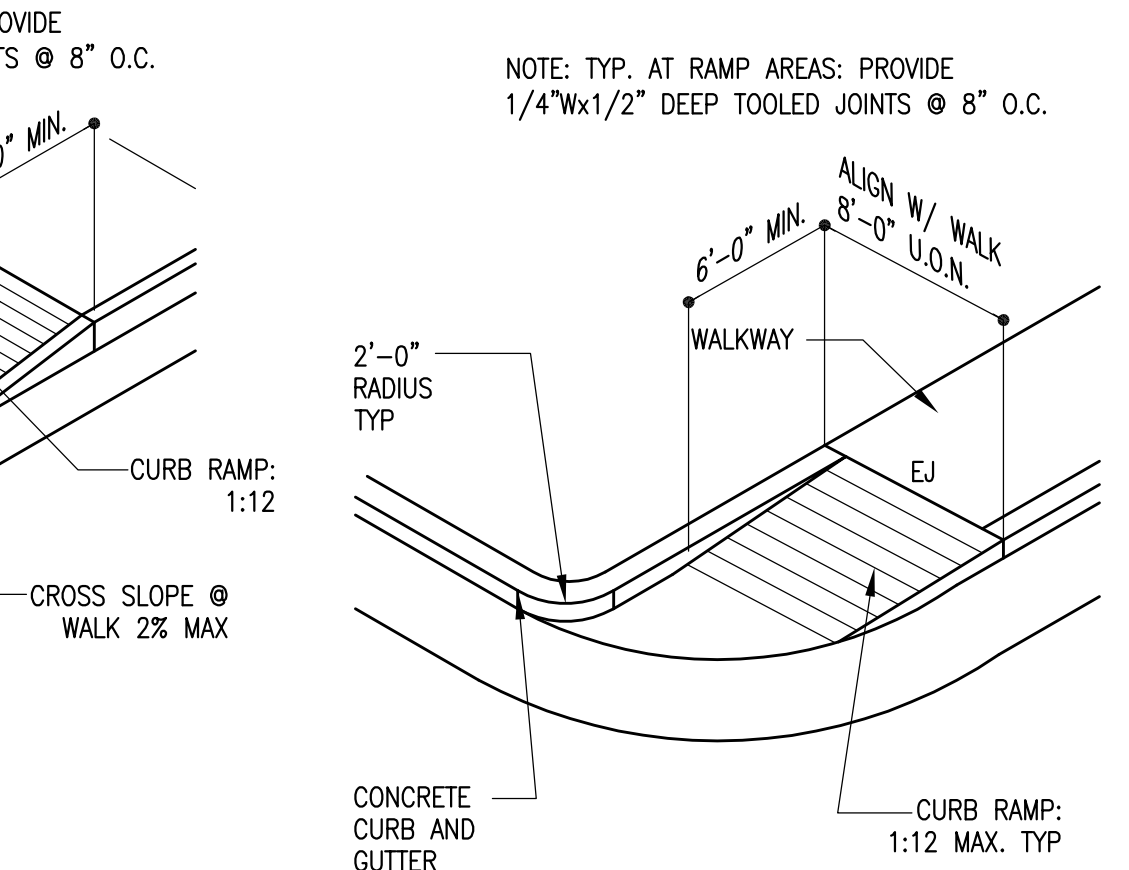
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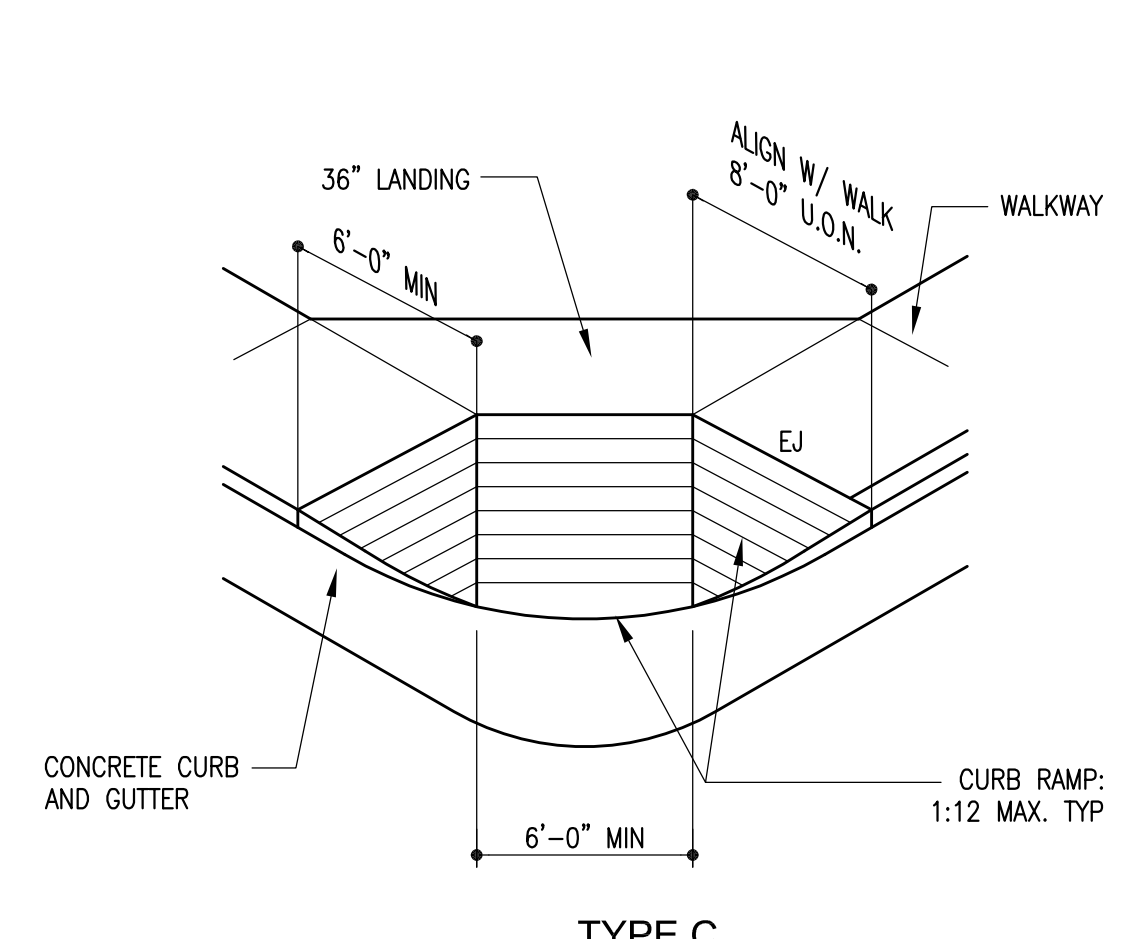
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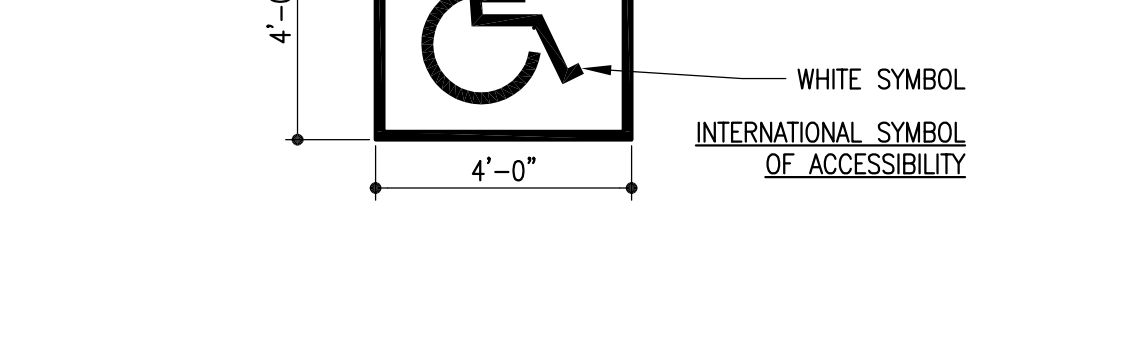
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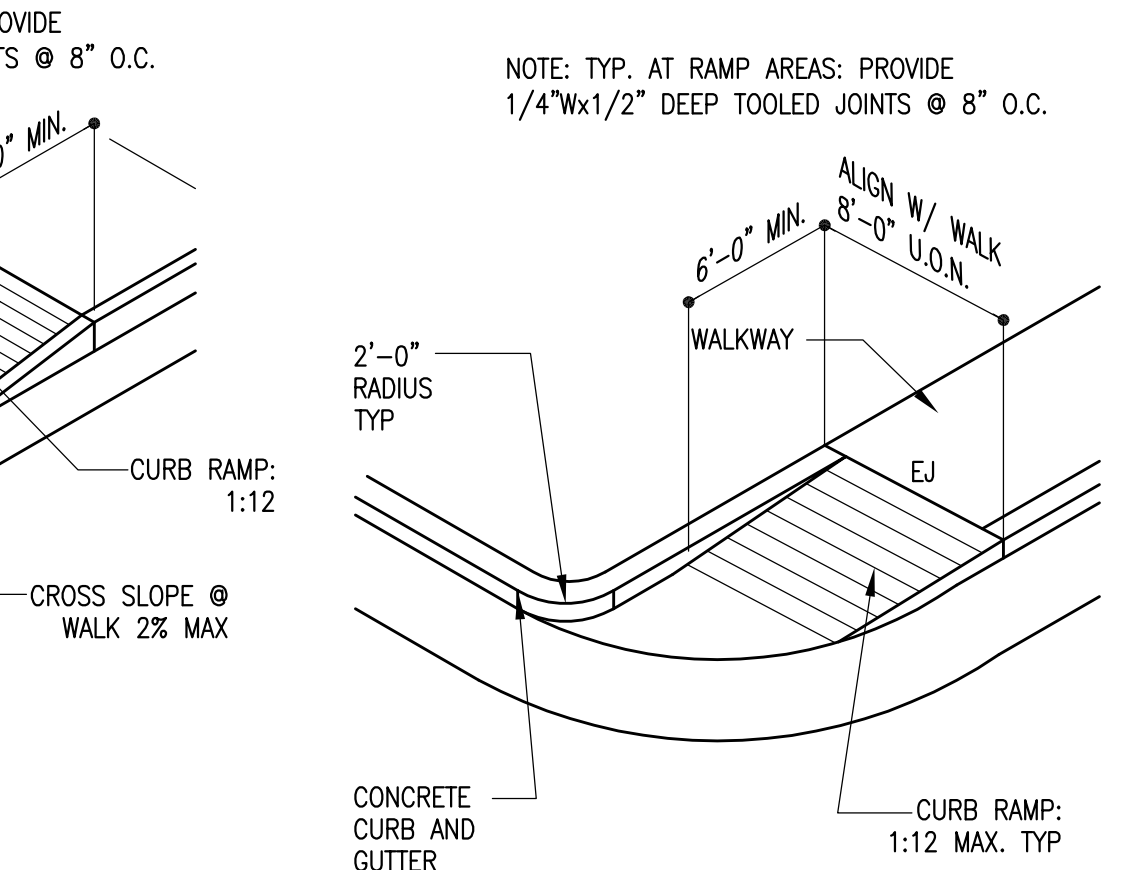
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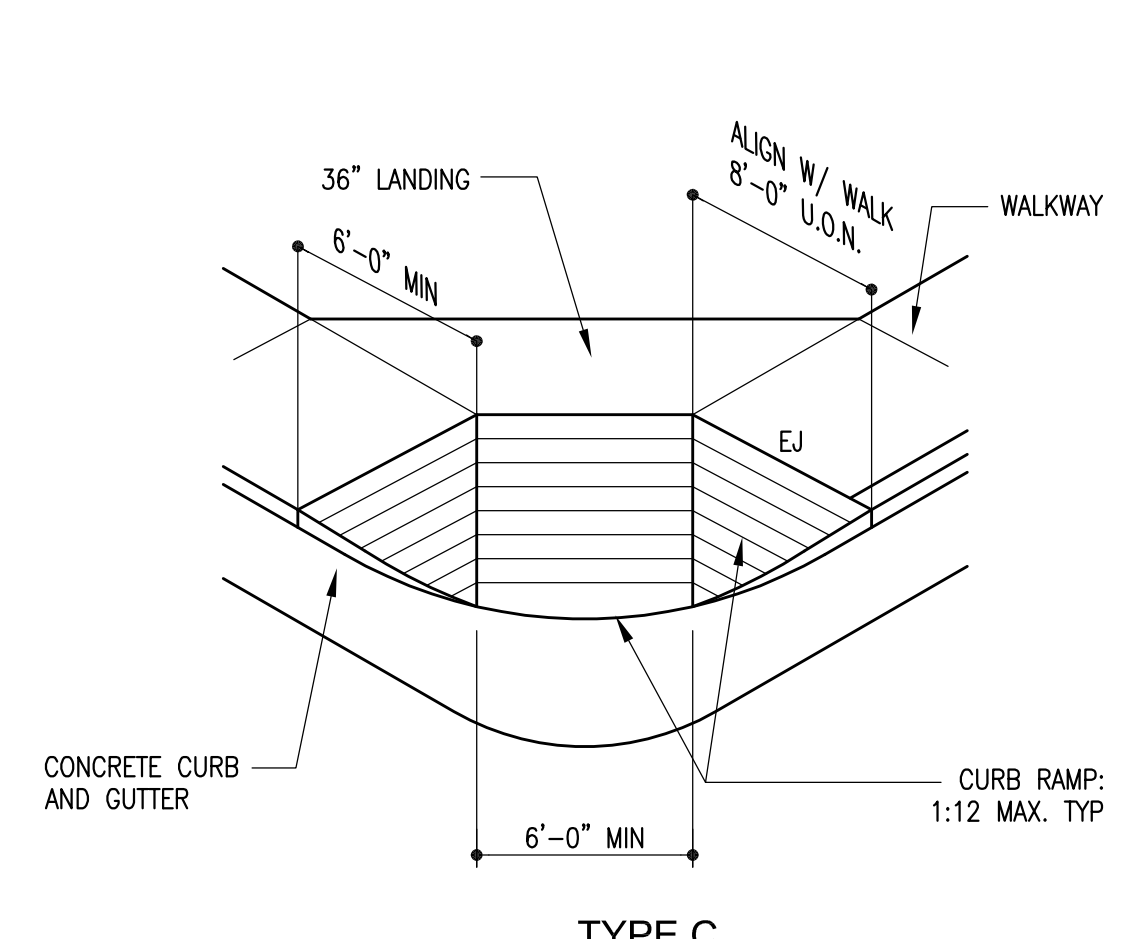
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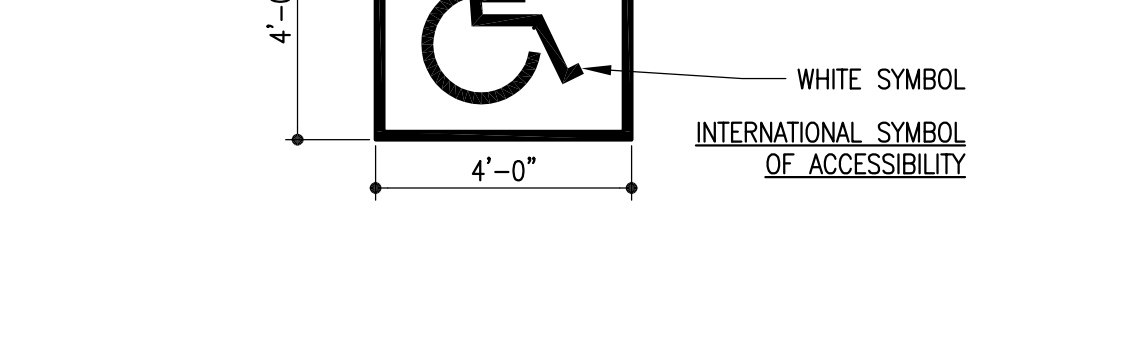
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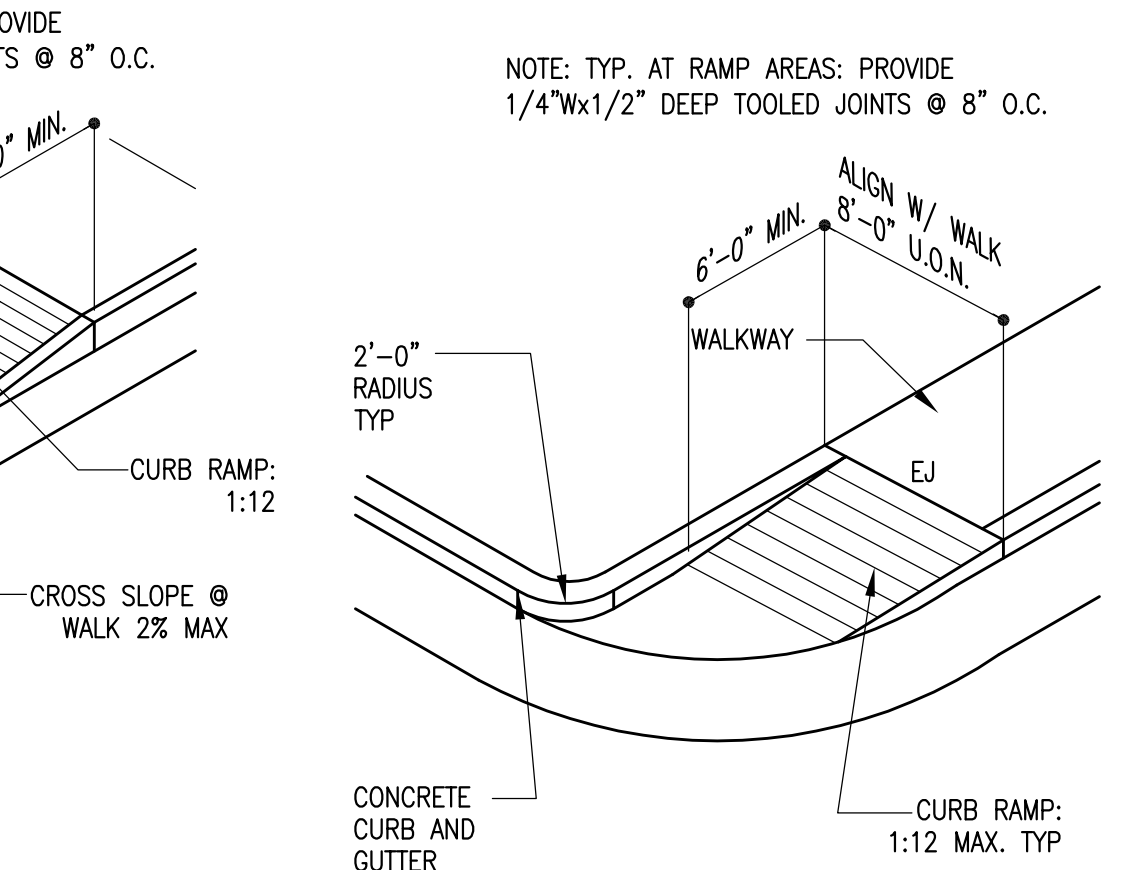
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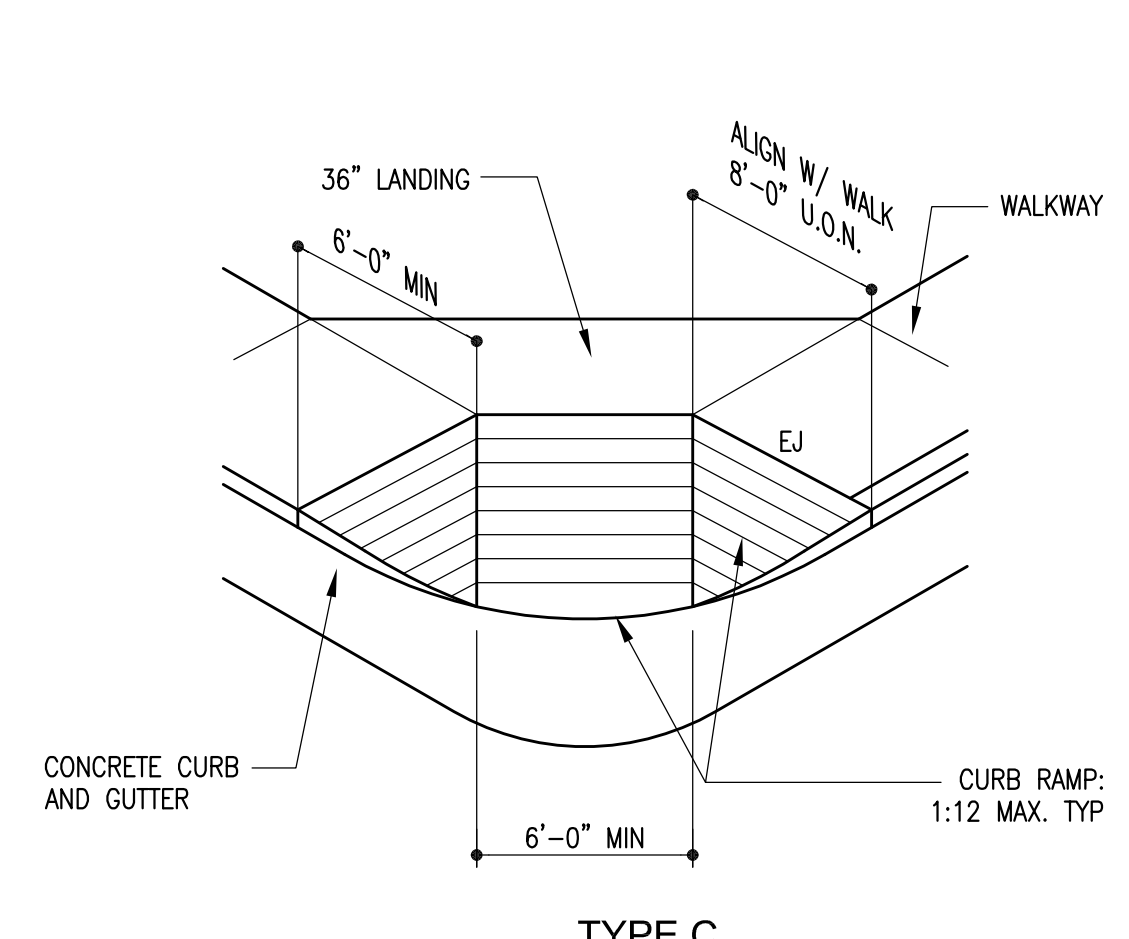
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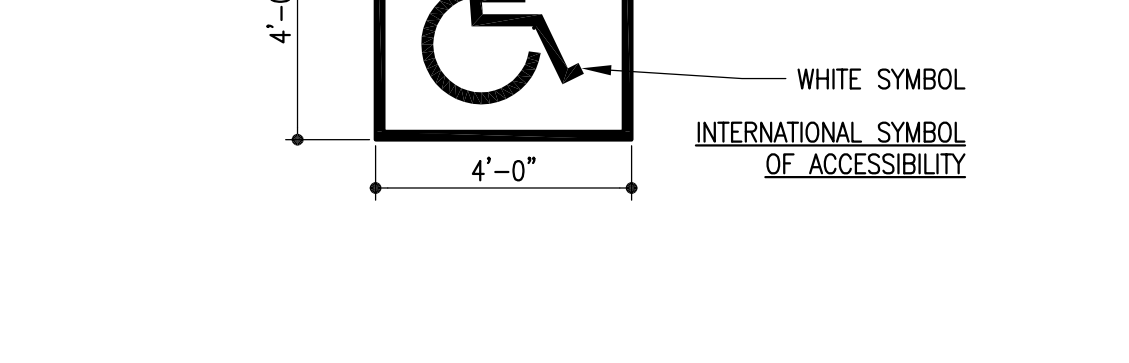
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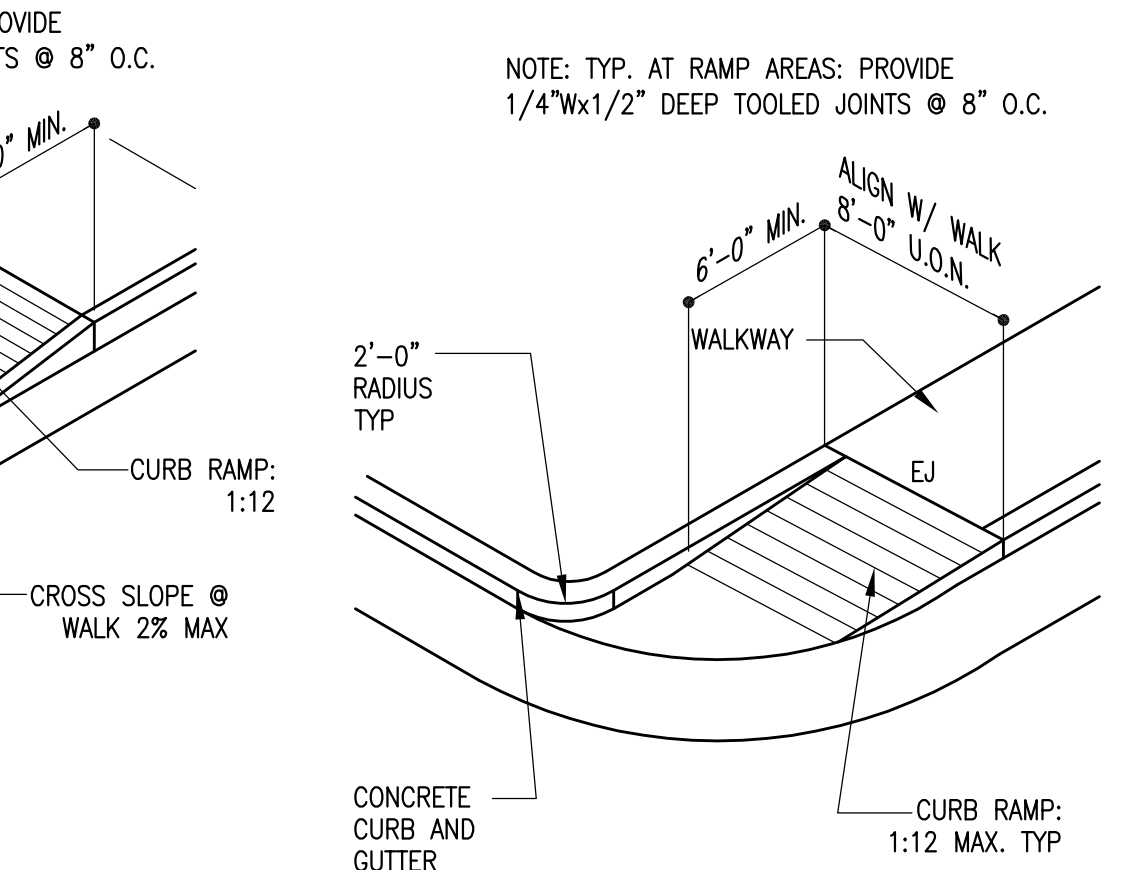
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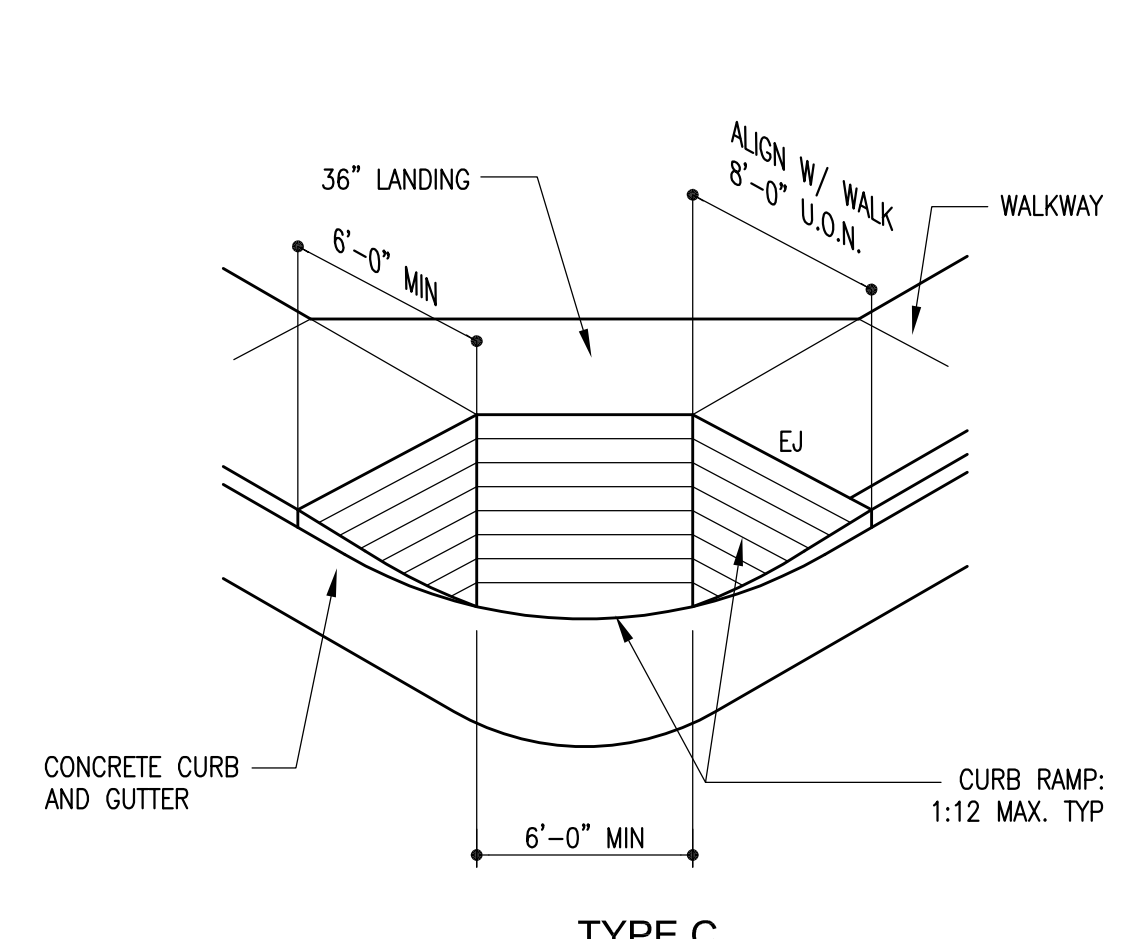
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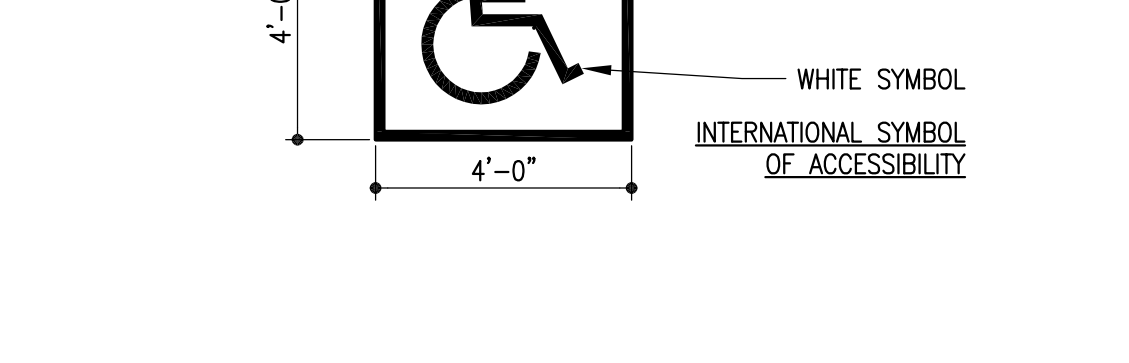
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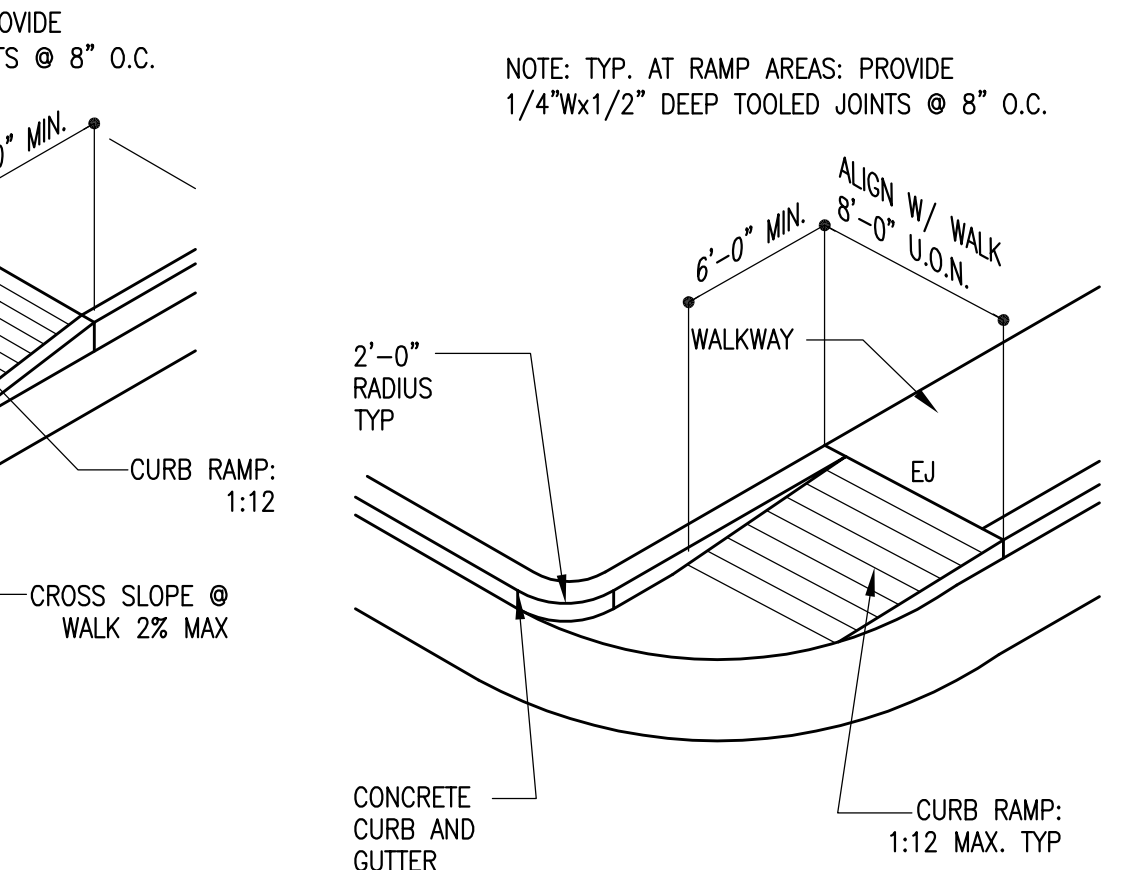
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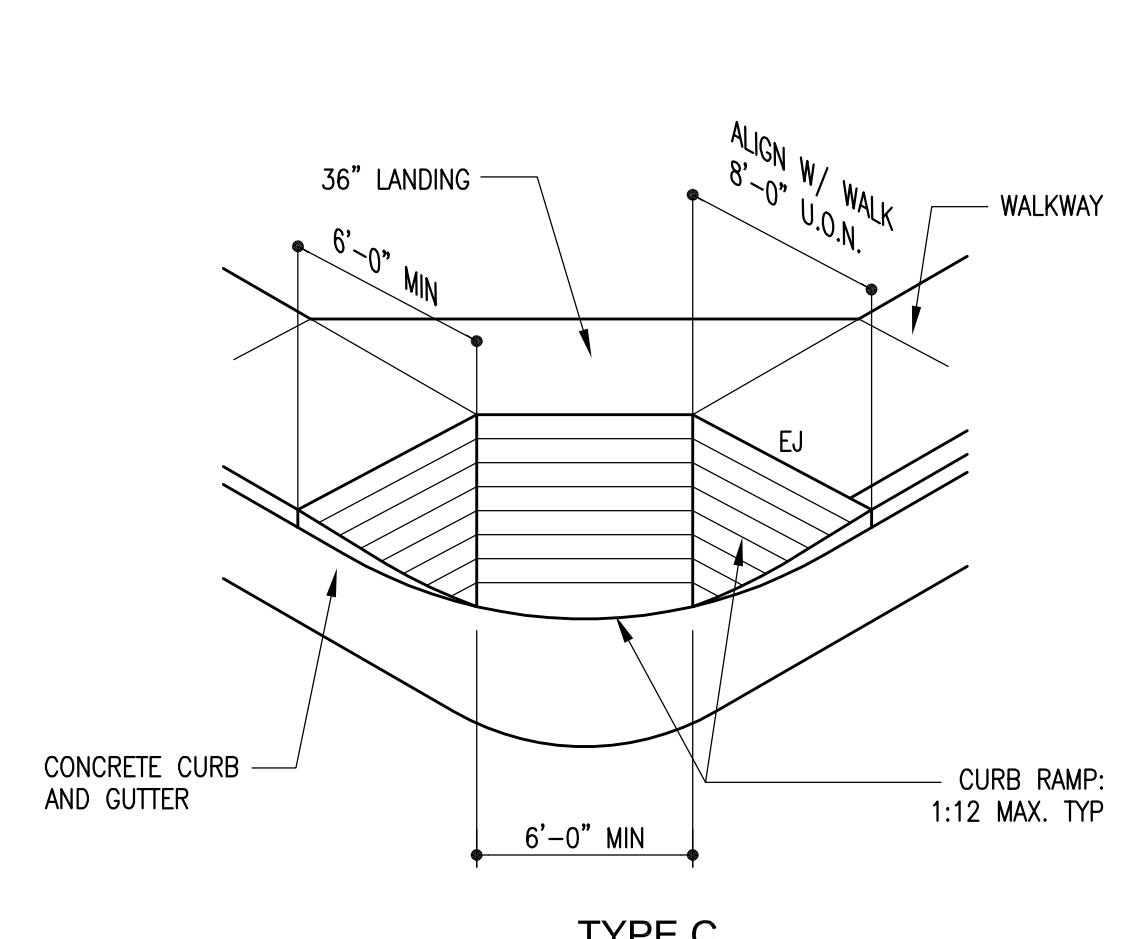
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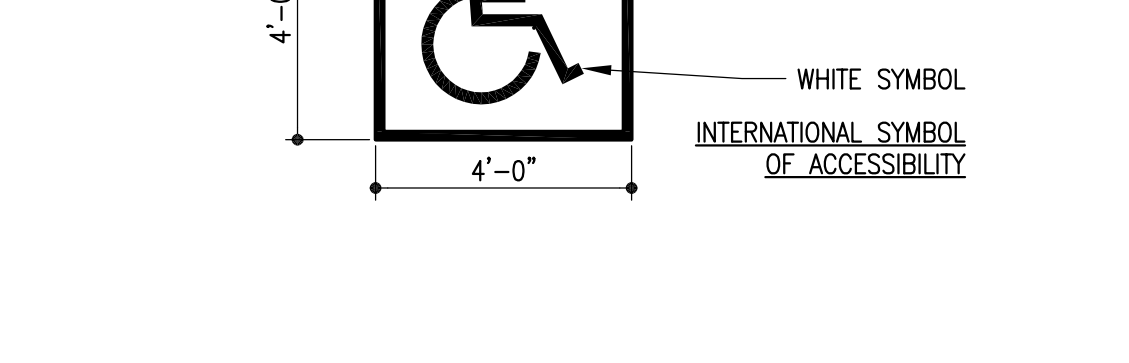
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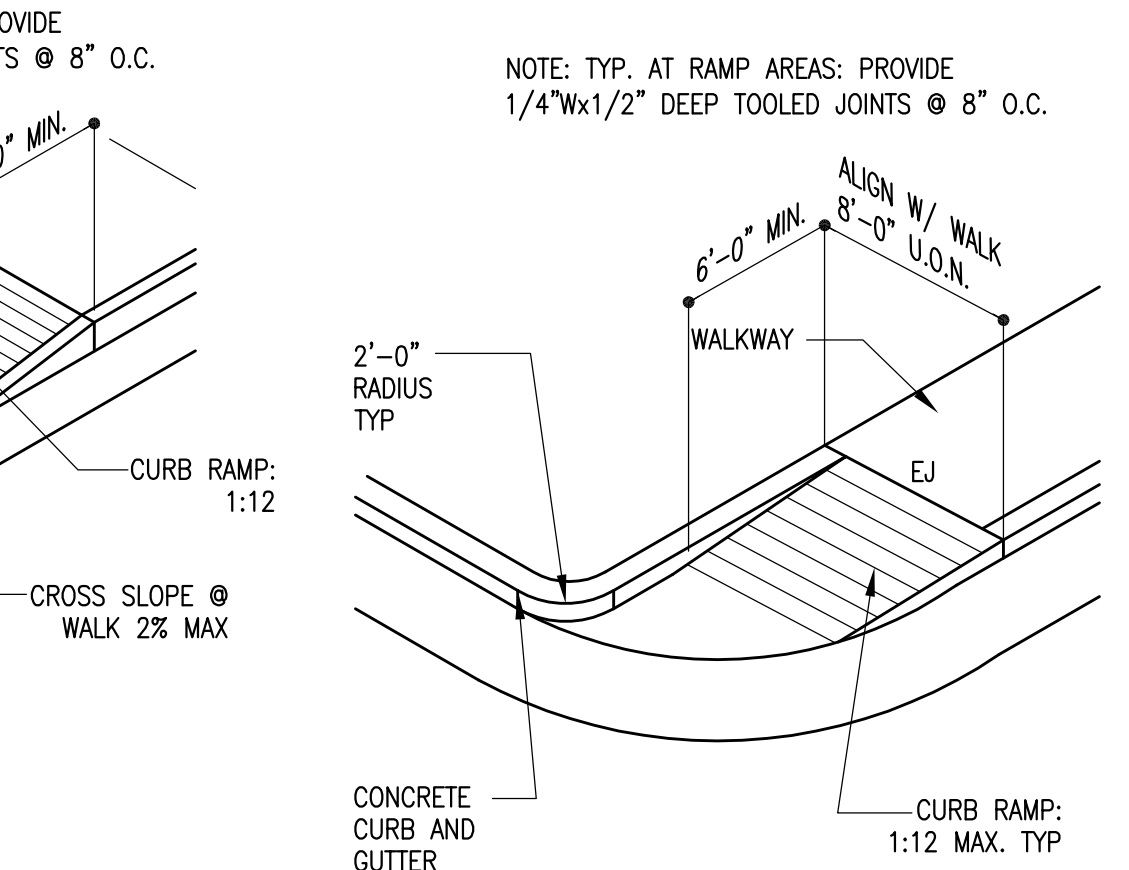
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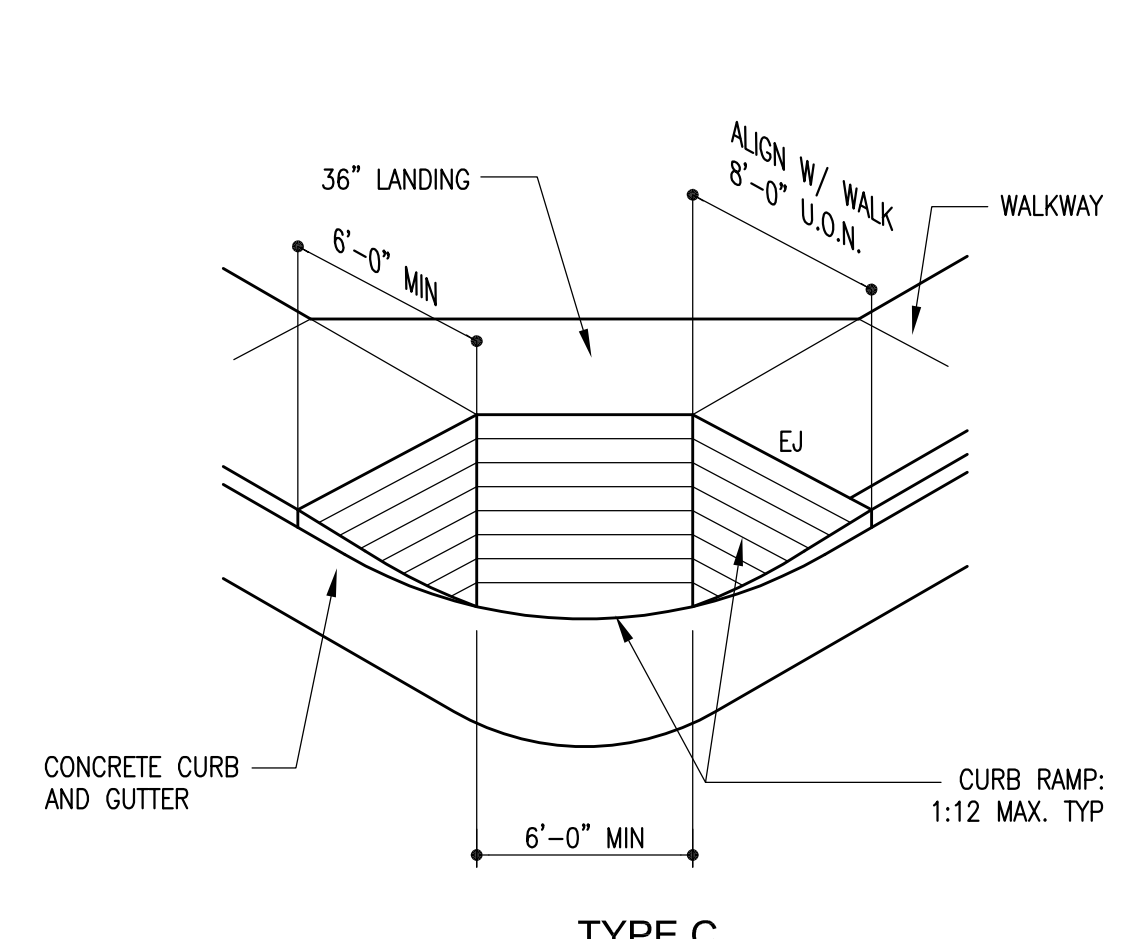
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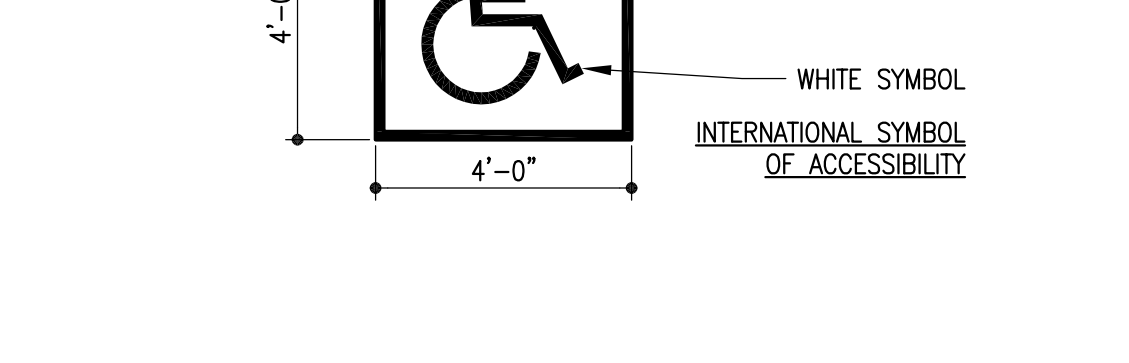
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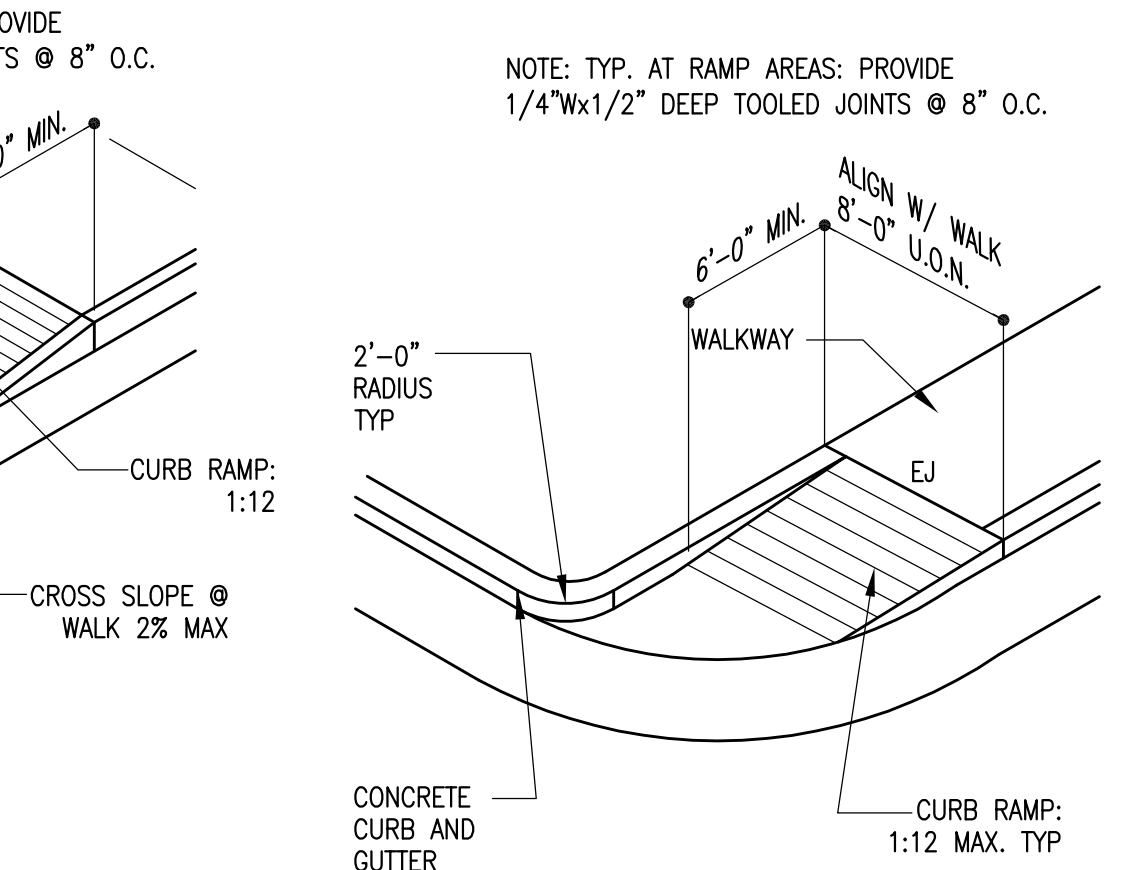
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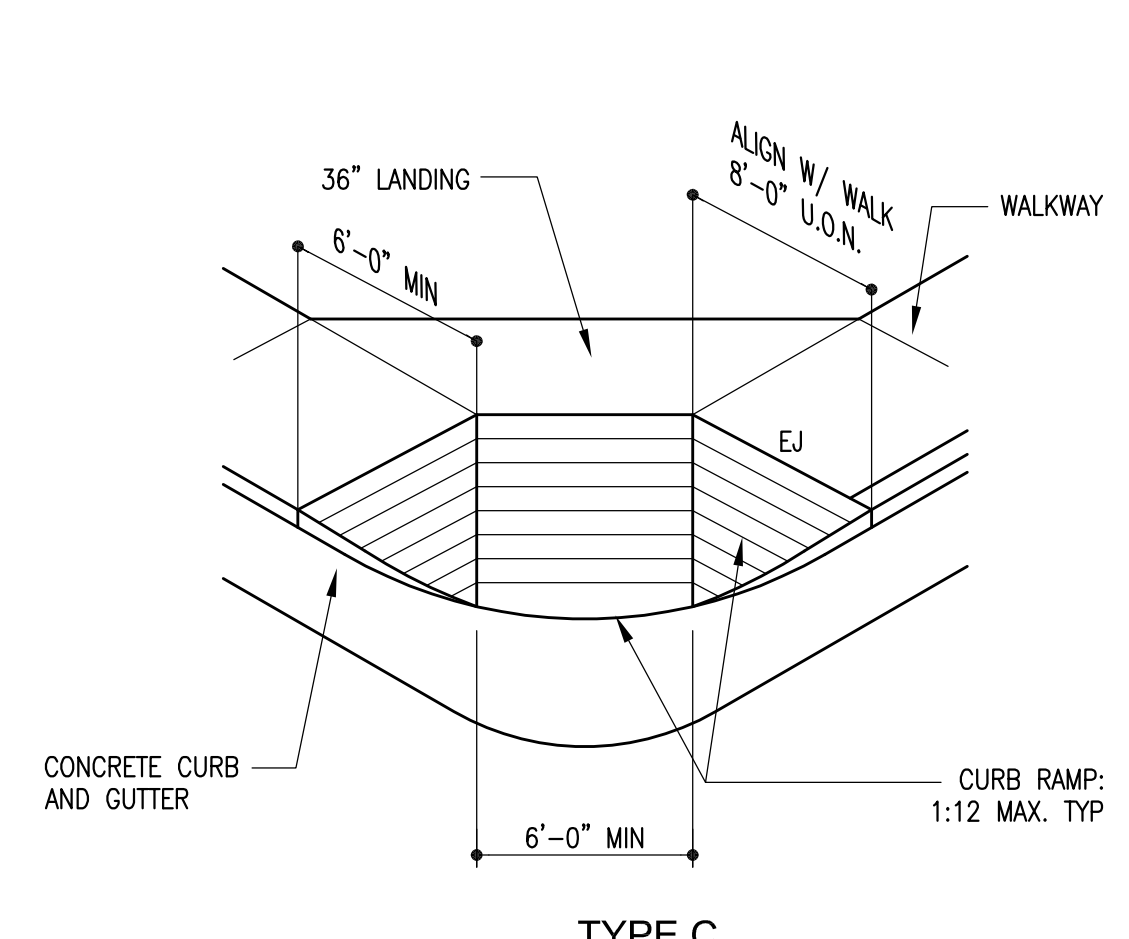
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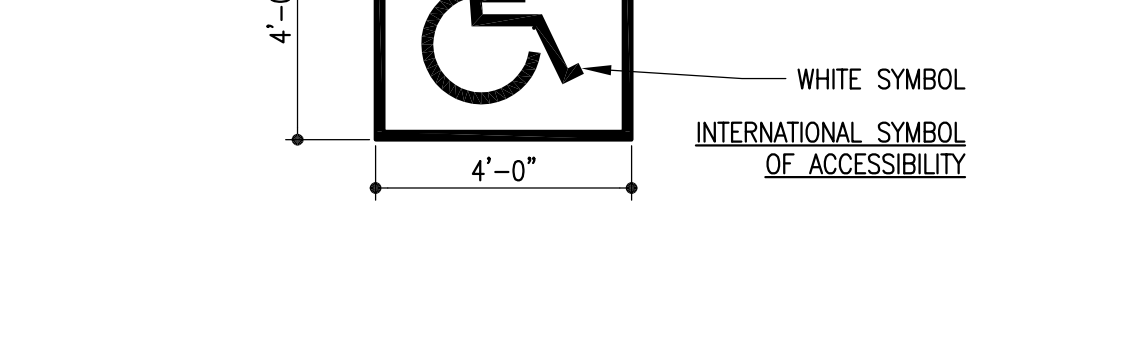
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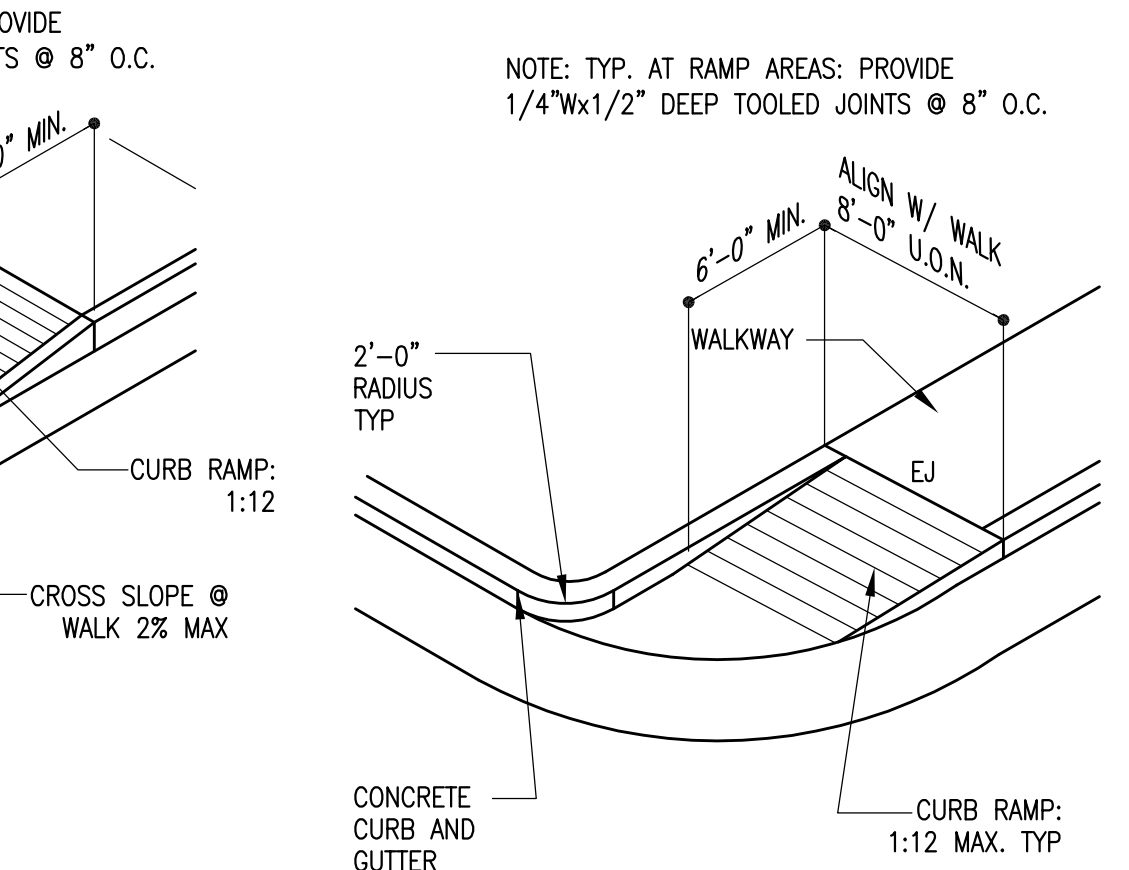
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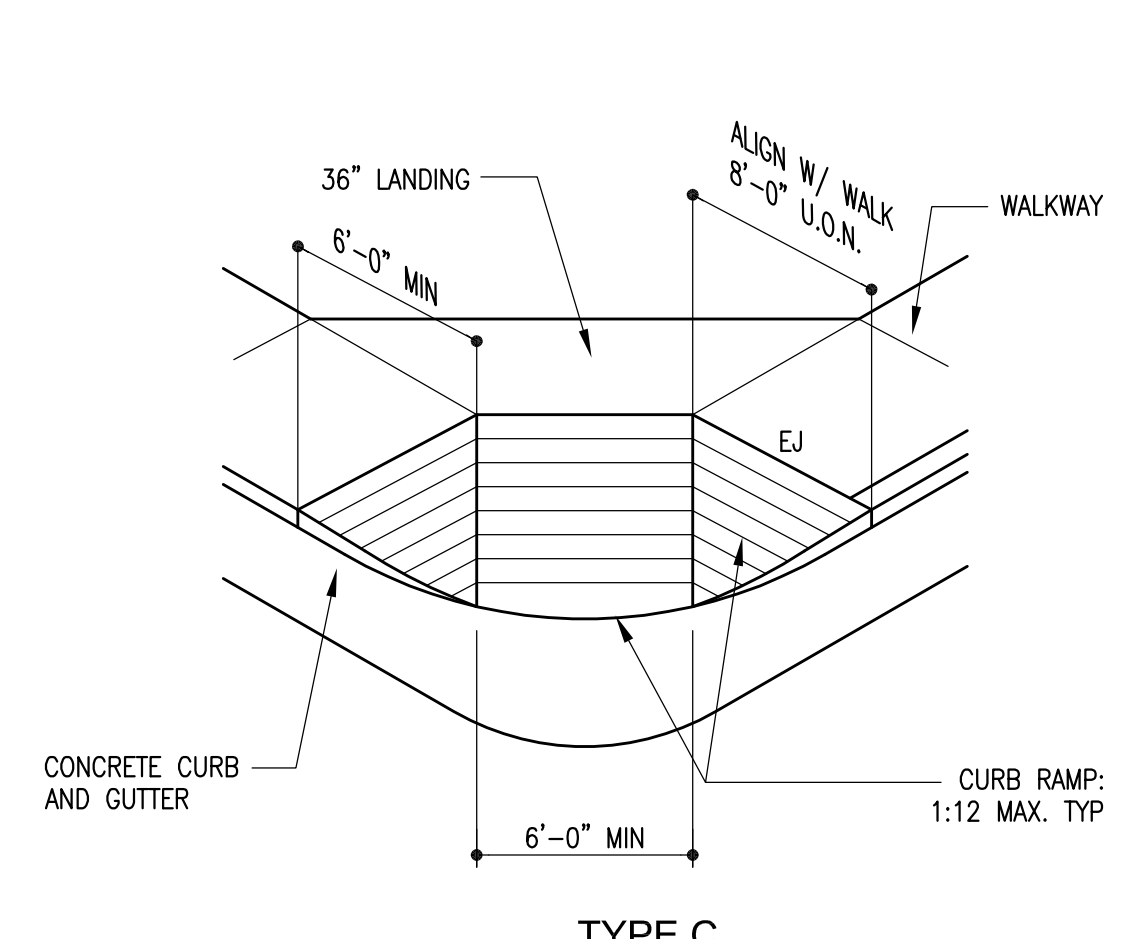
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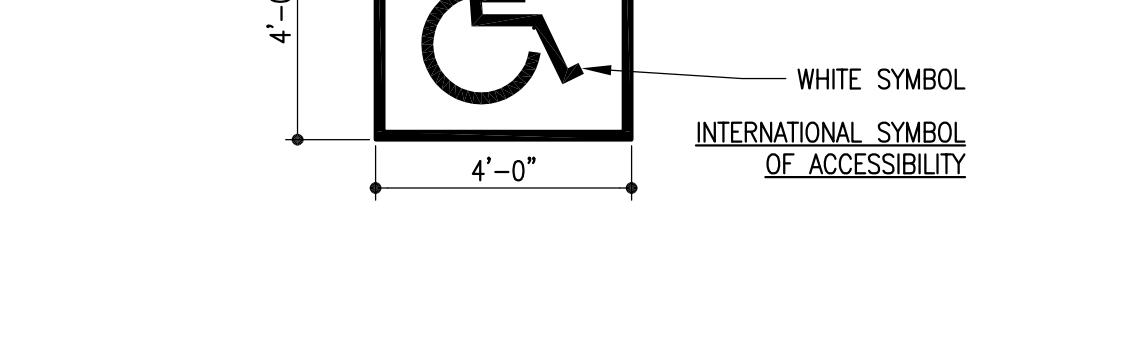
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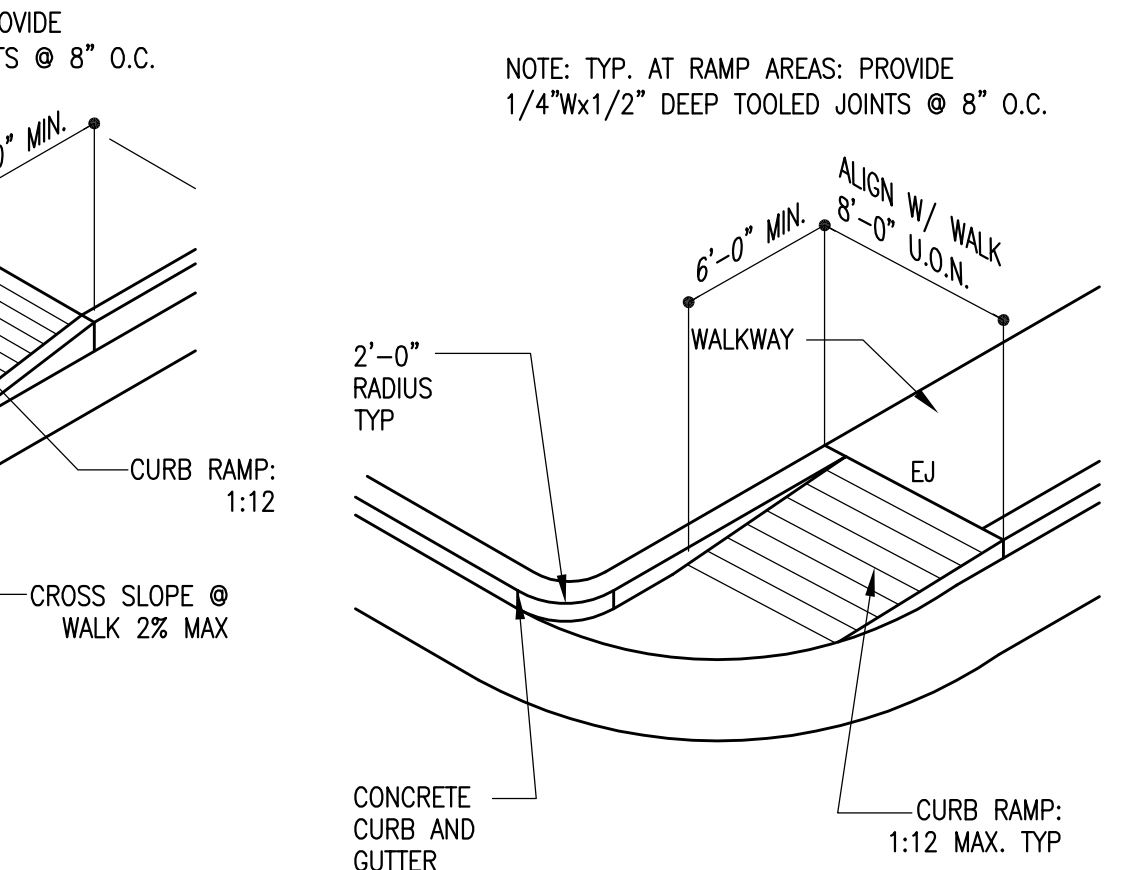
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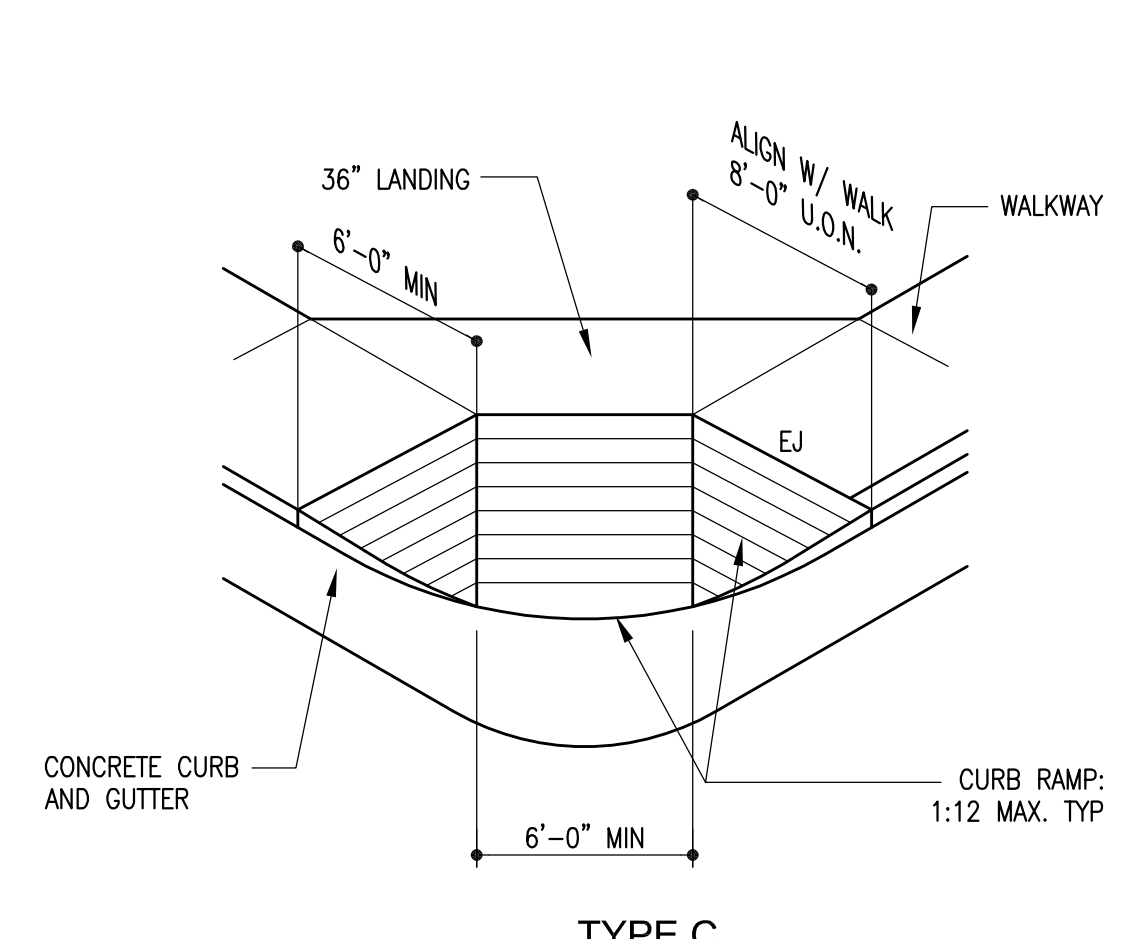
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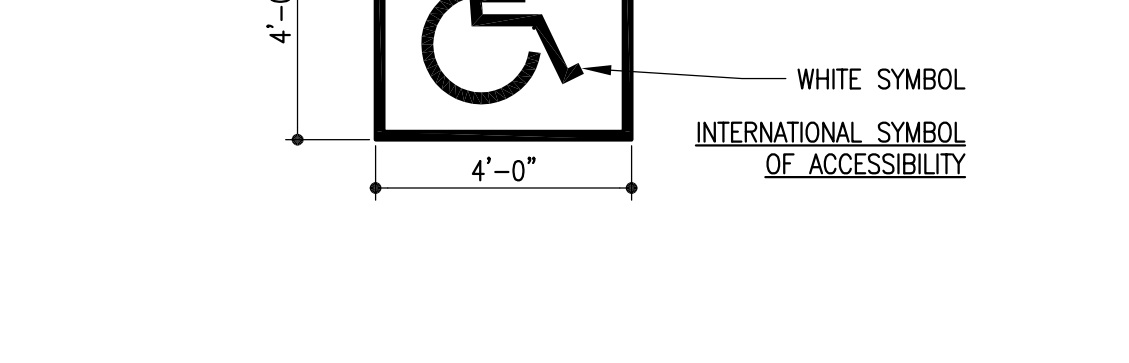
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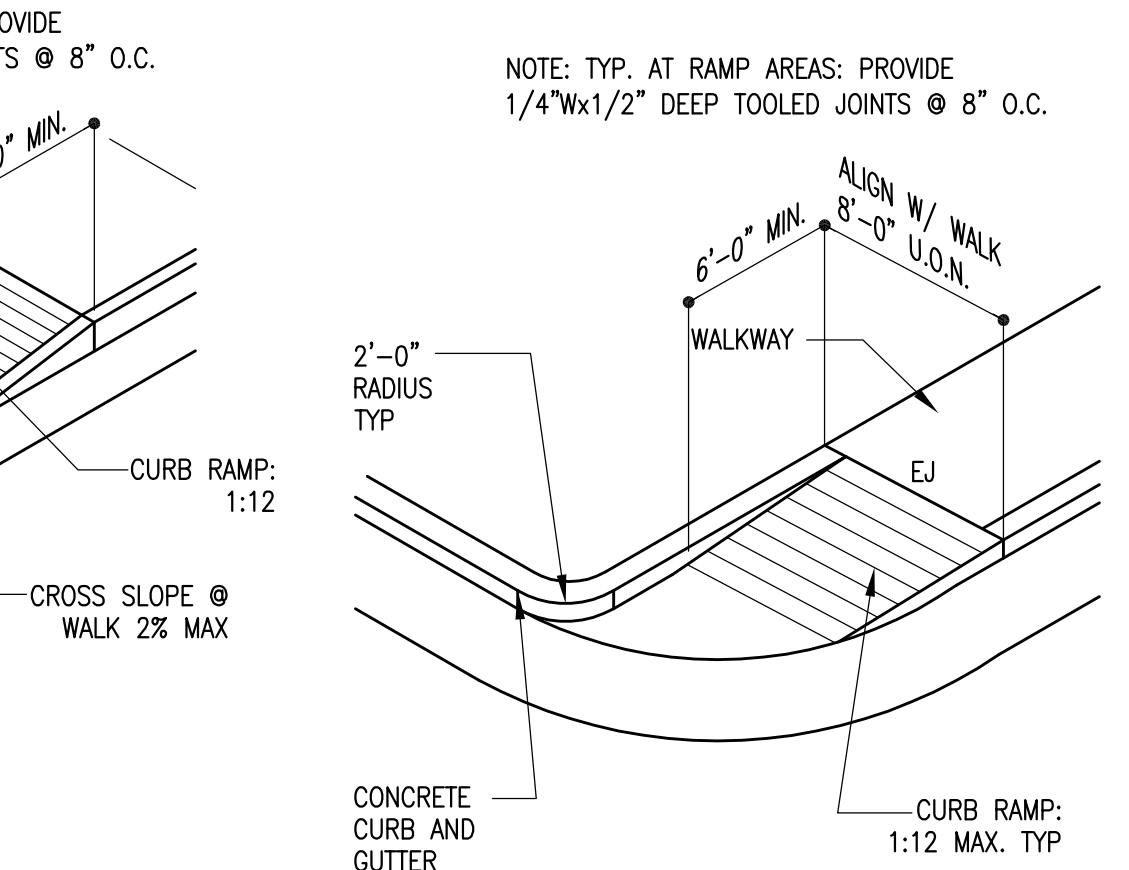
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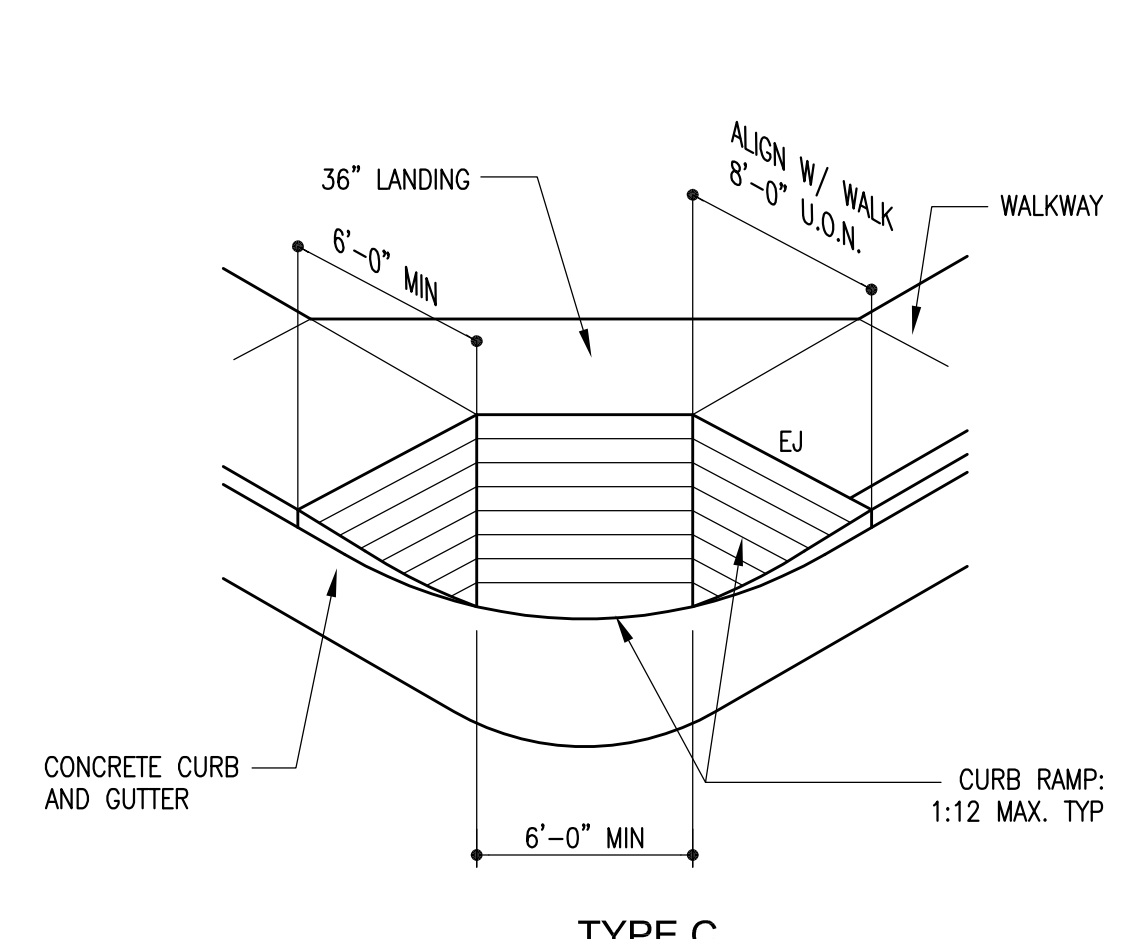
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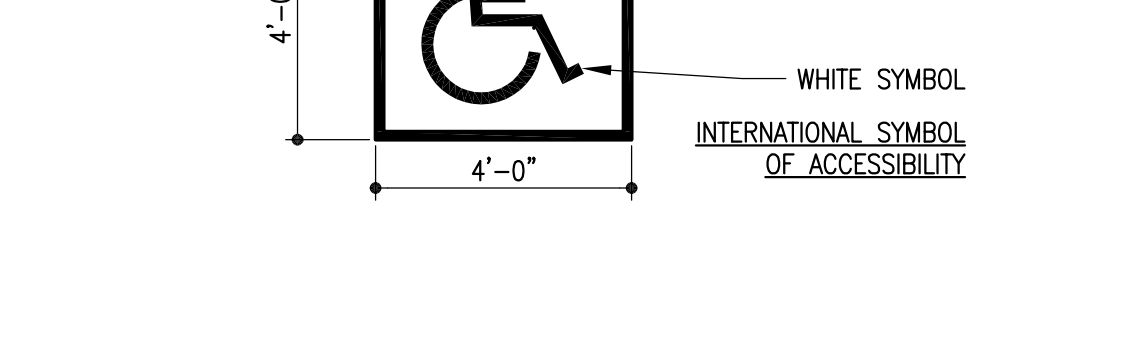
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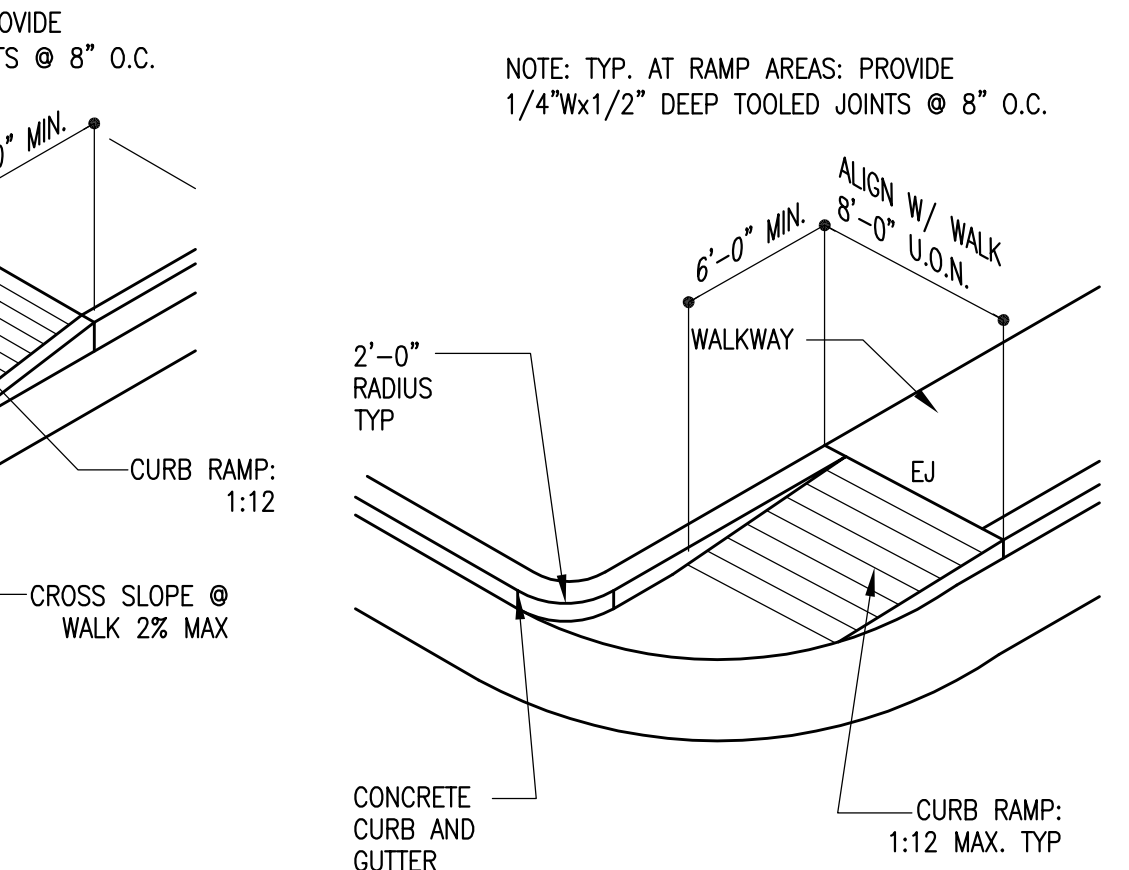
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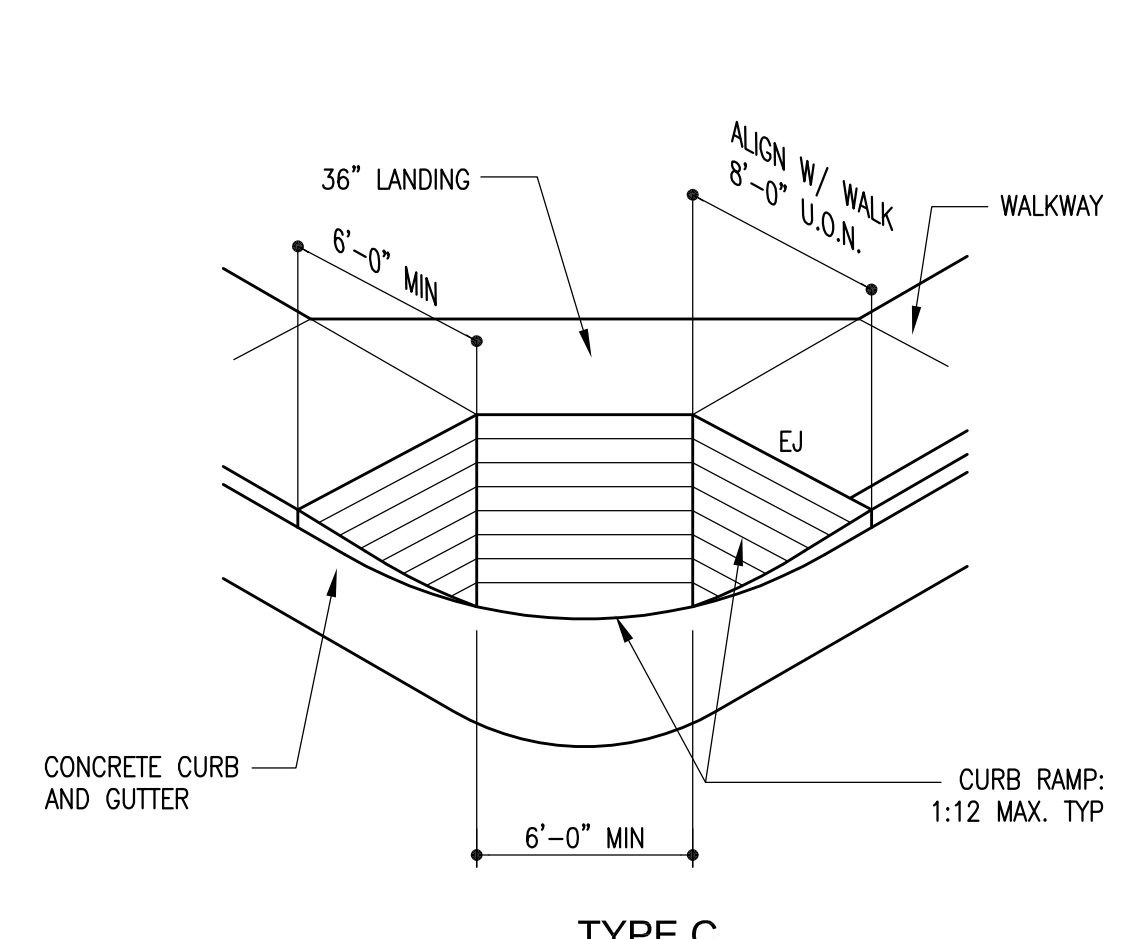
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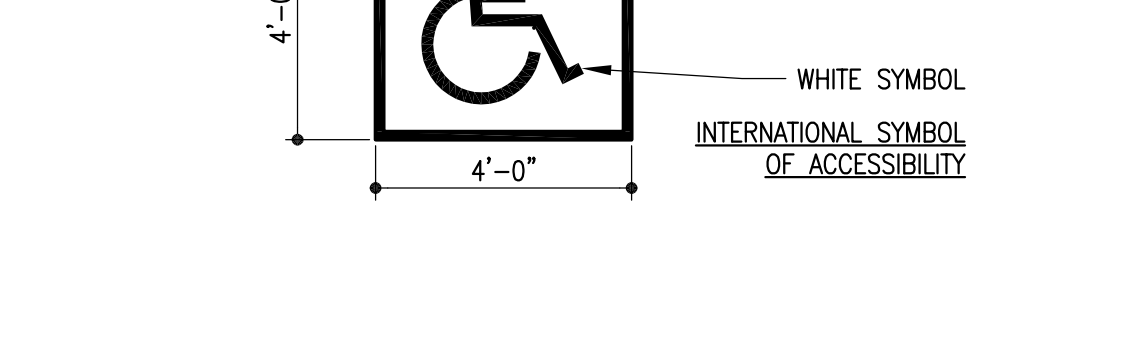
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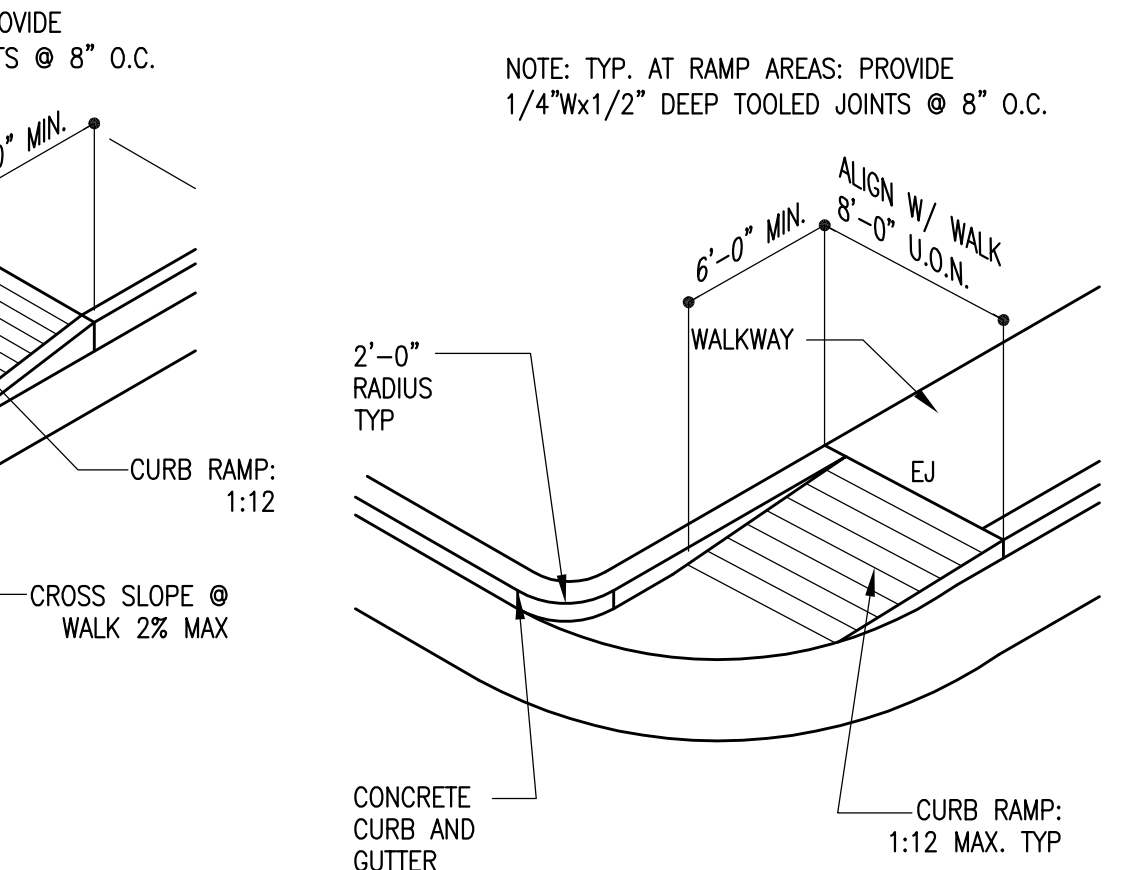
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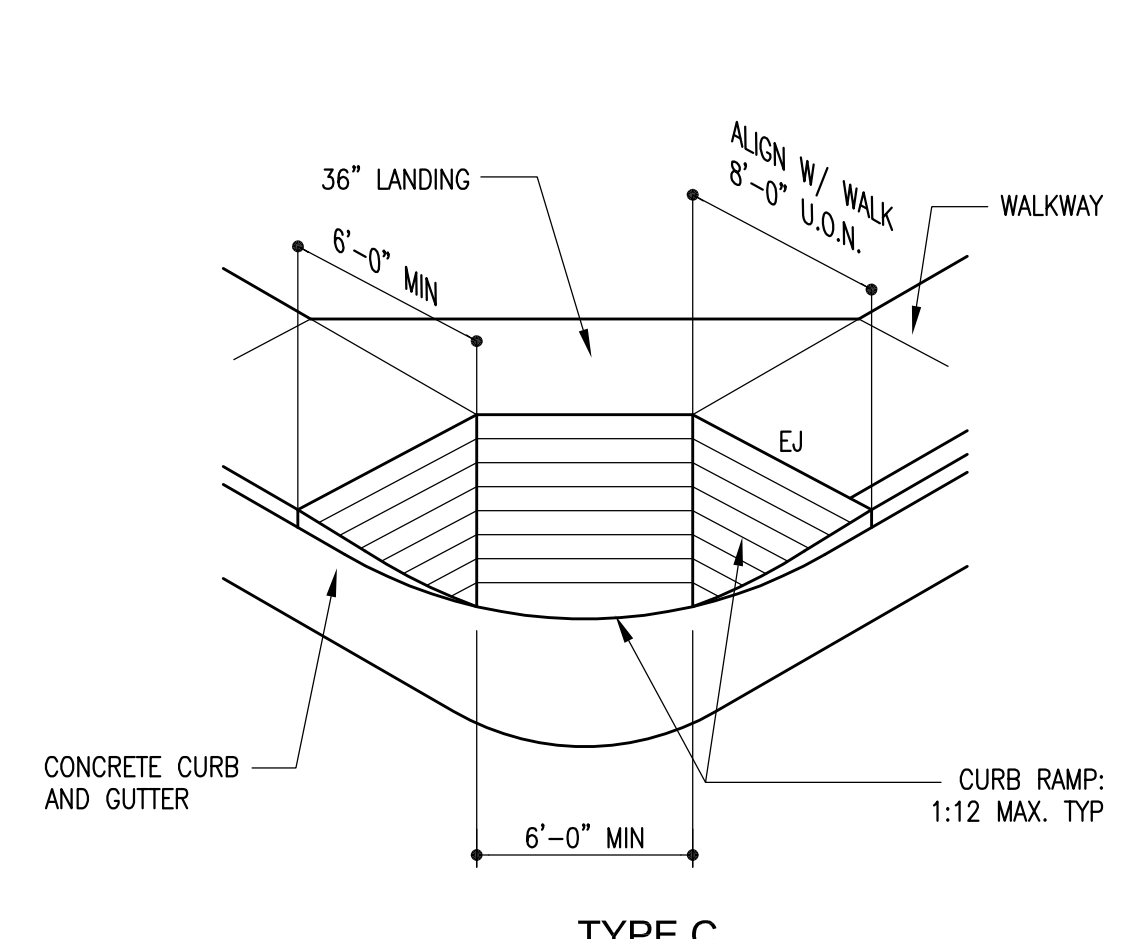
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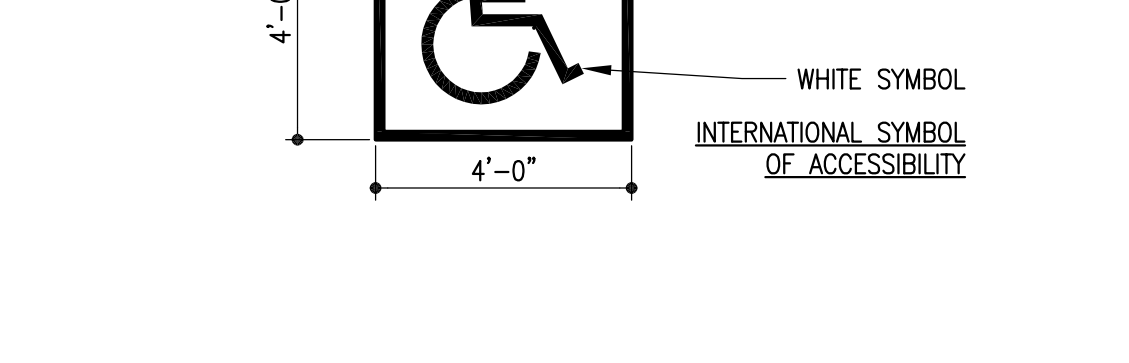
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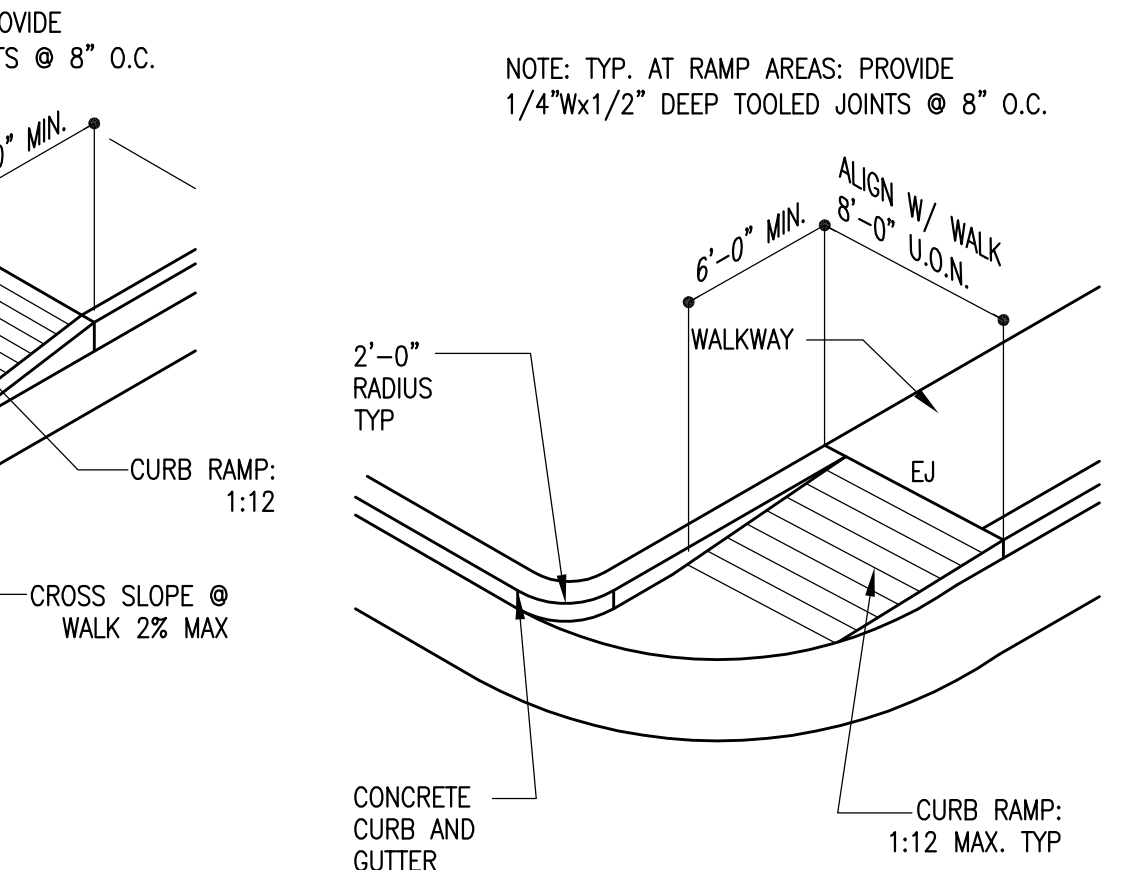
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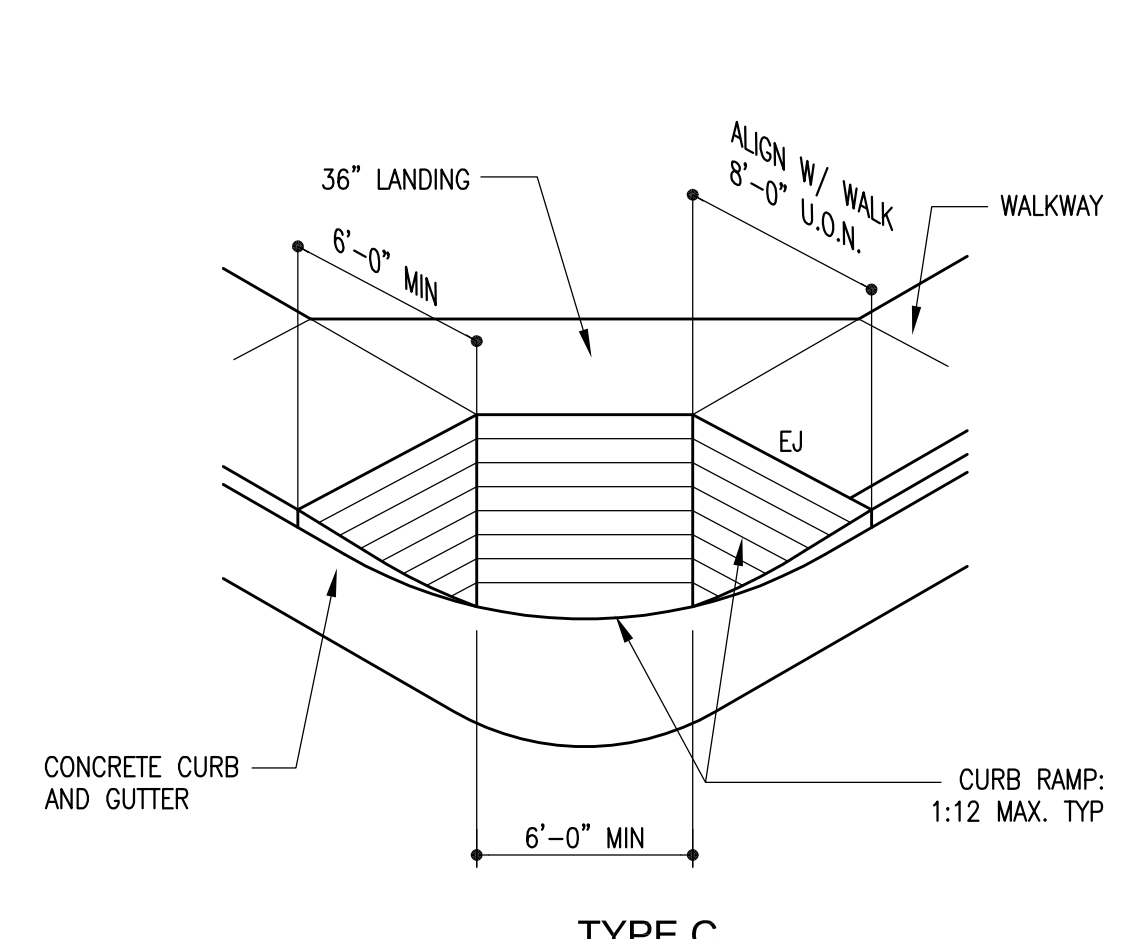
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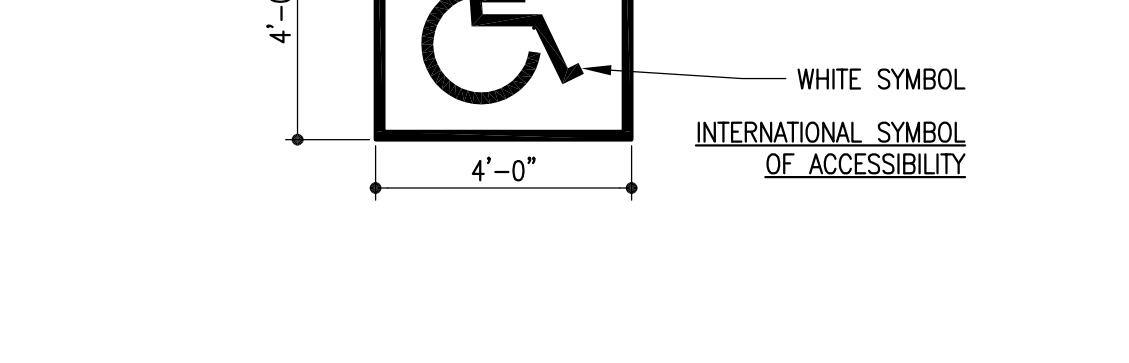
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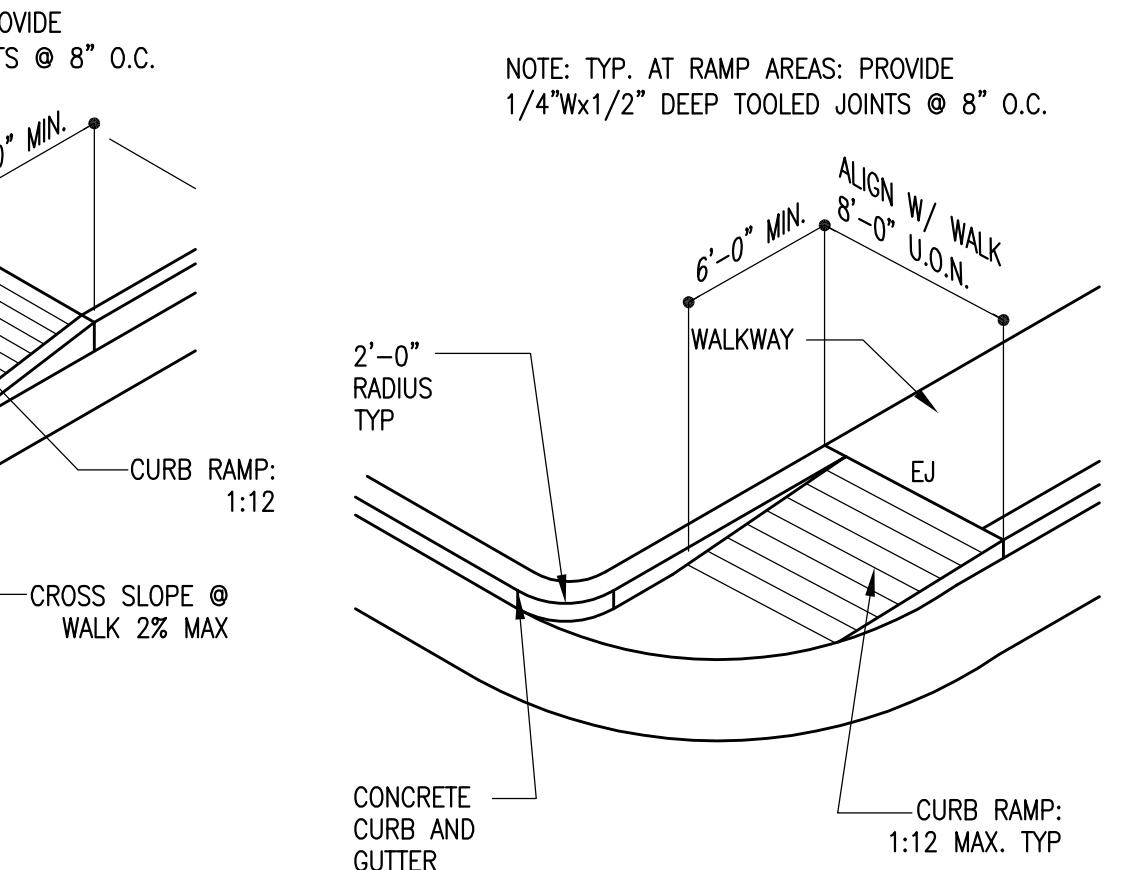
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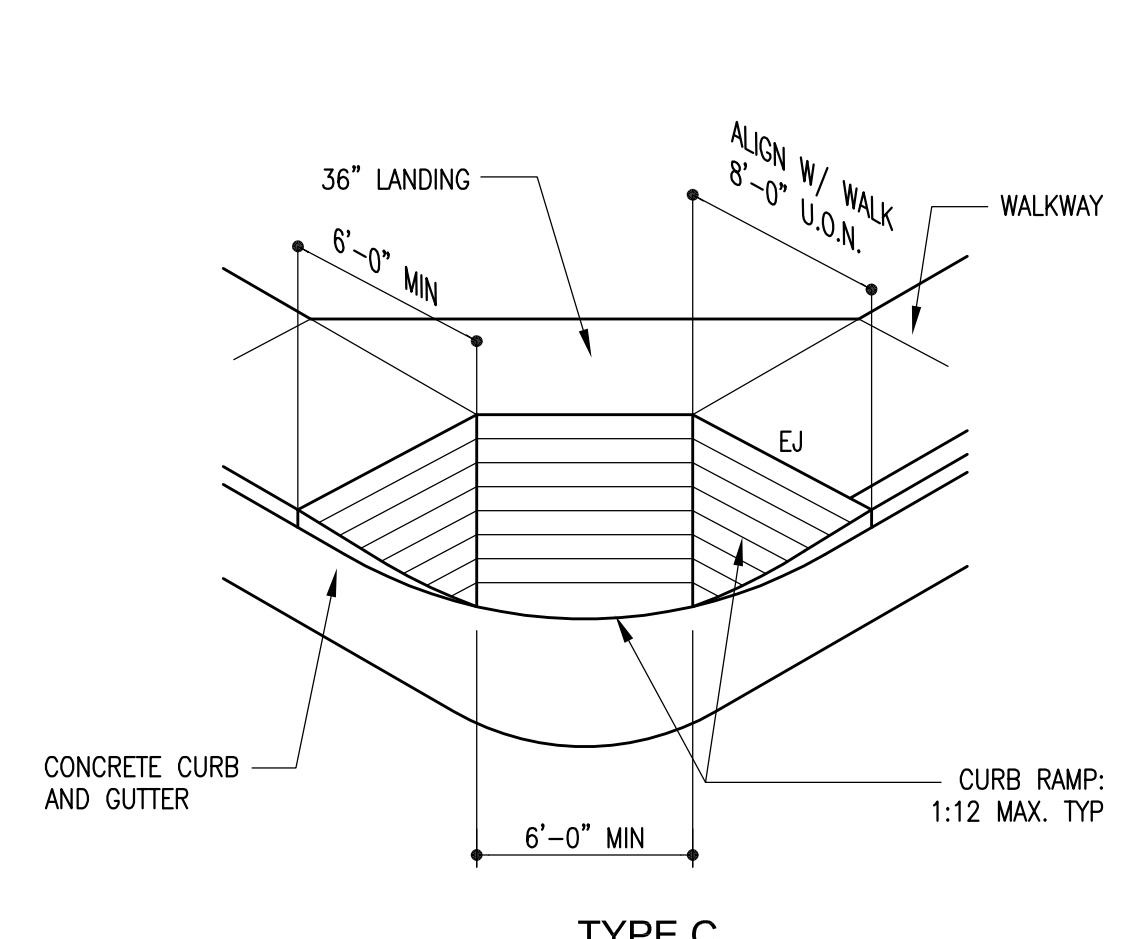
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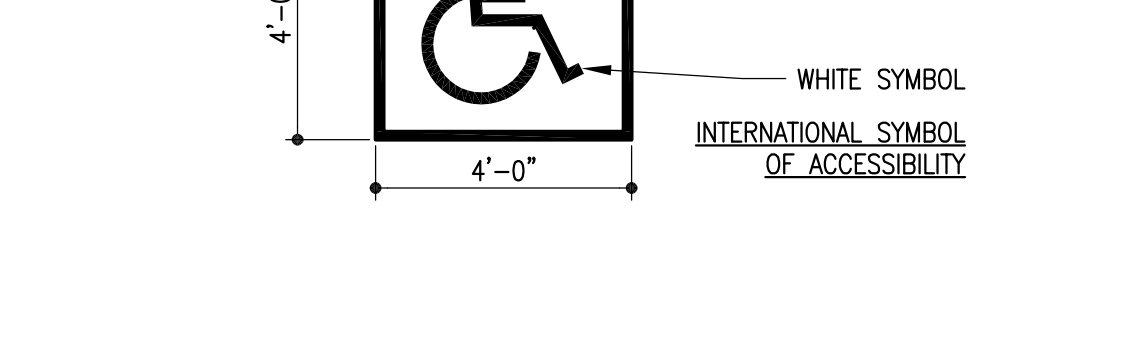
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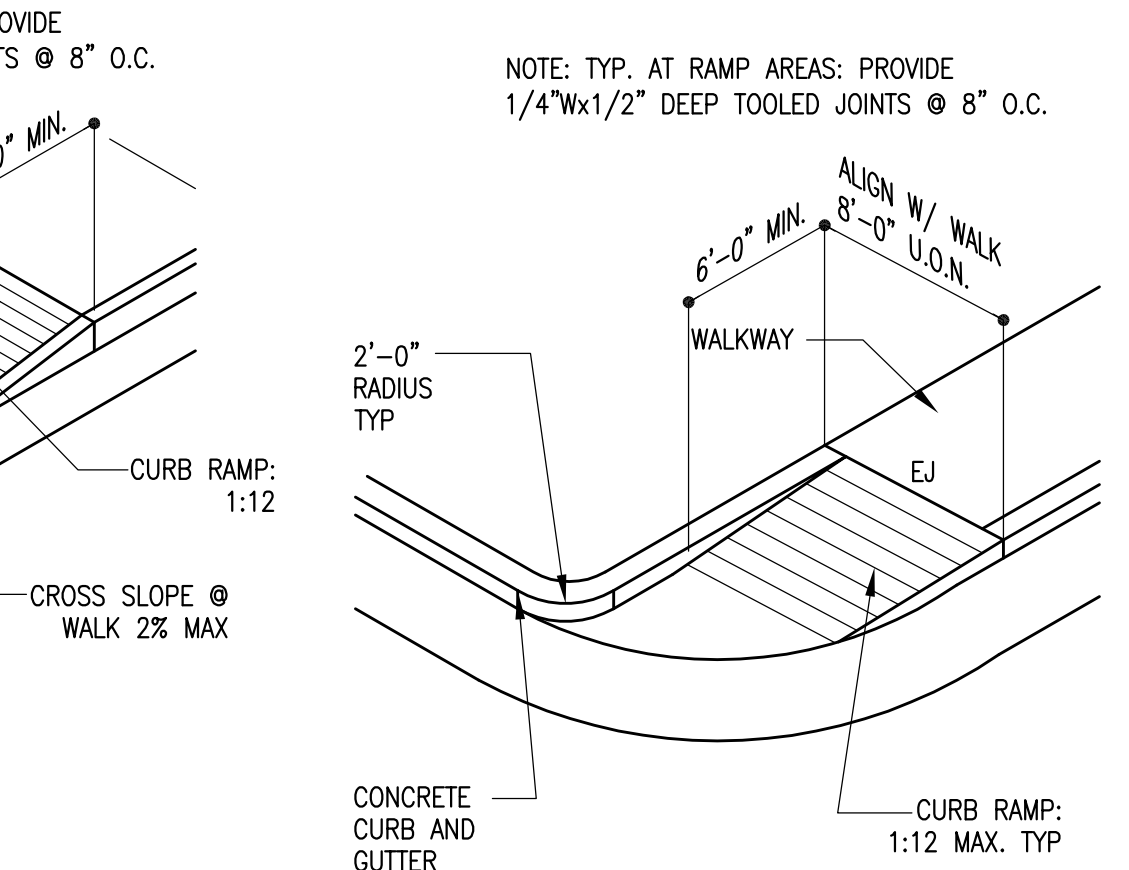
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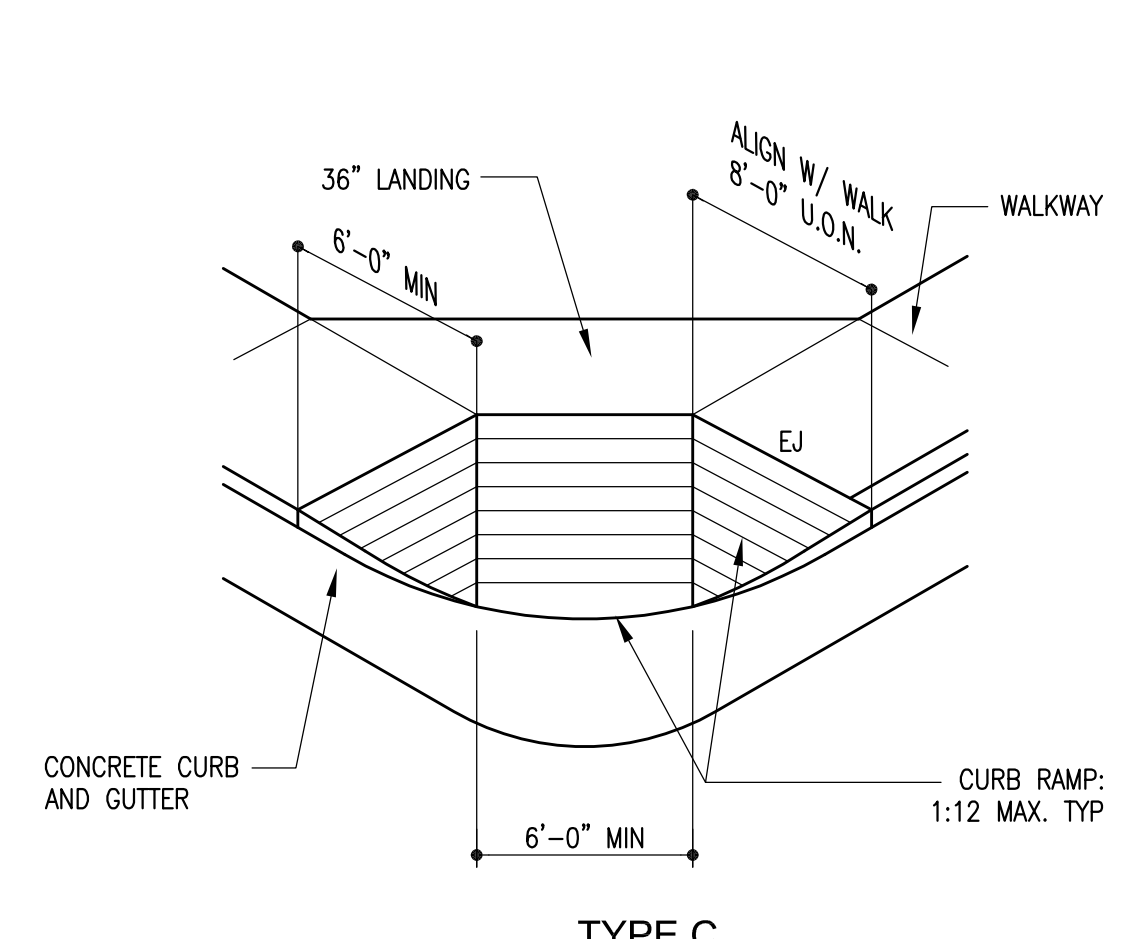
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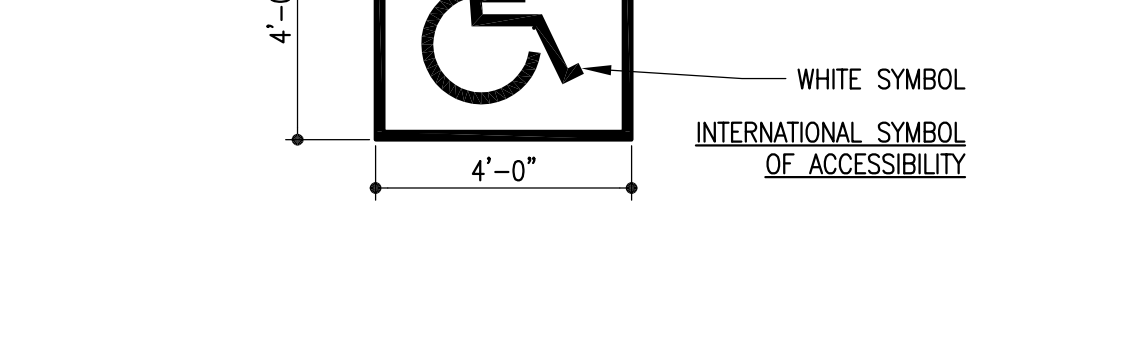
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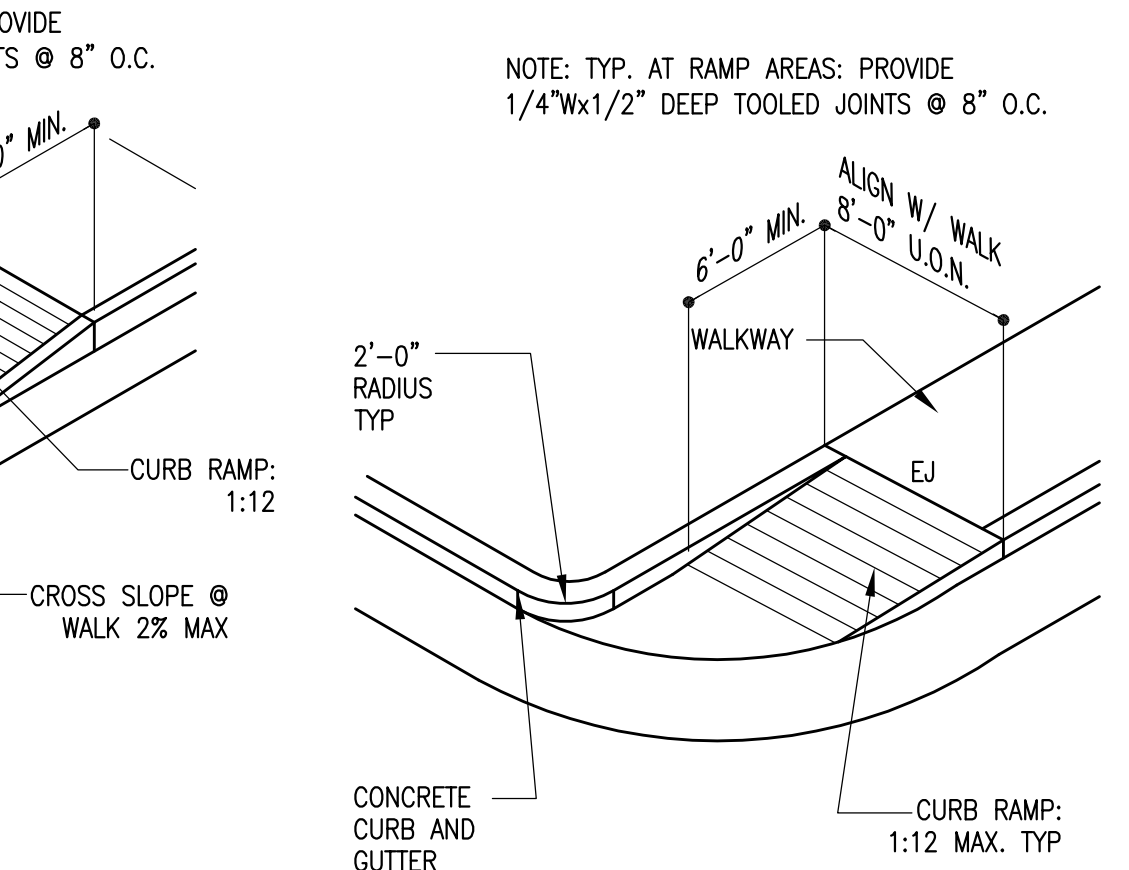
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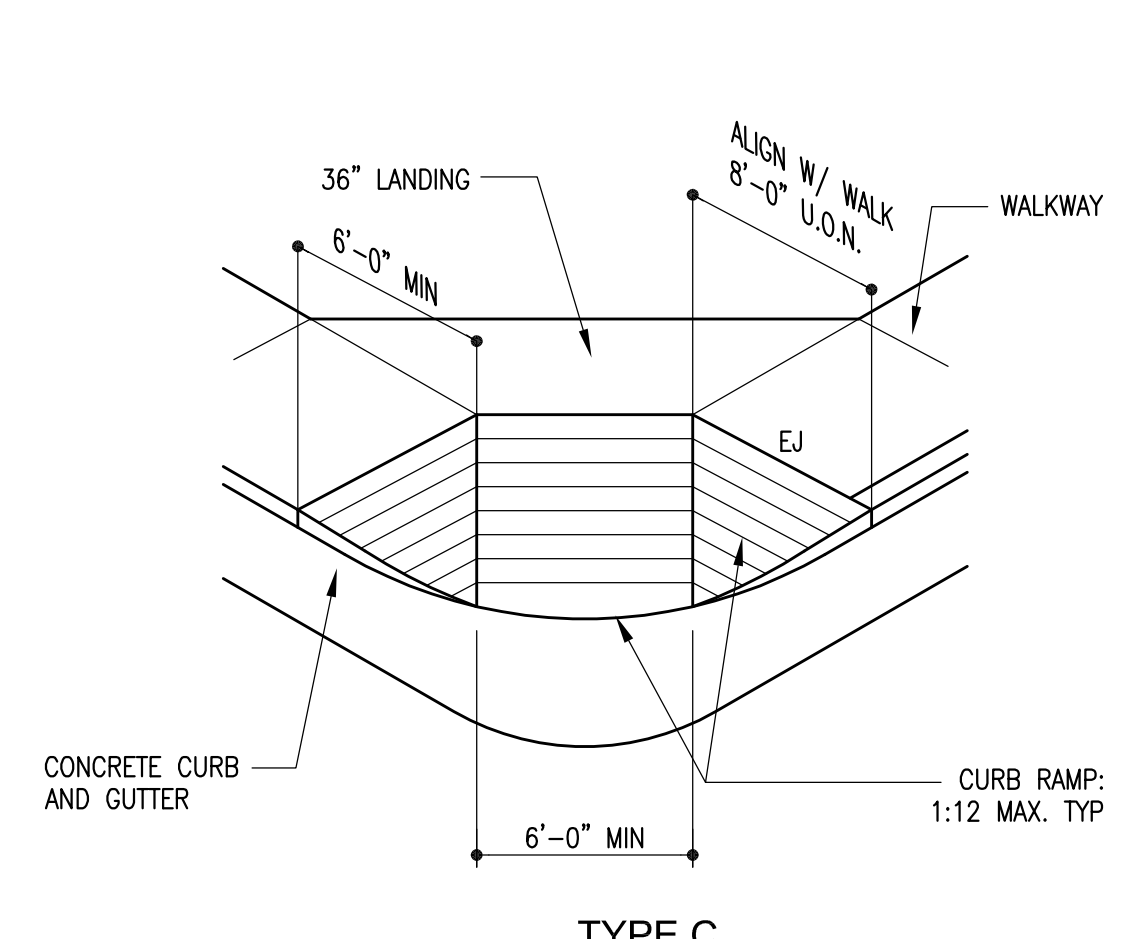
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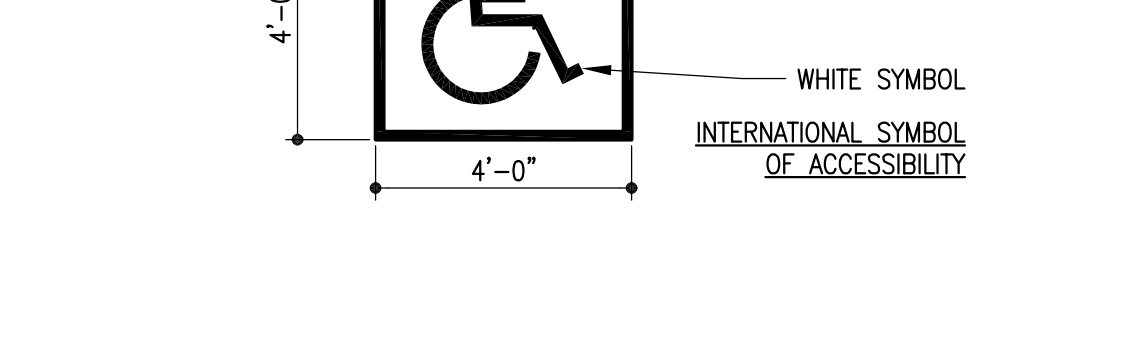
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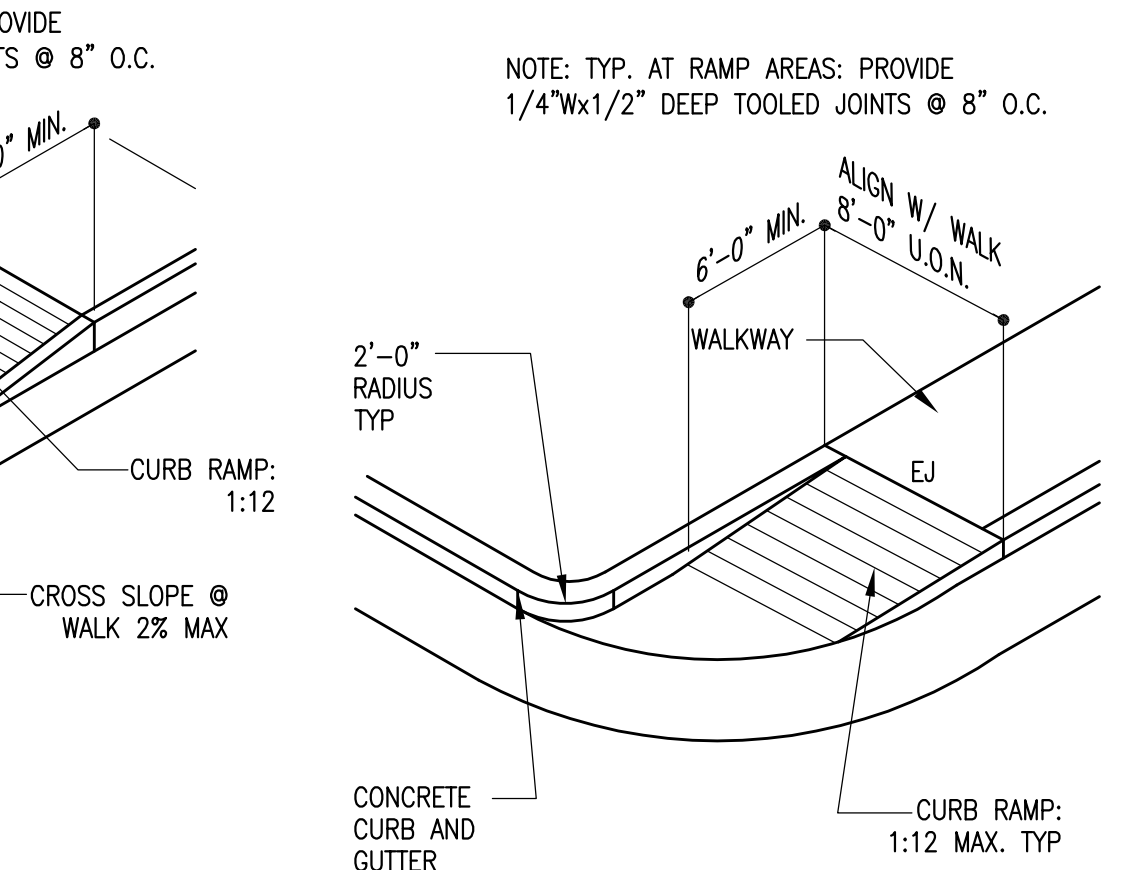
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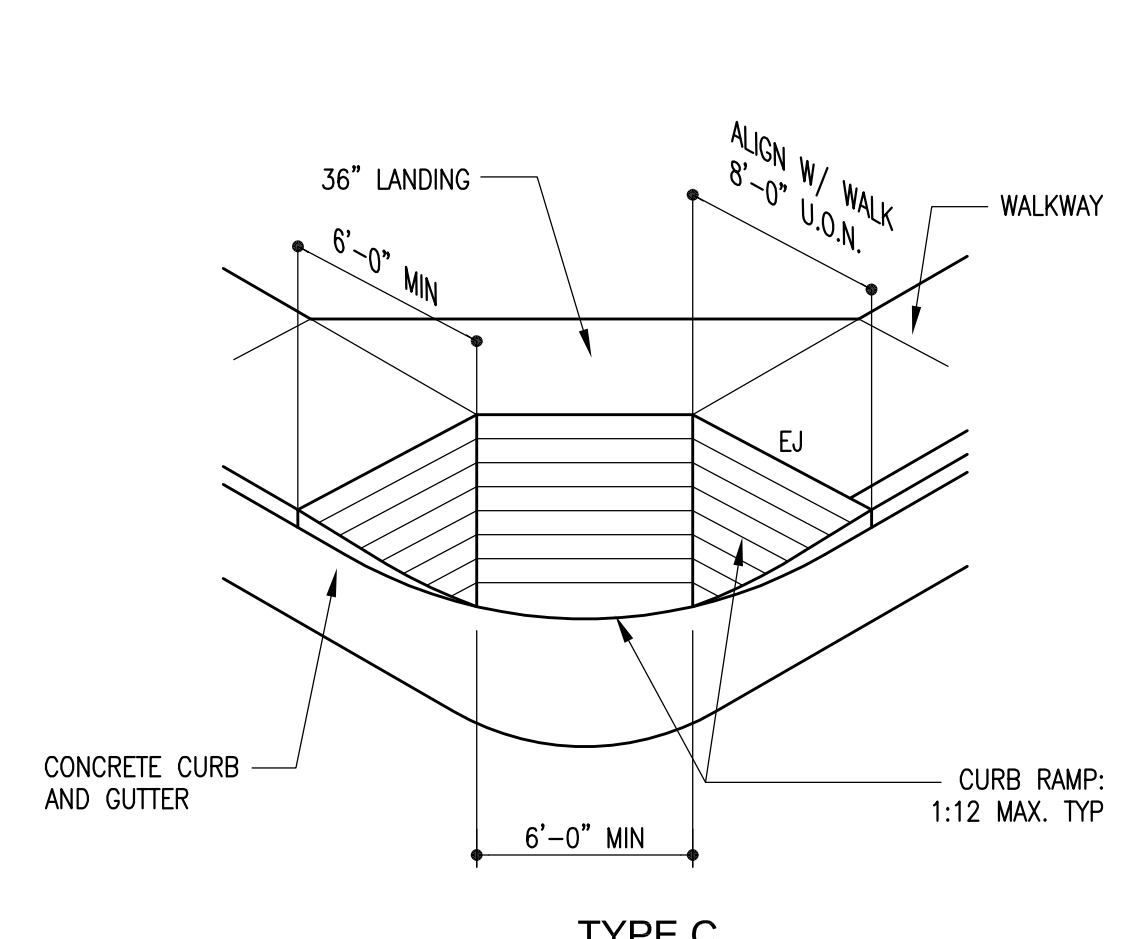
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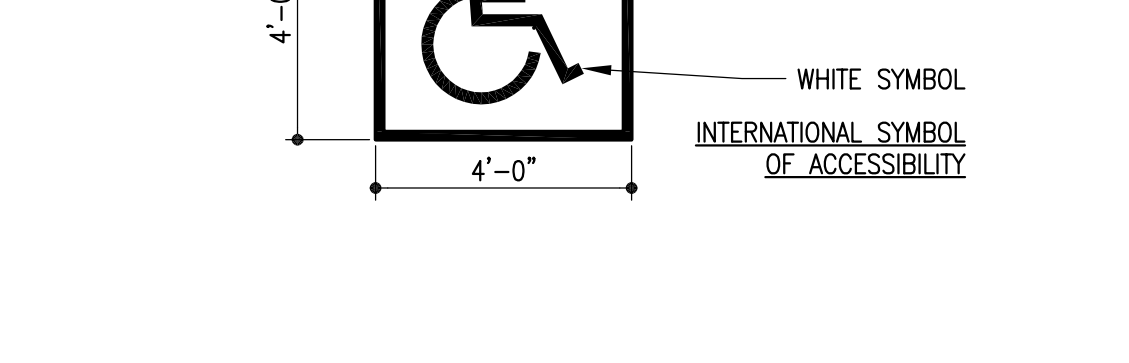
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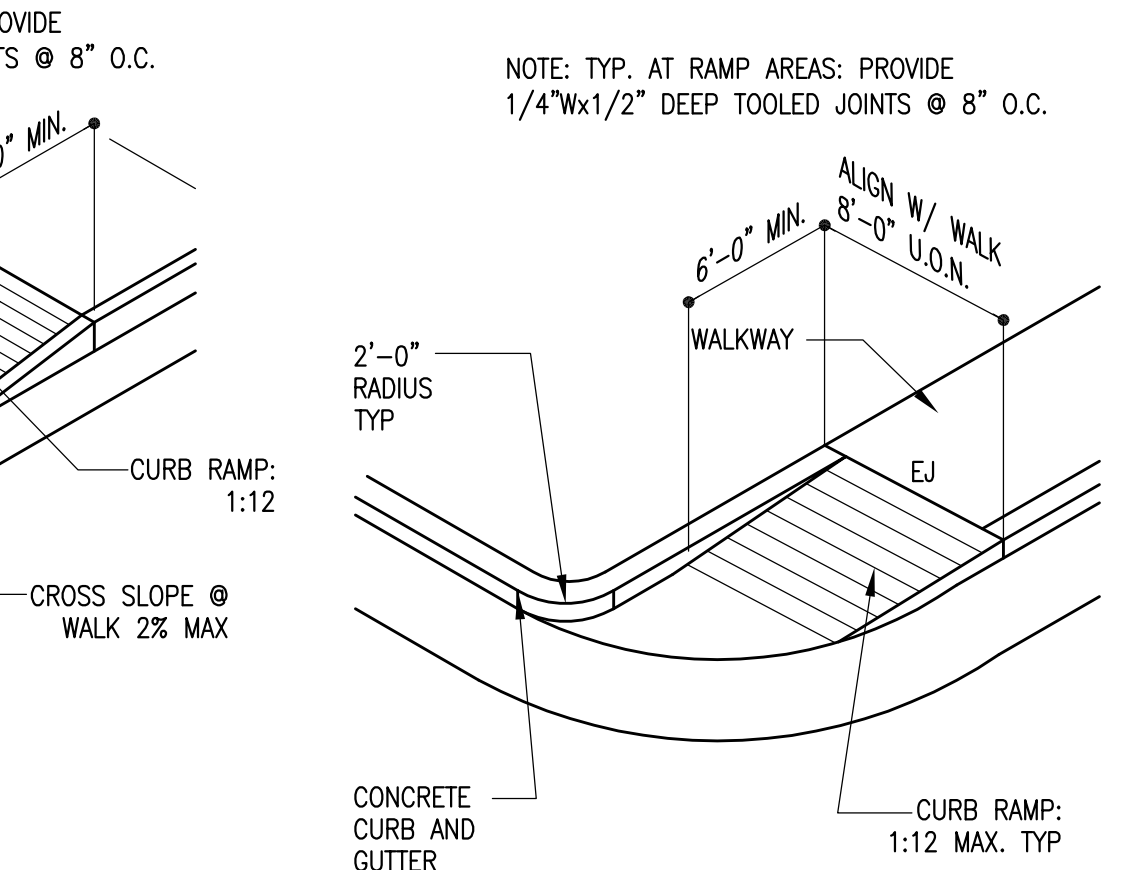
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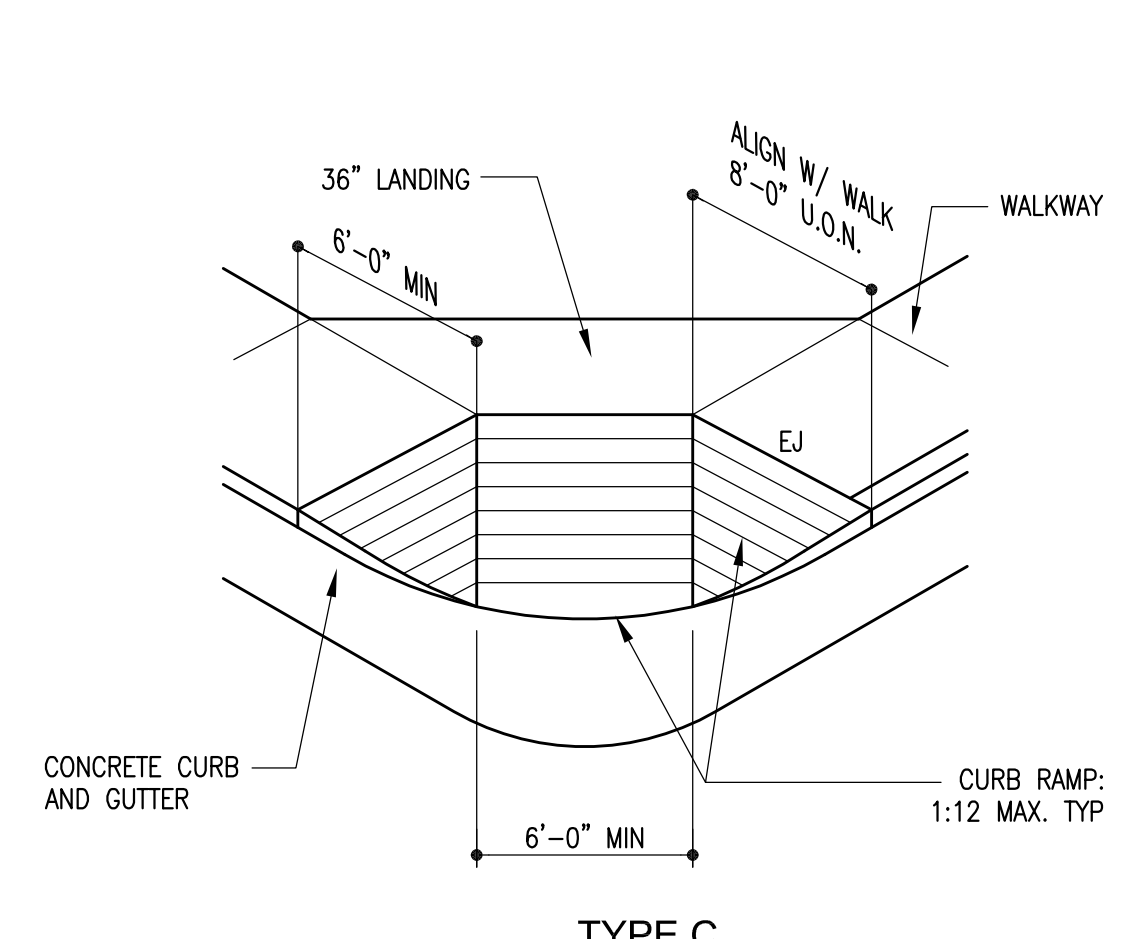
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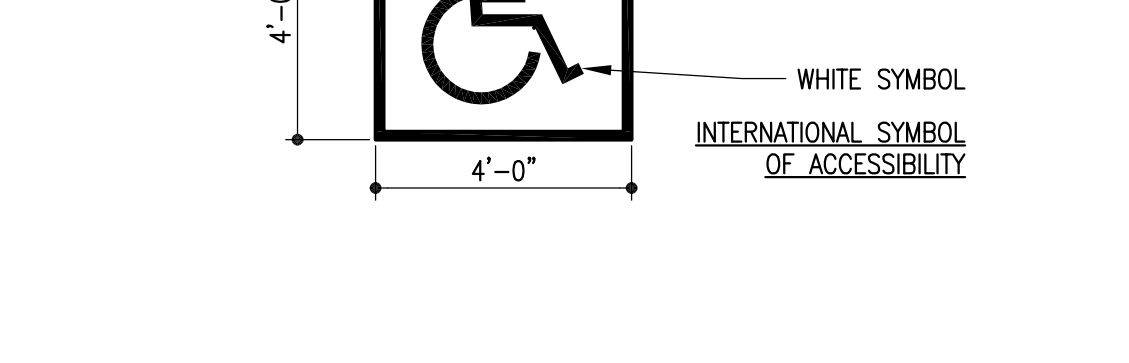
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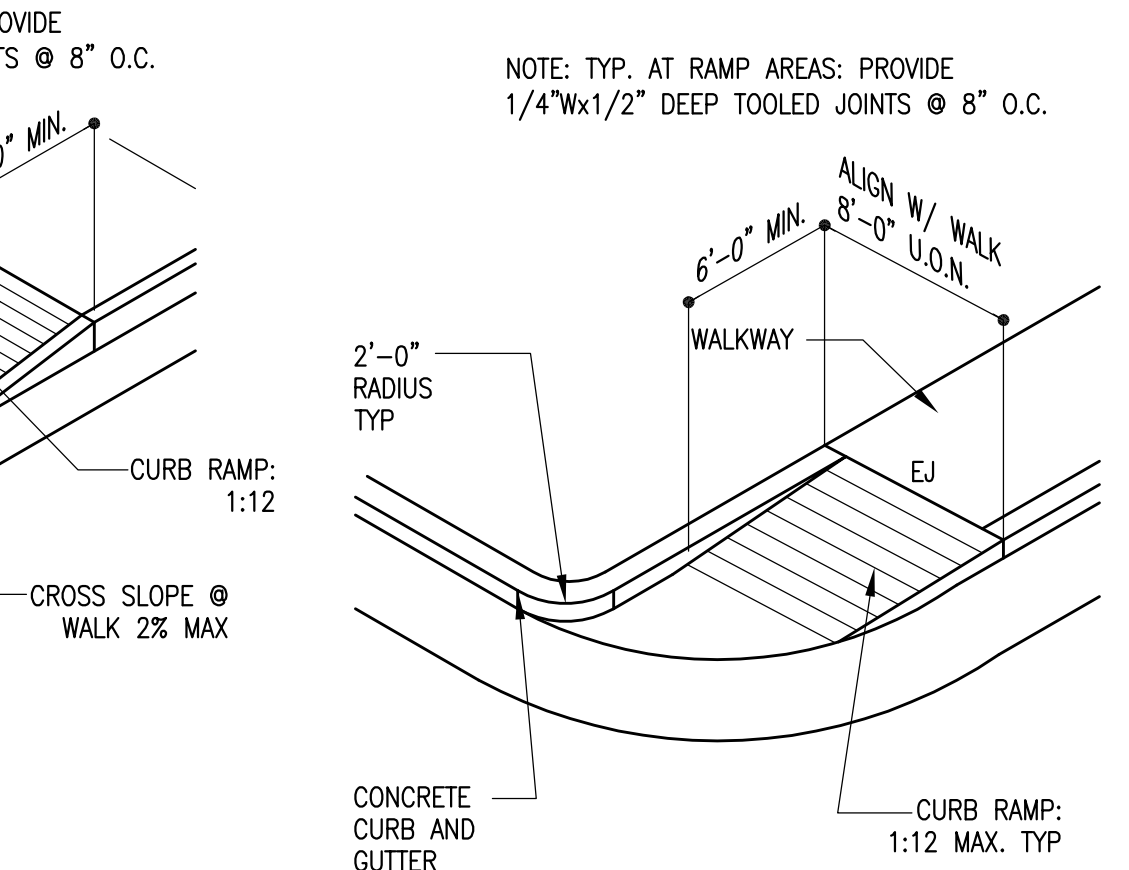
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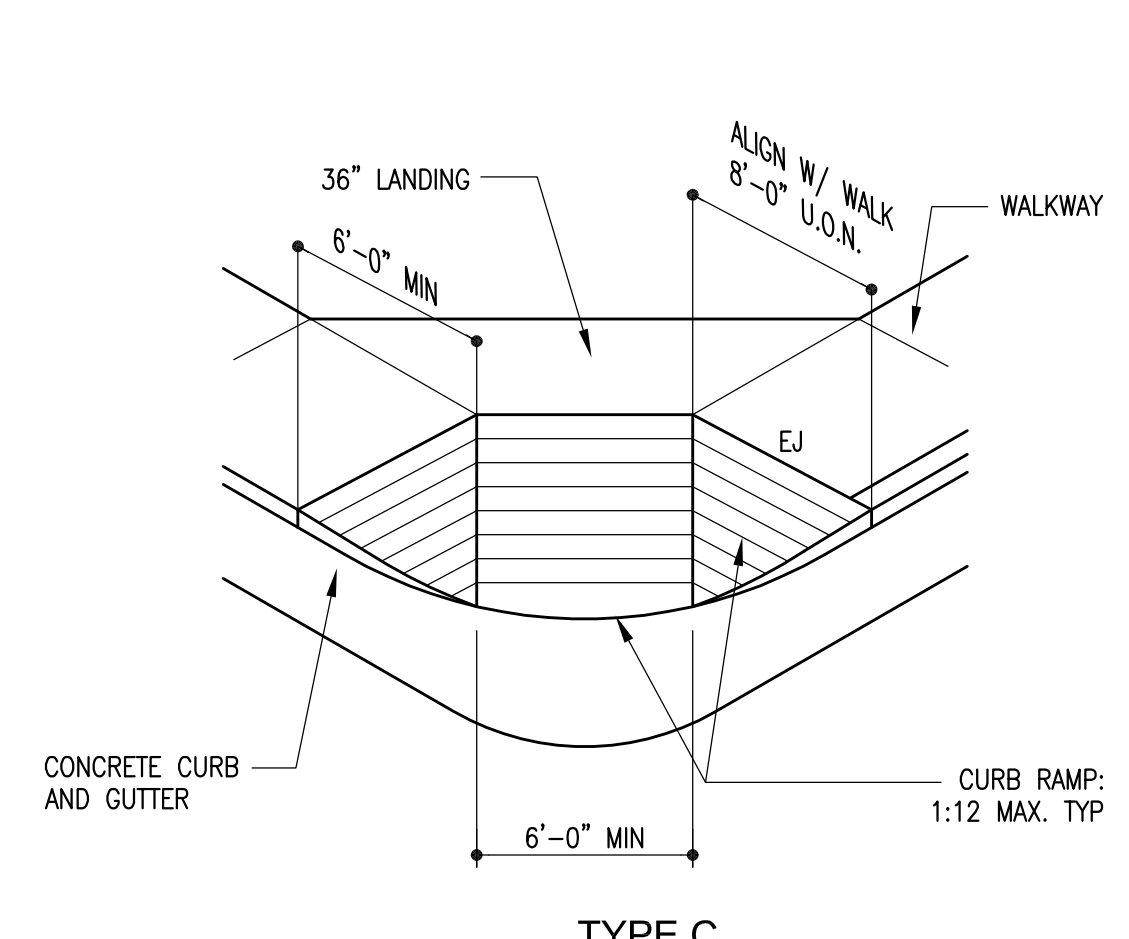
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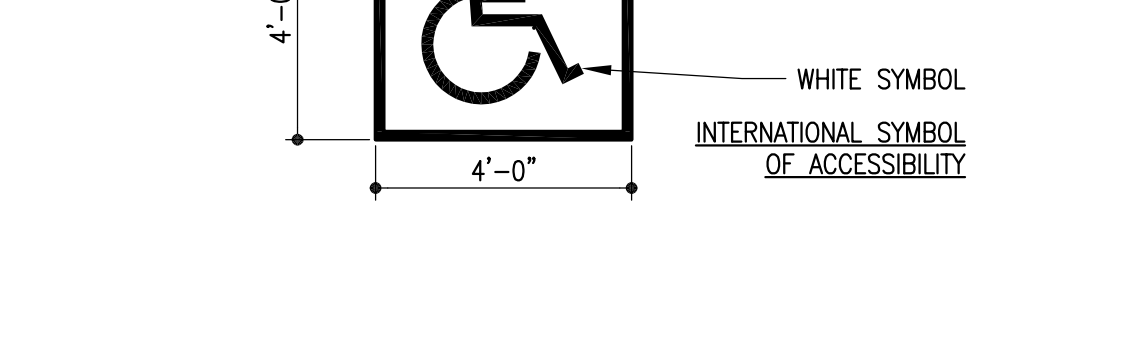
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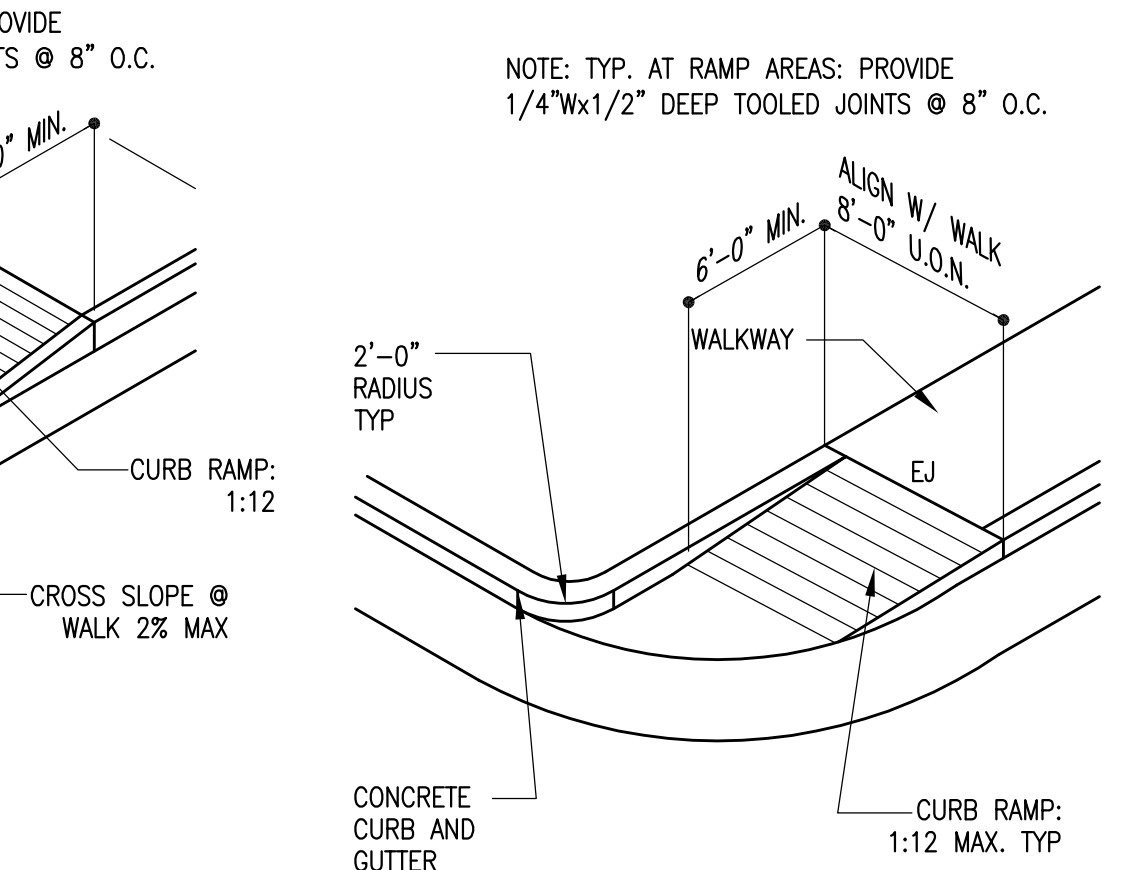
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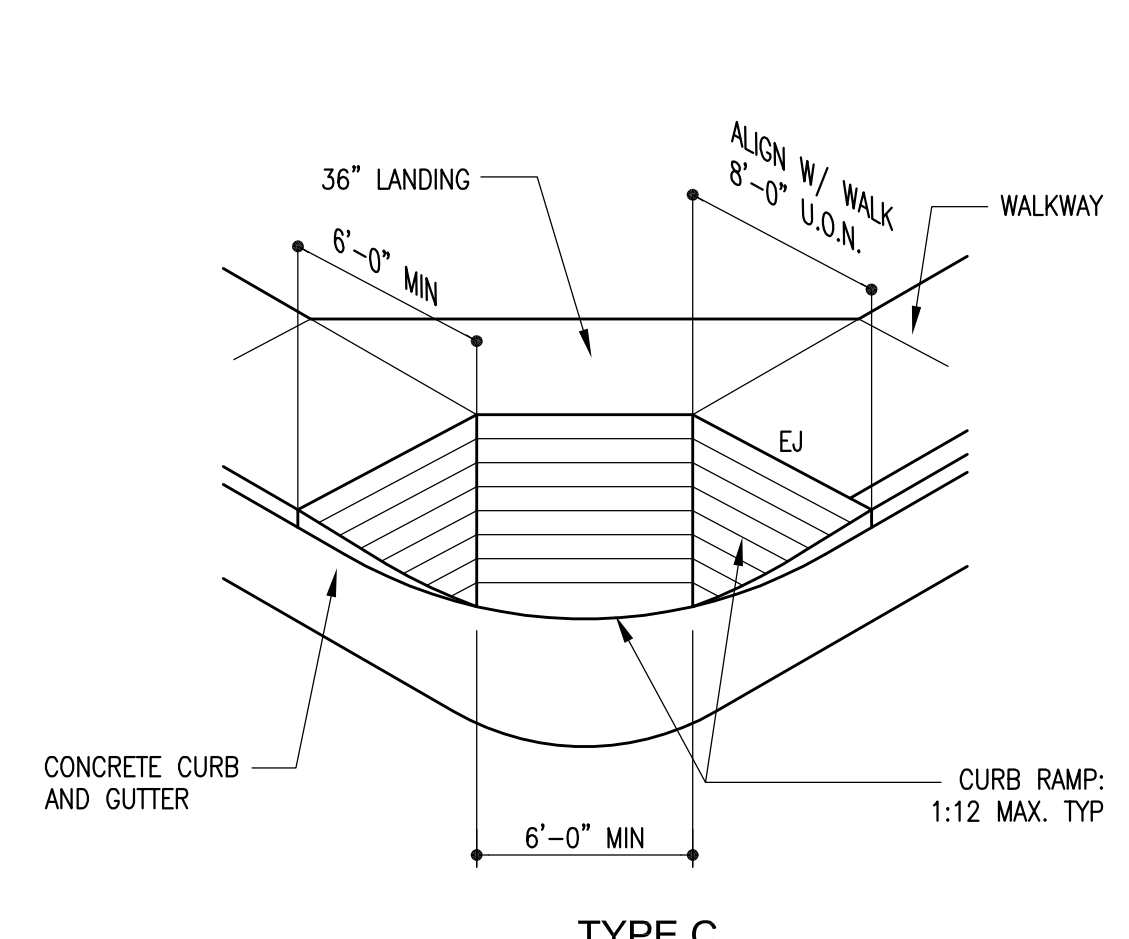
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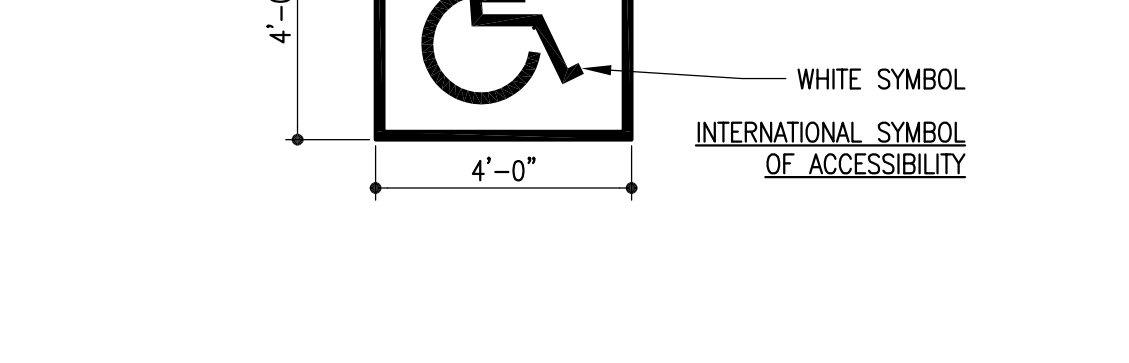
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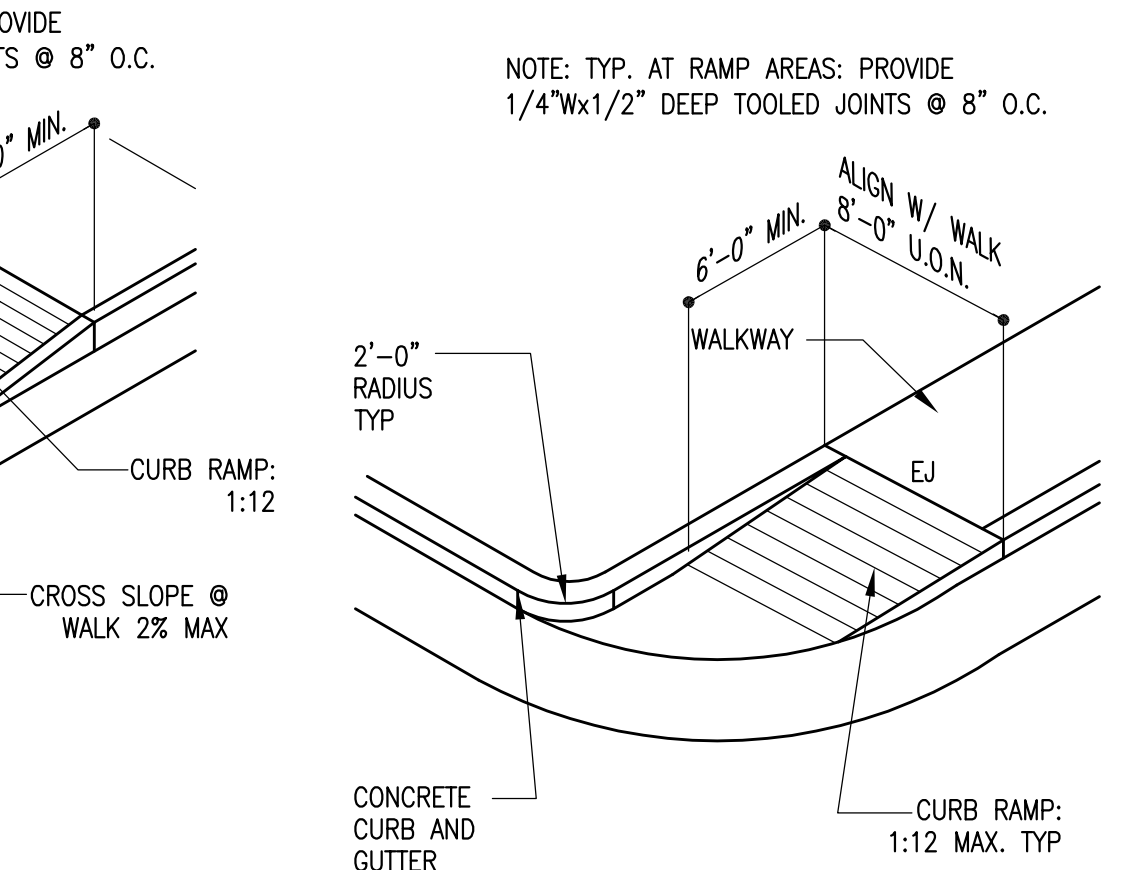
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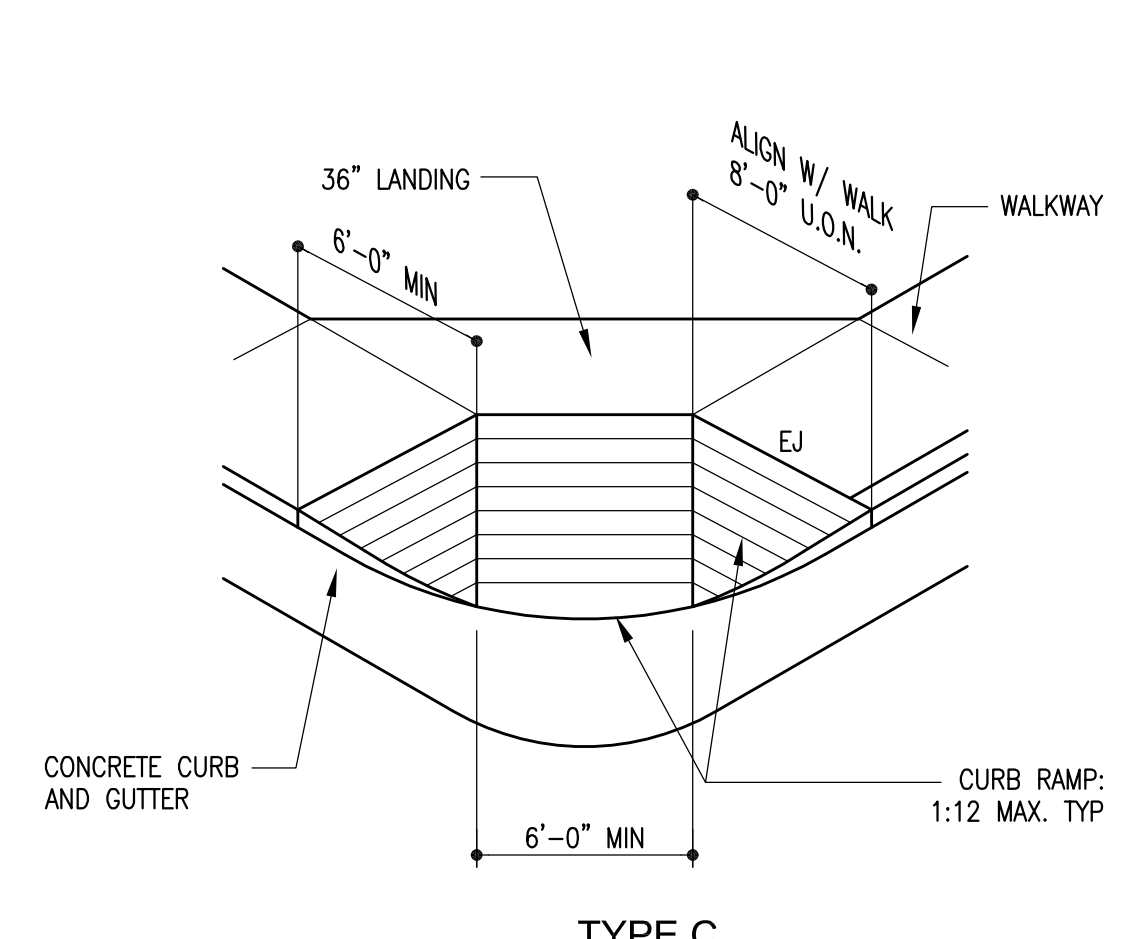
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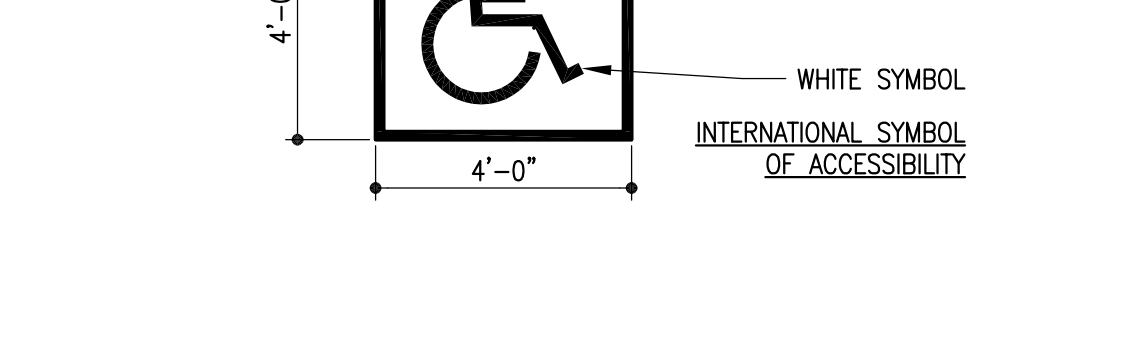
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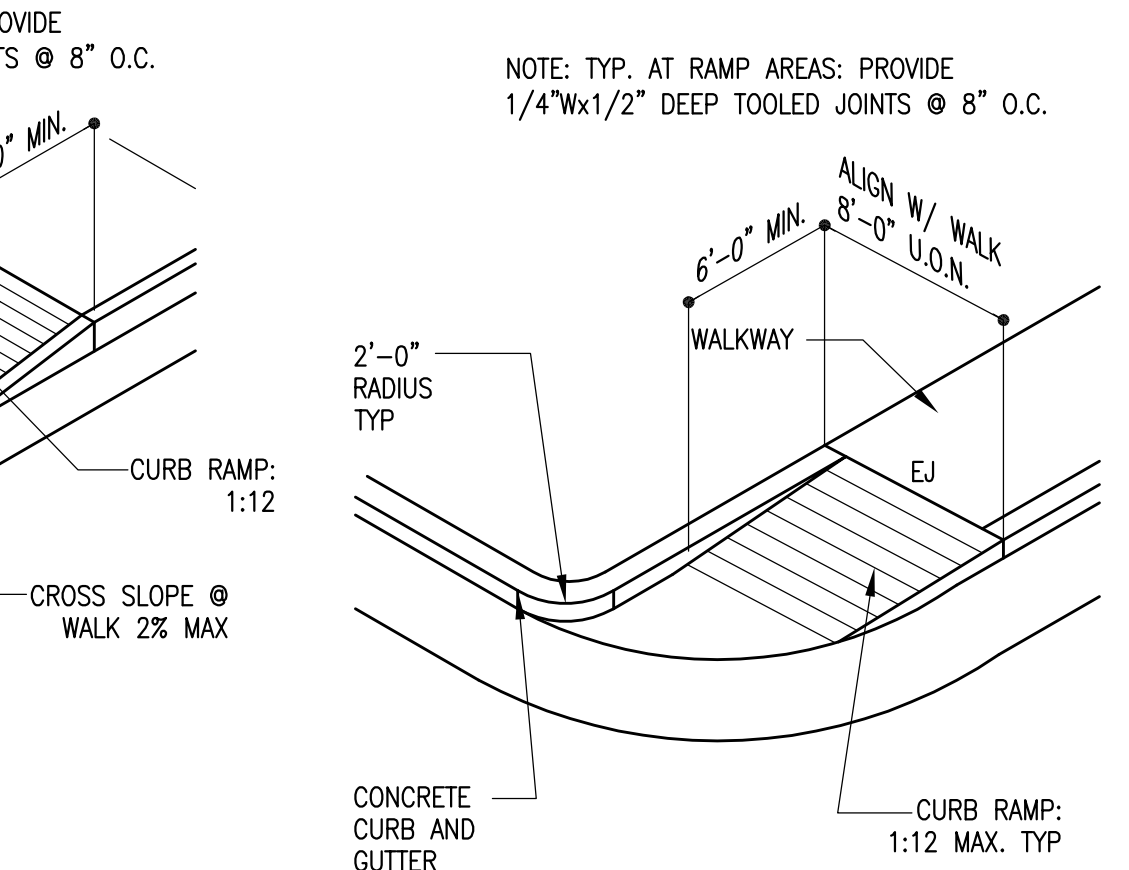
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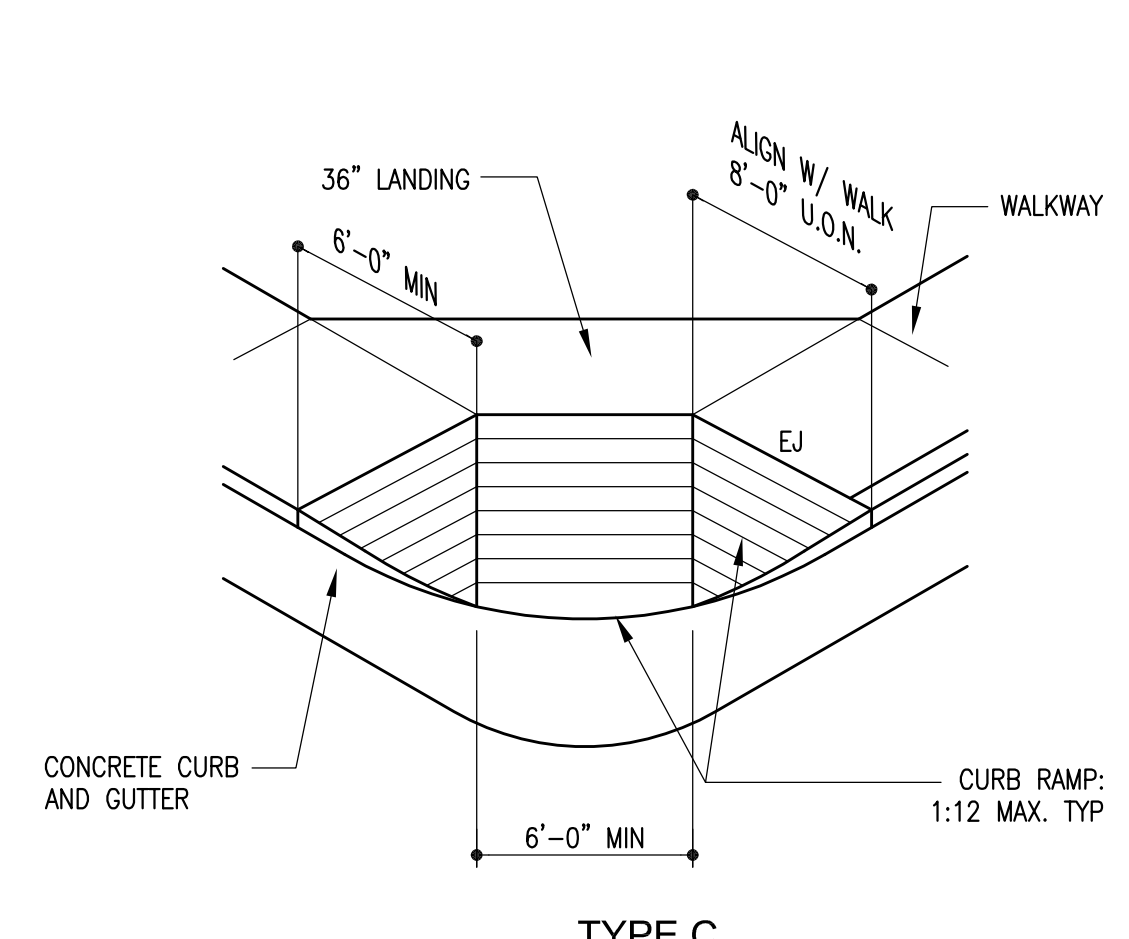
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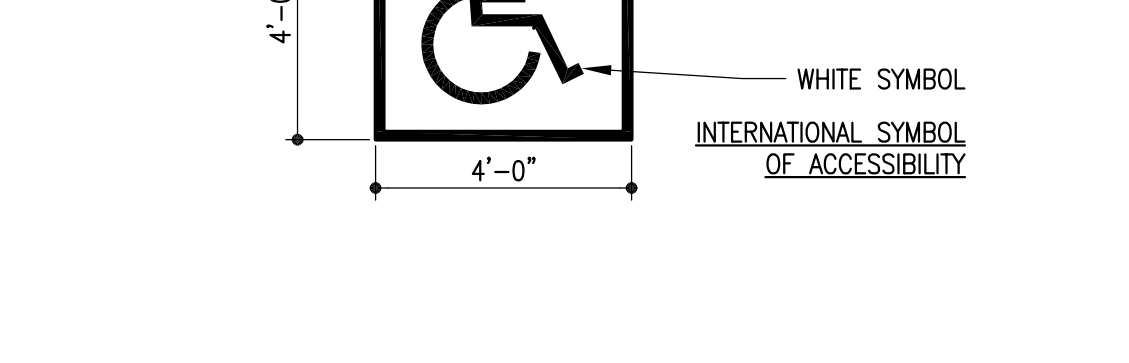
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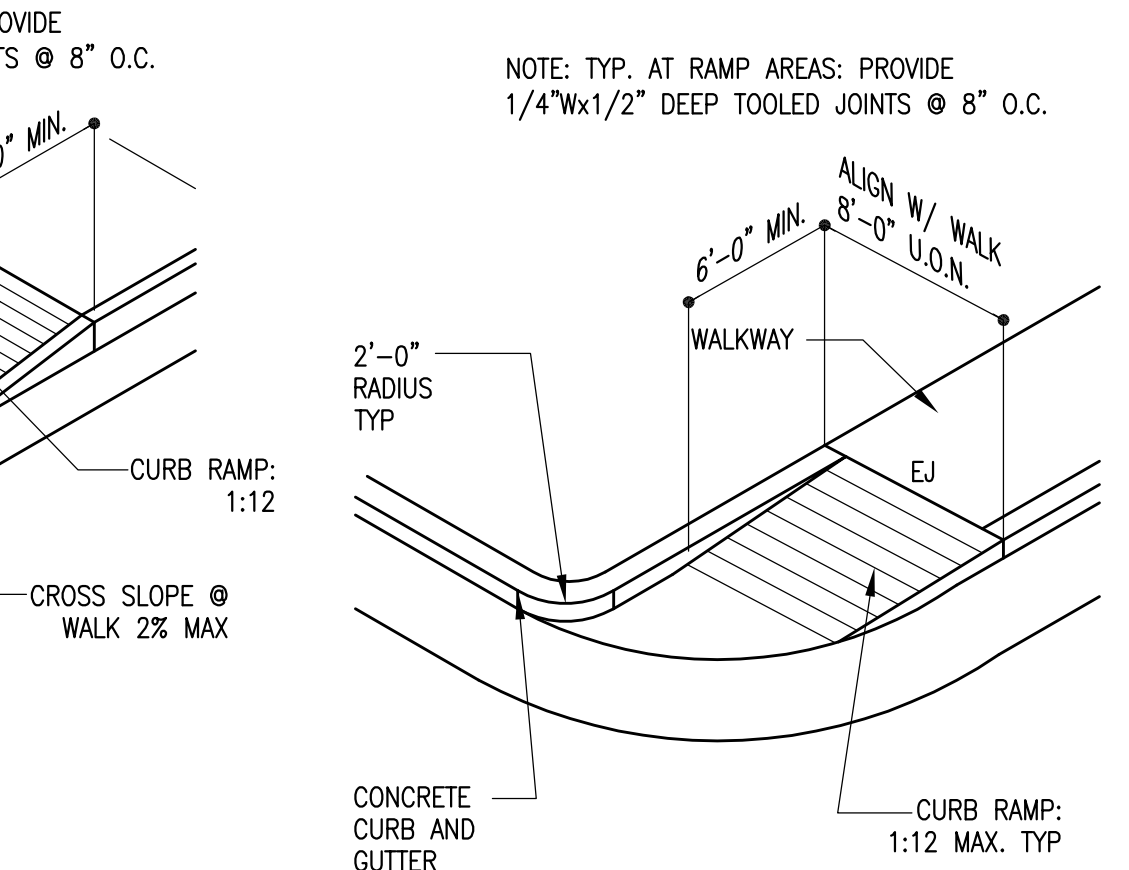
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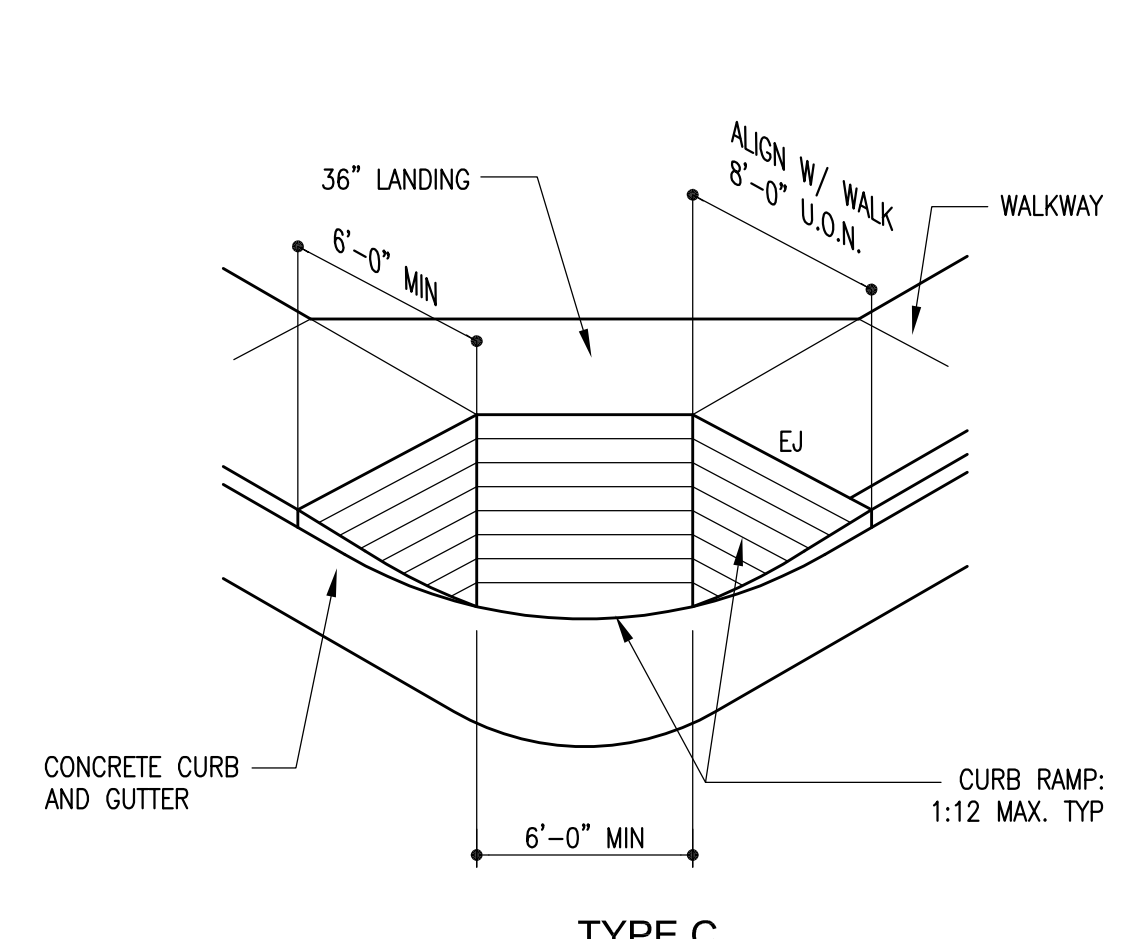
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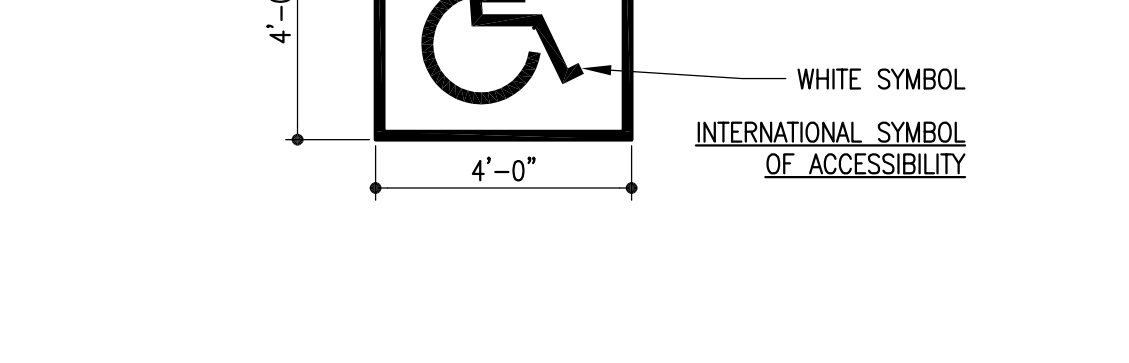
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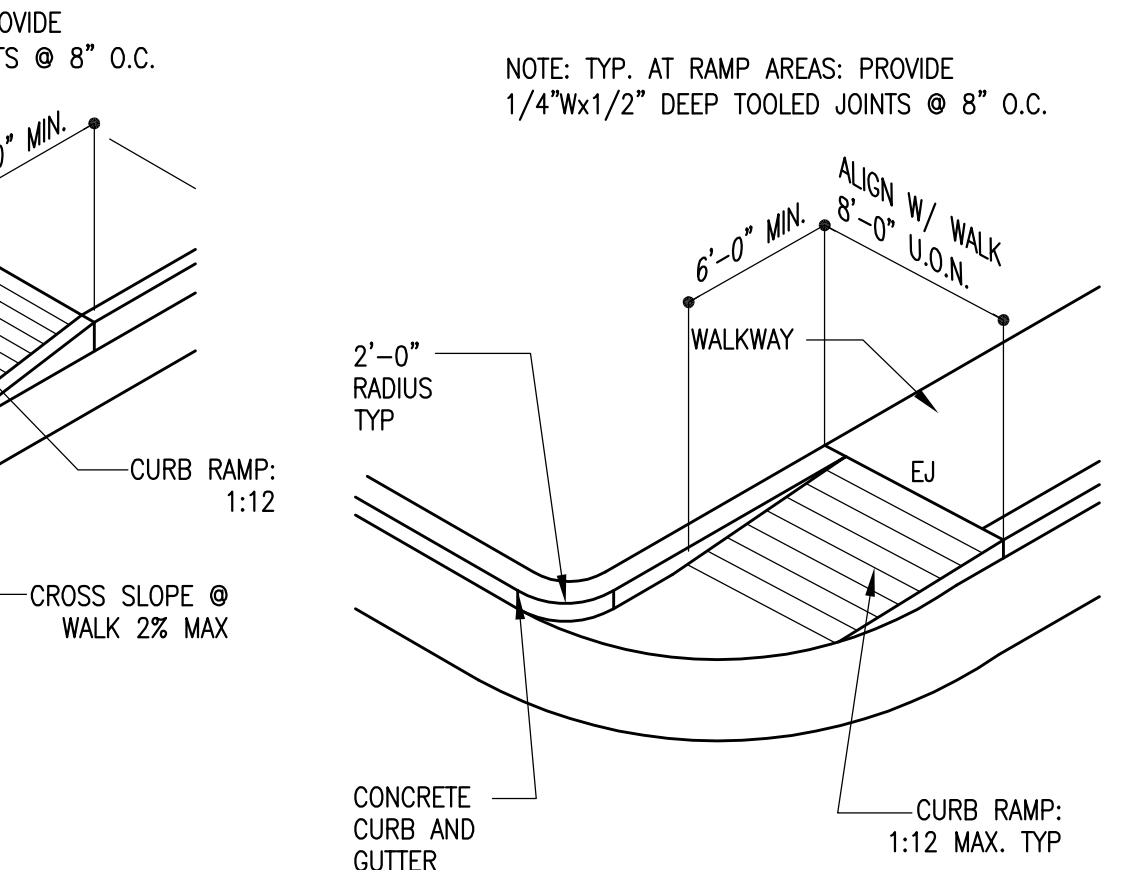
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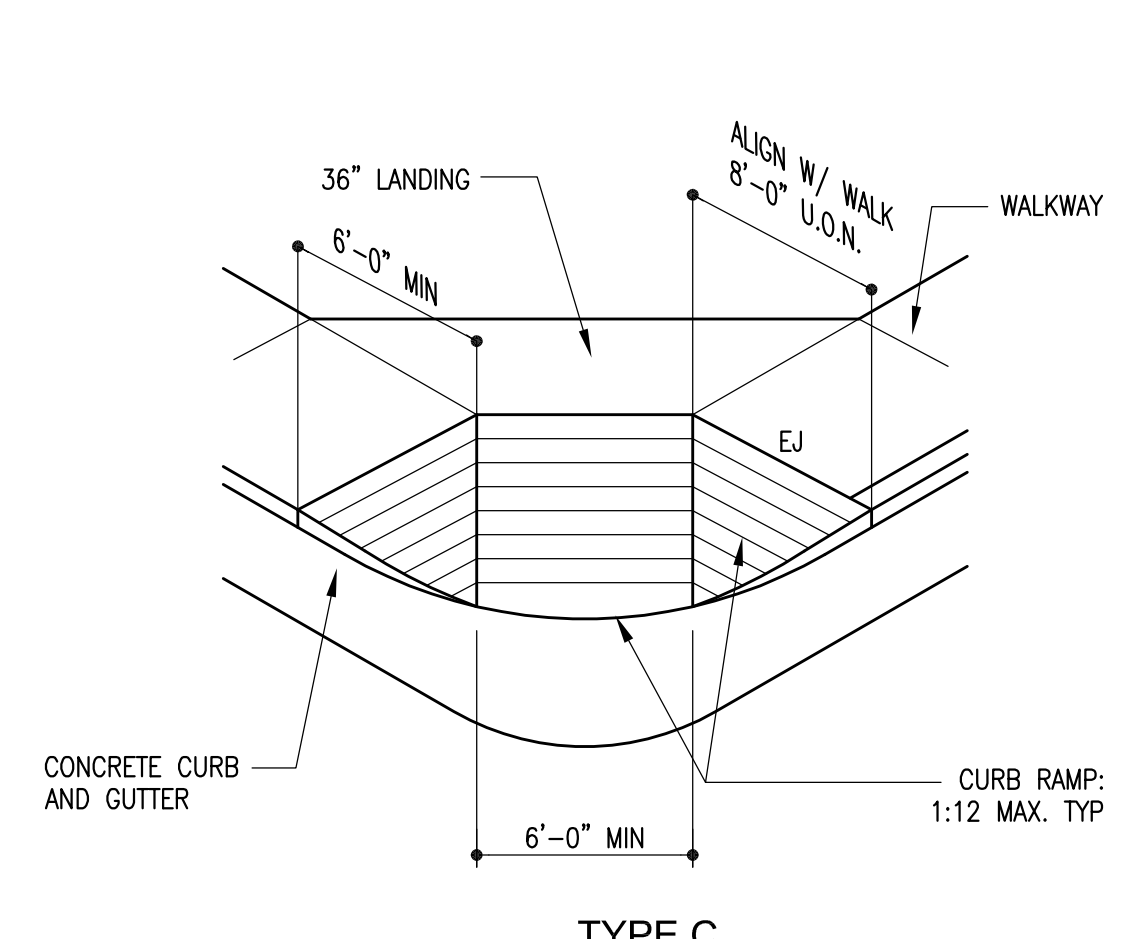
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