

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

L K A PARTNERS
INCORPORATED
A Professional Corporation for Architecture and Planning
430 North Tejon Street Suite 208
Colorado Springs Colorado 80903
tele: 719.473.8446 fax: 719.473.8448
web: www.lkapartners.com

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

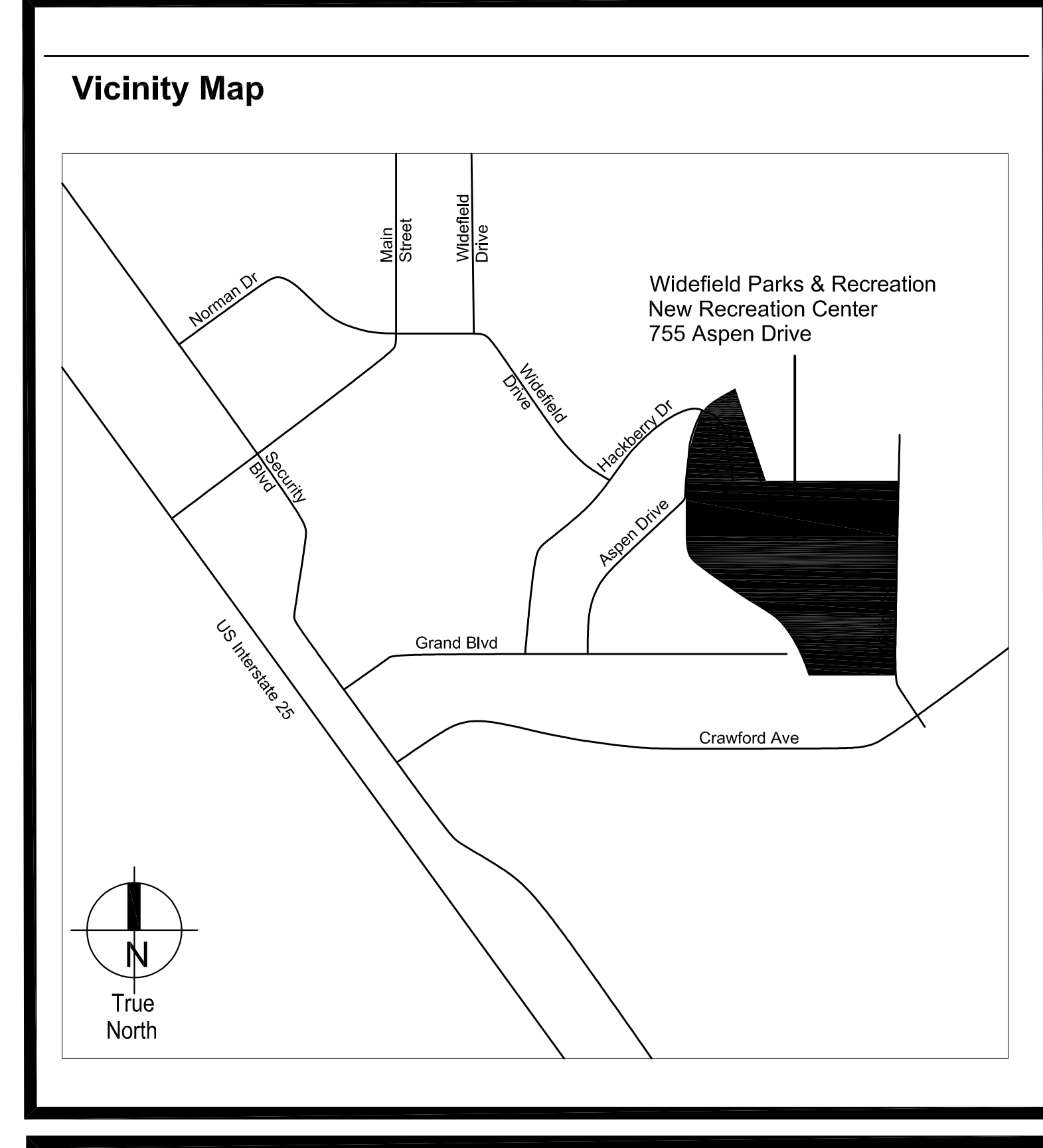
Total Gross Building Coverage Area
New Building: 44,676 SF
Existing Buildings: 24,498 SF

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 (Widtick)
Total Spaces: 467
Bid Alternate: 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 506

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 REFLING 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 REFLING, 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 73° 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 - 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°57'34" W, A DISTANCE OF 204.34 FEET; THENCE N 89°51'58" E, A DISTANCE OF 876.92 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.

Sheet Index

TS1.0 21521-00	TITLE SHEET 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
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Colorado Springs, CO 80911
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EL PASO COUNTY
El Paso County
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Colorado Springs, CO 80910
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Contact: Tim McConnell, P.E.

Planning and Community Development Director Approval

Approved
For the PCD Director
By: *Justin Kilgore,*
PCD Planning Manager
Date: 10/20/2022
El Paso County Planning & Community Development

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Widefield School District 3
1820 Main Street
Colorado Springs, CO 80911

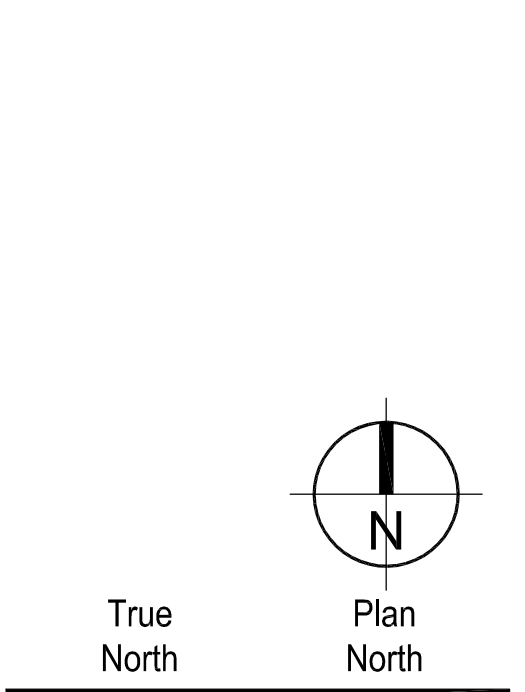


Construction Documents

Drawn: _____ TEK
Checked: _____ DKO
Issued: _____ 30 March 2022
Revised: _____

EPC Resubmittal 20 April 2022
EPC Resubmittal _____ June 2022

Area Key Plan



Title Sheet

TS1.0

Project No. 21-004
The LKA Partners Incorporated

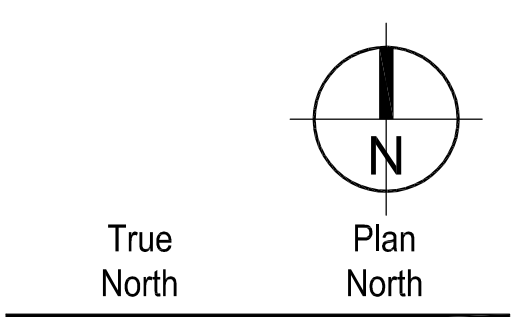
**Widefield Parks and Recreation
 Facility Expansion**
 755 Aspen Drive, Colorado Springs, CO 80911
 Widefield School District 3
 1820 Main Street
 Colorado Springs, CO 80911



Construction Documents

Drawn: _____ T/AH
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 Issued: _____ 30 March 2022
 Revised: _____
 EPC Resubmittal 20 April 2022

Area Key Plan



Base Site Plan

SD0.0

Project No. 21-004
 The LKA Partners Incorporated

SITE PLAN LEGEND

---	PROPERTY BOUNDARY (REFER TO SURVEY)	PC	POINT OF CURVATURE
⊕	FIRE HYDRANT	PT	POINT OF TANGENCY
FDC	FIRE DEPARTMENT CONNECTION	CC	CENTER OF CURVATURE
ST	TRAFFIC SIGN AND TYPE (SEE DETAIL 2/SD3.1)	PCR	POINT OF CURB RADIUS (RETURN)
⊙	LIGHT POLE CONCRETE BASE	AP	ANGLE POINT
♿	ACCESSIBLE PARKING SPACE SYMBOL PROVIDE "VAN" WHERE INDICATED	TC	TOP OF CURB
⊕	FIXED STEEL PIPE BOLLARD (SEE DETAIL 9A/SD3.1)	TP	TOP OF PAVING (CONC / ASPHALT)
-x-x-x-	CHAINLINK FENCE	TG	TOP OF GRATE (DRAIN / INLET)
-o-o-o-	ORNAMENTAL FENCE	WP	WORKING POINT
▭	CONCRETE PEDESTRIAN WALKS & BIKE RACK AREA W/ SCORE OR CONSTRUCTION JOINTS AS SHOWN.	C	CENTER LINE
▬▬▬	ACCESSIBLE PATH	TO	TOP OF _____
		TOW	TOP OF WALL
		UNO	UNLESS NOTED OTHERWISE
CR	CURB RAMP FOR DISABLED ACCESSIBILITY		
CT	CURB TRANSITION AT CURB RAMP		
TD	TRENCH DRAIN		
BOM	BOTTOM OF MASONRY		
RO	CONCRETE RUN-OUT		
MH	MANHOLE		
INLET	STORM SEWER INLET		
AD	AREA DRAIN		
EJ	EXPANSION JOINT W/ CAULK		
SJ	SCORE JOINT- AS INDICATED		
IE	INVERT ELEVATION		
FL	FLOW LINE		
HP	HIGH POINT		
LP	LOW POINT		



A OVERALL SITE PLAN
 Scale: 1" = 80'-0"

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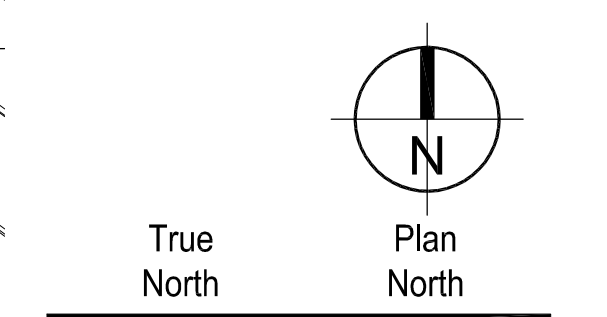
Widefield Parks and Recreation Facility Expansion
 755 Aspen Drive, Colorado Springs, CO 80911
 Widefield School District 3
 1820 Main Street
 Colorado Springs, CO 80911



Construction Documents

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CCD #001	13 April 2022
EPC Resubmittal	20 April 2022

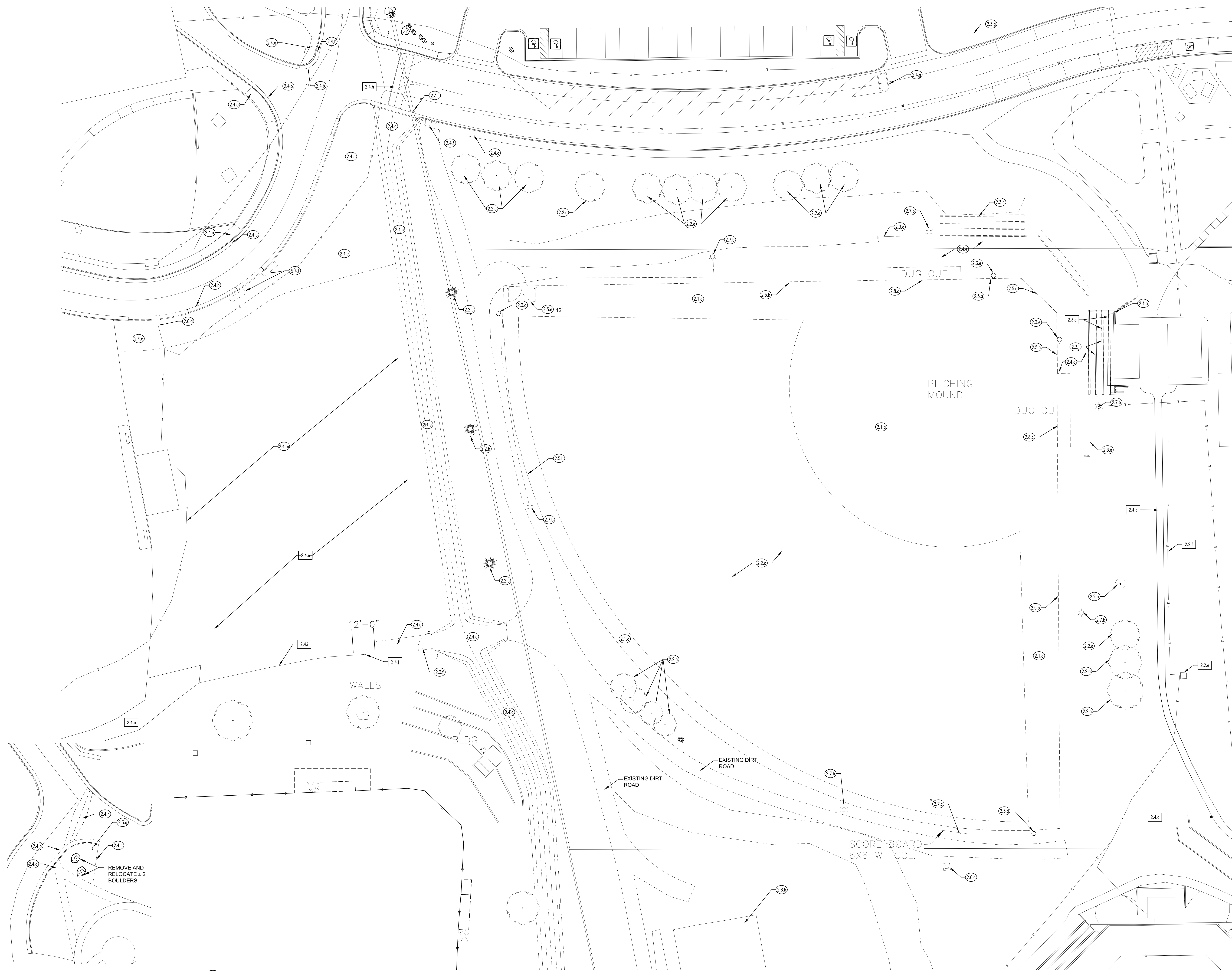
Area Key Plan



Demolition Plan

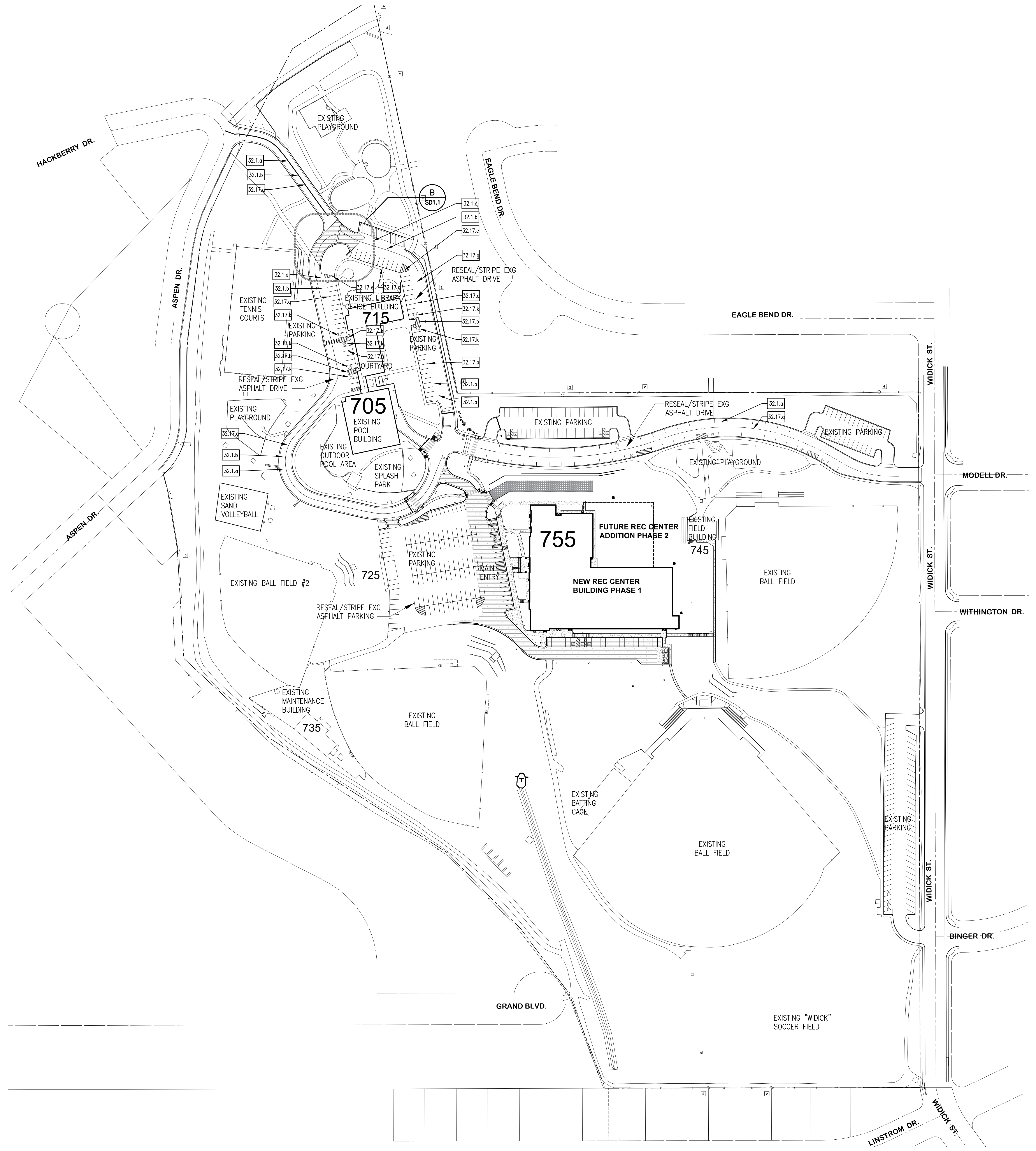
SD0.2

Project No. 21-004
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B ENLARGED SITE PLAN – NORTH DRIVE REVISIONS
1" = 20'-0"



A OVERALL SITE PLAN – BASE BID
1" = 80'-0"

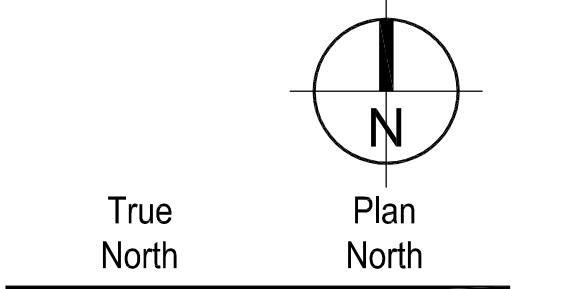
**Widefield Parks and Recreation
Facility Expansion**
755 Aspen Drive, Colorado Springs, CO 80911
Widefield School District 3
1820 Main Street
Colorado Springs, CO 80911



Construction Documents

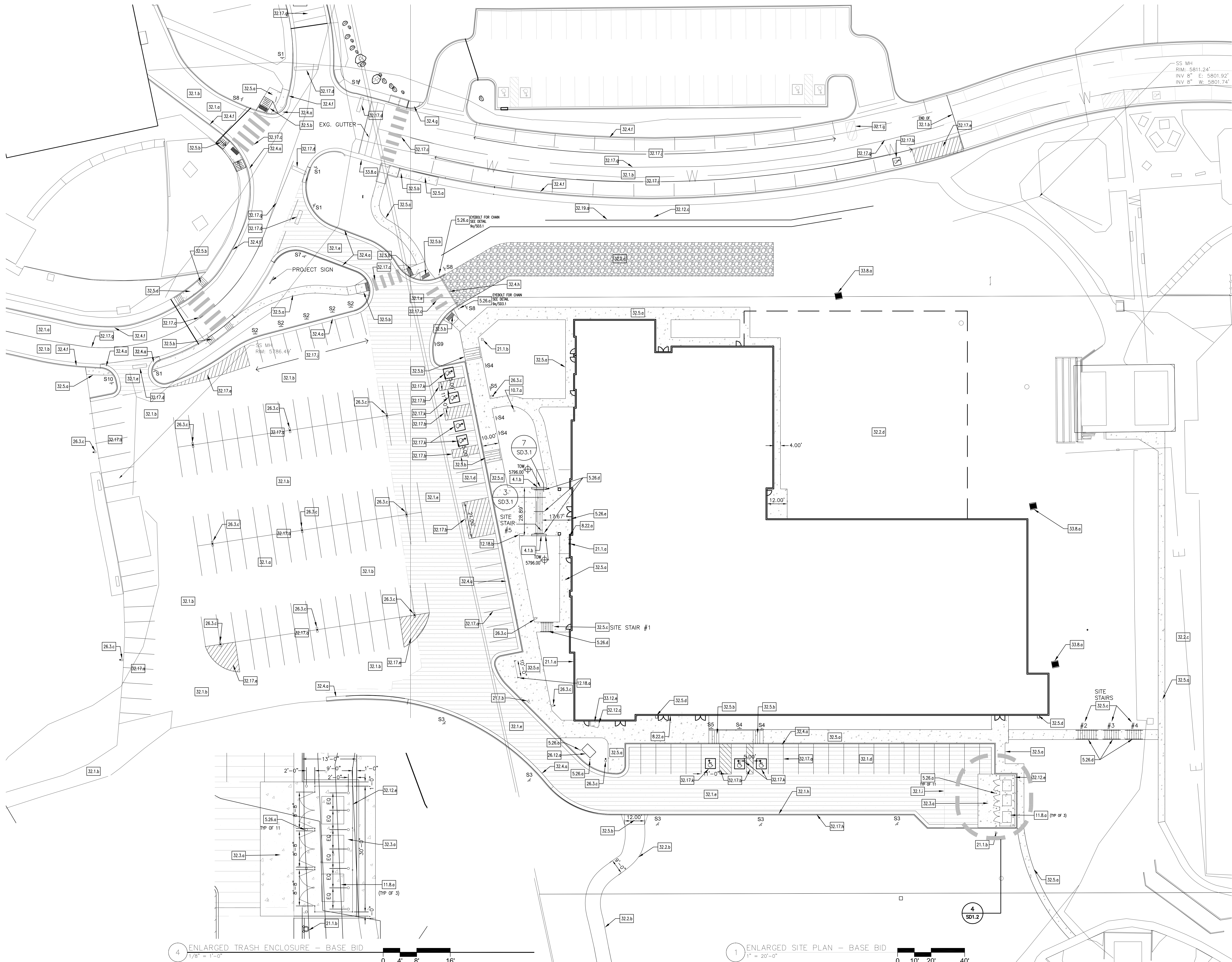
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Revised:	
Permit Revisions	06 April 2022
CCD #001	13 April 2022
EPC Resubmittal	20 April 2022

Area Key Plan



Base Site Plan

SD1.1



4 ENLARGED TRASH ENCLOSURE - BASE BID
 1/8" = 1'-0"
 0 4' 8' 16'

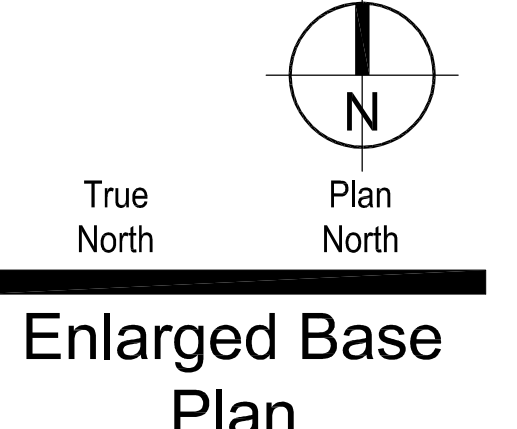
1 ENLARGED SITE PLAN - BASE BID
 1" = 20'-0"
 0 10' 20' 40'



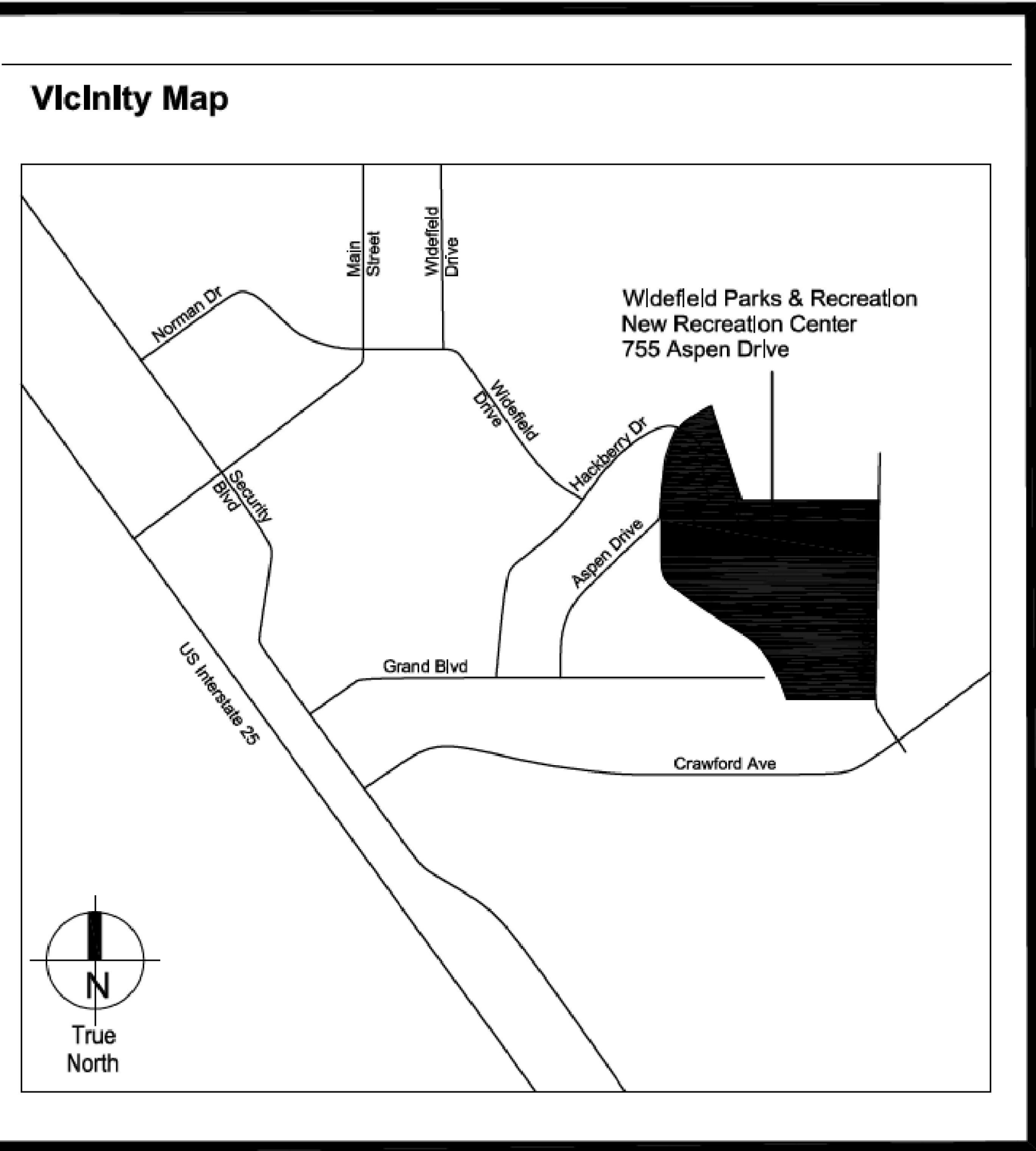
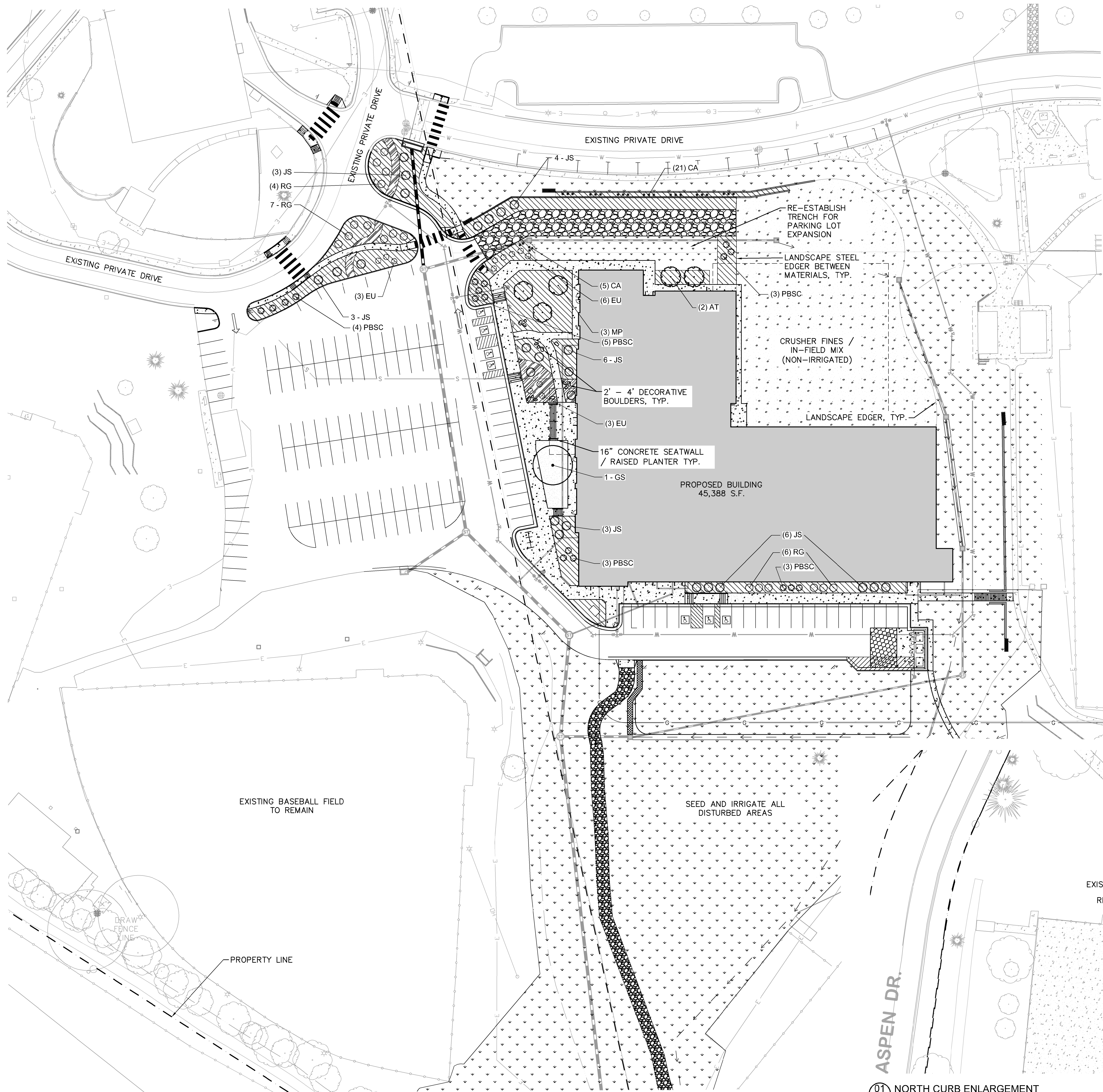
Construction Documents

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

Area Key Plan



Enlarged Base Plan
SD1.2
 Project No. 21-004
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OWNER/APPLICANT
 WIDEFIELD SCHOOL DISTRICT 3
 1820 MAIN STREET
 COLORADO SPRINGS, CO 80911
 (719) 391-3530
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PLAN PREPARER
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 COLORADO SPRINGS, CO 80907
 719-453-0180
 CONTACT: JEREMY POWELL, PLA (JEREMY.POWELL@KIMLEY-HORN.COM)

EXISTING/PROPOSED LAND USE AND ZONING:
 A5 CAD-0/A5 CAD-0

ADJACENT ZONING SURROUNDING THE PROPERTY:
 RS-6000 CAD-0

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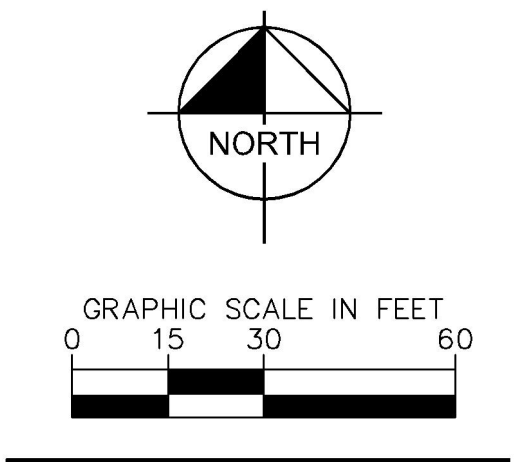
Widefield School District 3
 1820 Main Street
 Colorado Springs, CO. 80911



CONSTRUCTION DOCUMENTS

Drawn: JCP
 Check: JH
 Issued: 30 March 2022
 Revised:

Area Key Plan



LANDSCAPE PLAN

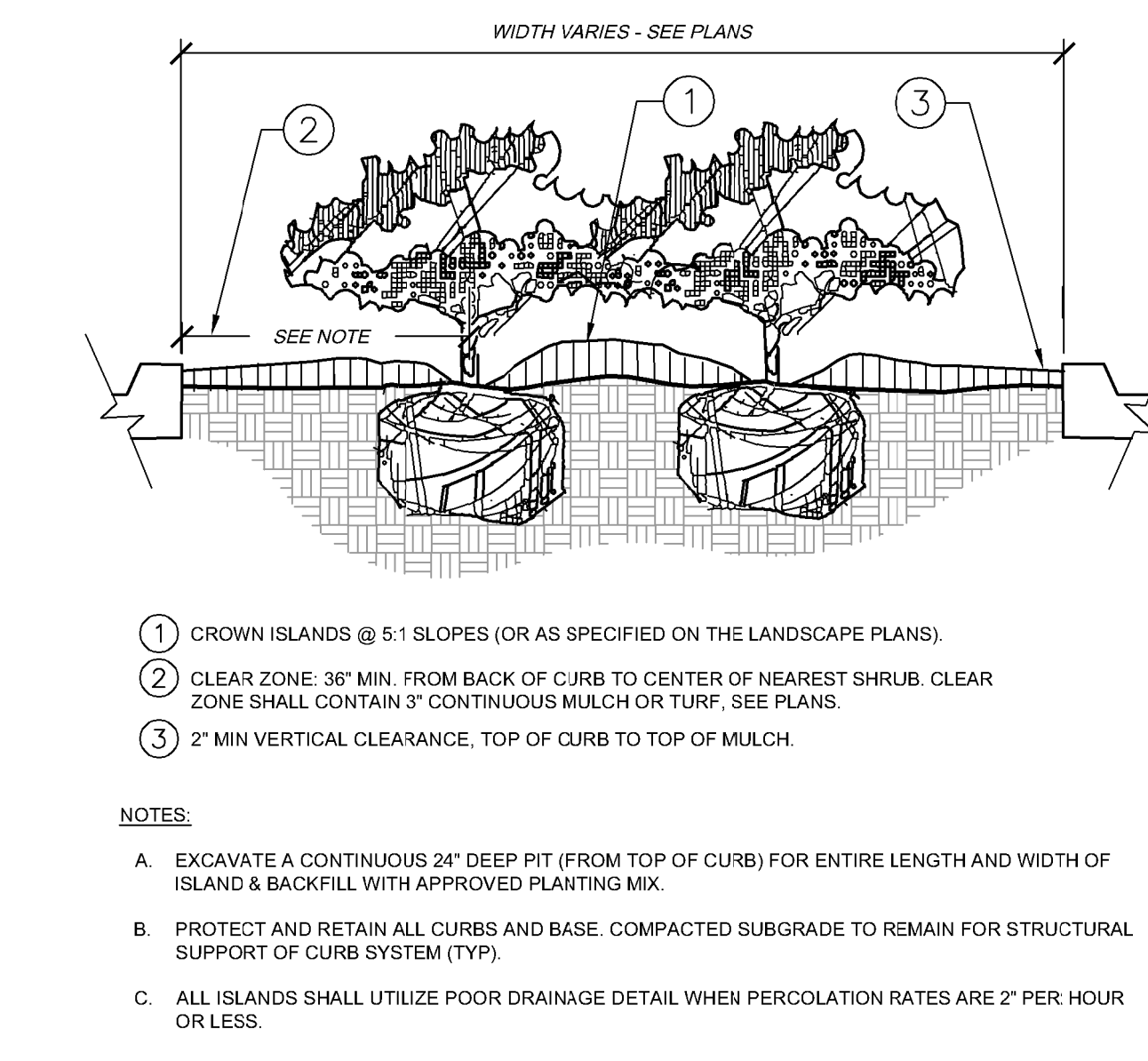
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Project No. 21-004
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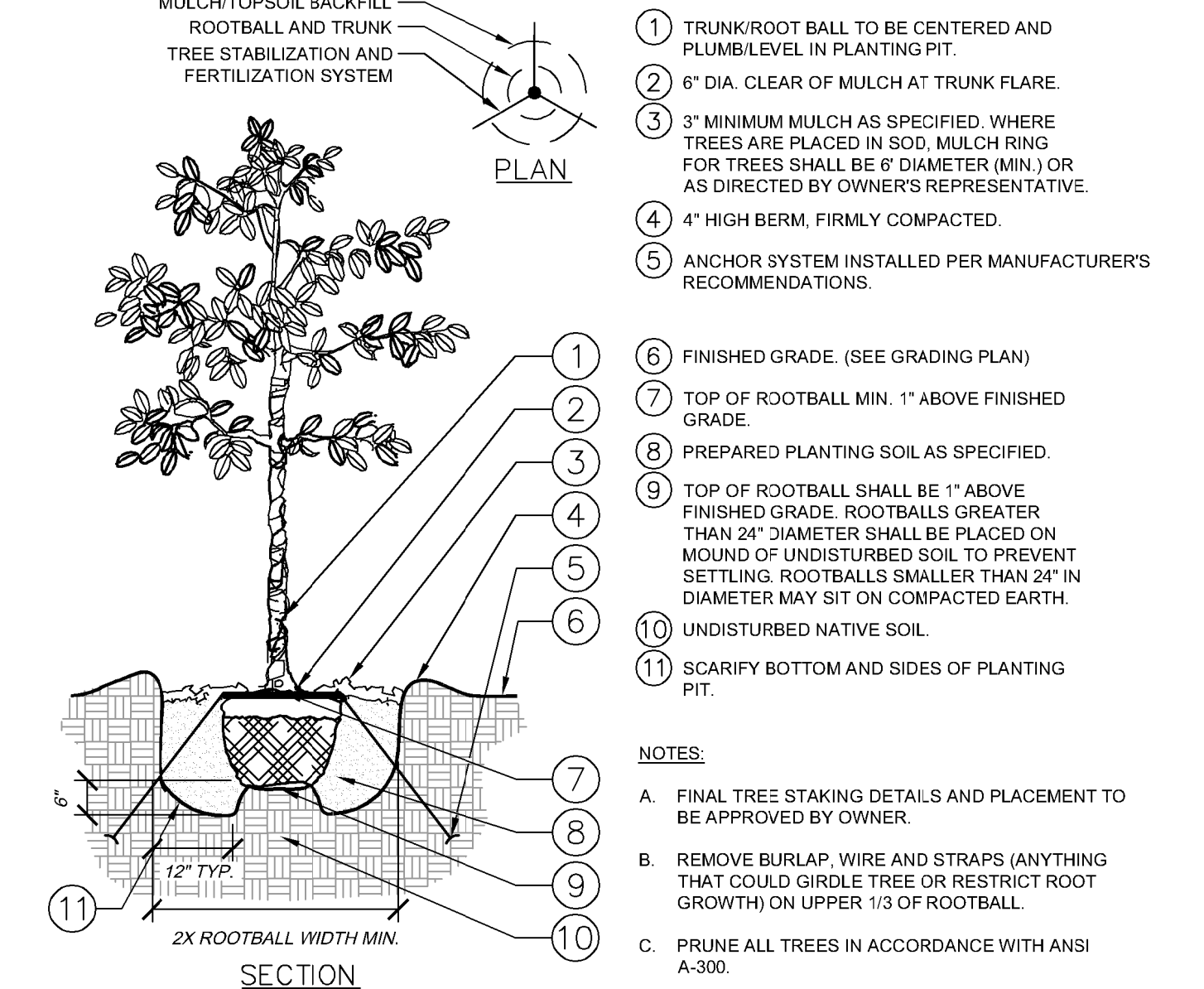
01 NORTH CURB ENLARGEMENT

PLANT SCHEDULE

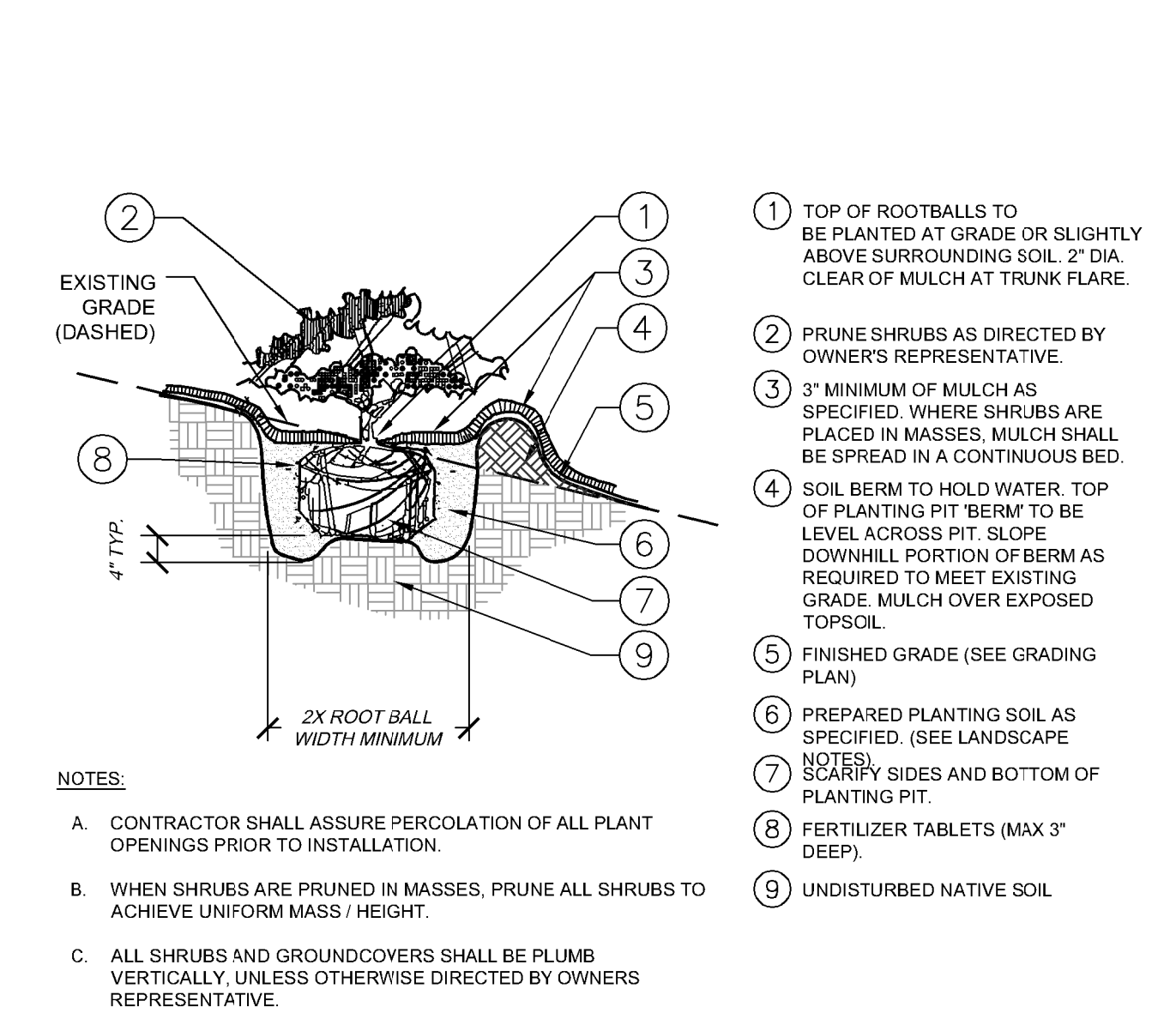
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT	REMARKS
	AT	2	ACER TATARICUM / HOT WINGS / HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'	
	GS	1	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2" CAL MIN	30'-40'	40'-50'	
	MP	3	MALUS X 'PRAIRIE ROSE' / PRAIRIE ROSE CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-20'	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	REMARKS
	EU	12	ERICAMERIA NAUSEOSA GLABRATA / TALL GREEN RABBITBRUSH	5 GAL	SEE PLAN	2'-6"	2'-6"	
	PBSC	18	PRUNUS BESSEYI 'P011S' TM / PAWNEE BUTTES SAND CHERRY	5 GAL				
	RG	17	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6'-8"	2'-3"	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	REMARKS
	JS	25	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	SEE PLAN	6'-8"	5'-6"	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	REMARKS
	CA	26	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL	SEE PLAN	18"-24"	4'-5"	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	REMARKS
	COEL B1	14,333 SF	1/2" RIVER ROCK / COLOR BY OWNER/ARCHITECT	ROCK MULCH	3" DEPTH	YES	PIONEER SAND	
	CMUL	1,390 SF	CEDAR MULCH / COLOR BY OWNER/ARCHITECT	WOOD MULCH	4"	YES	PIONEER SAND	
	COEL A	23,858 SF	CRUSHER FINES / IN-FIELD MATERIAL	GRAVEL	3" DEPTH	NO		RE-USED AND NEW IN-FIELD MATERIAL
	RE-USED	2,108 SF	EXISTING GROUND COVER / TO BE REMOVED AND RELAYED	---				
	SEED A	130,298 SF	NATIVE SEED / PBSI LOW GROW MIX	SEED				PAWNEE BUTTES SEED INC.
	SOD	1,032 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD				



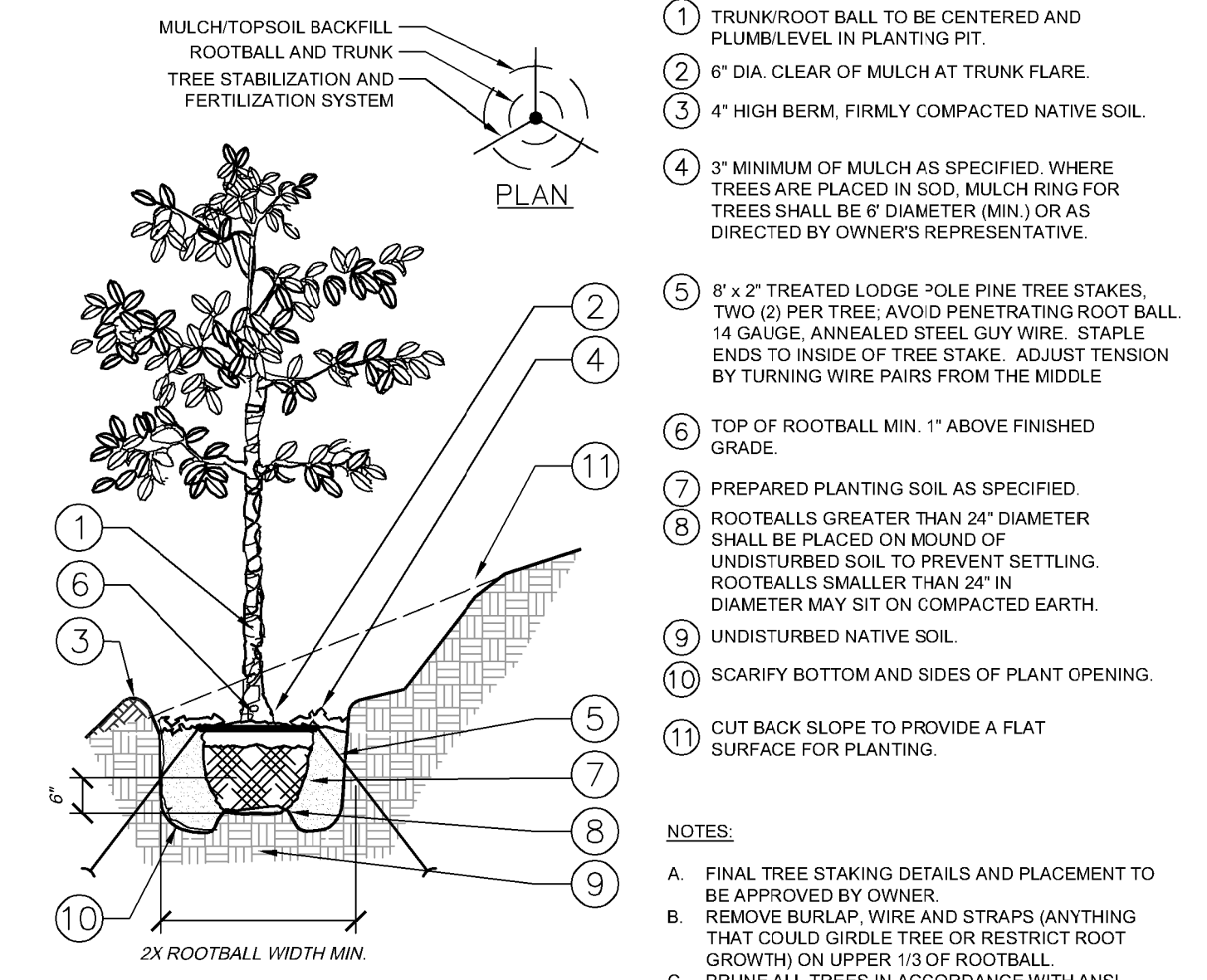
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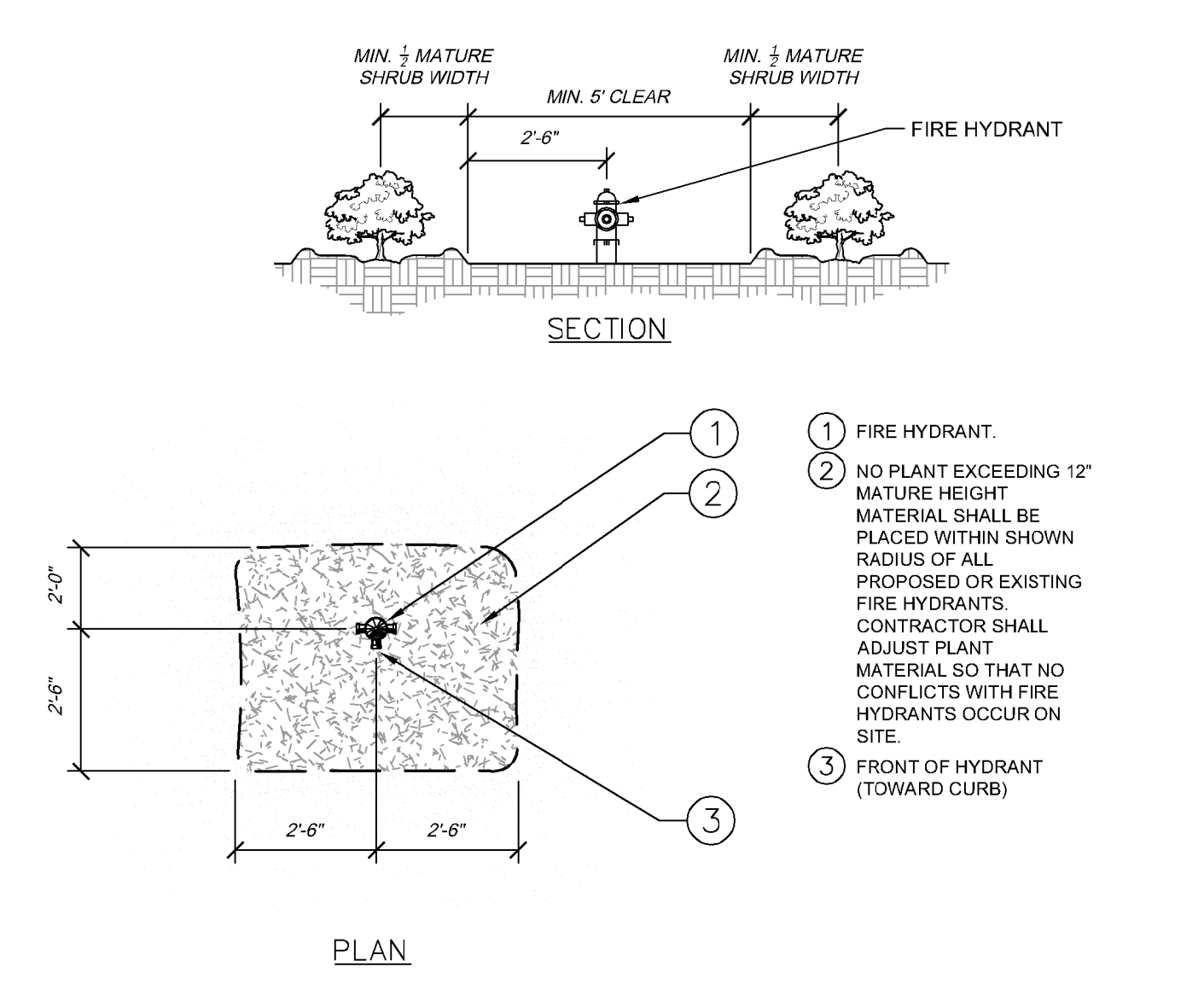
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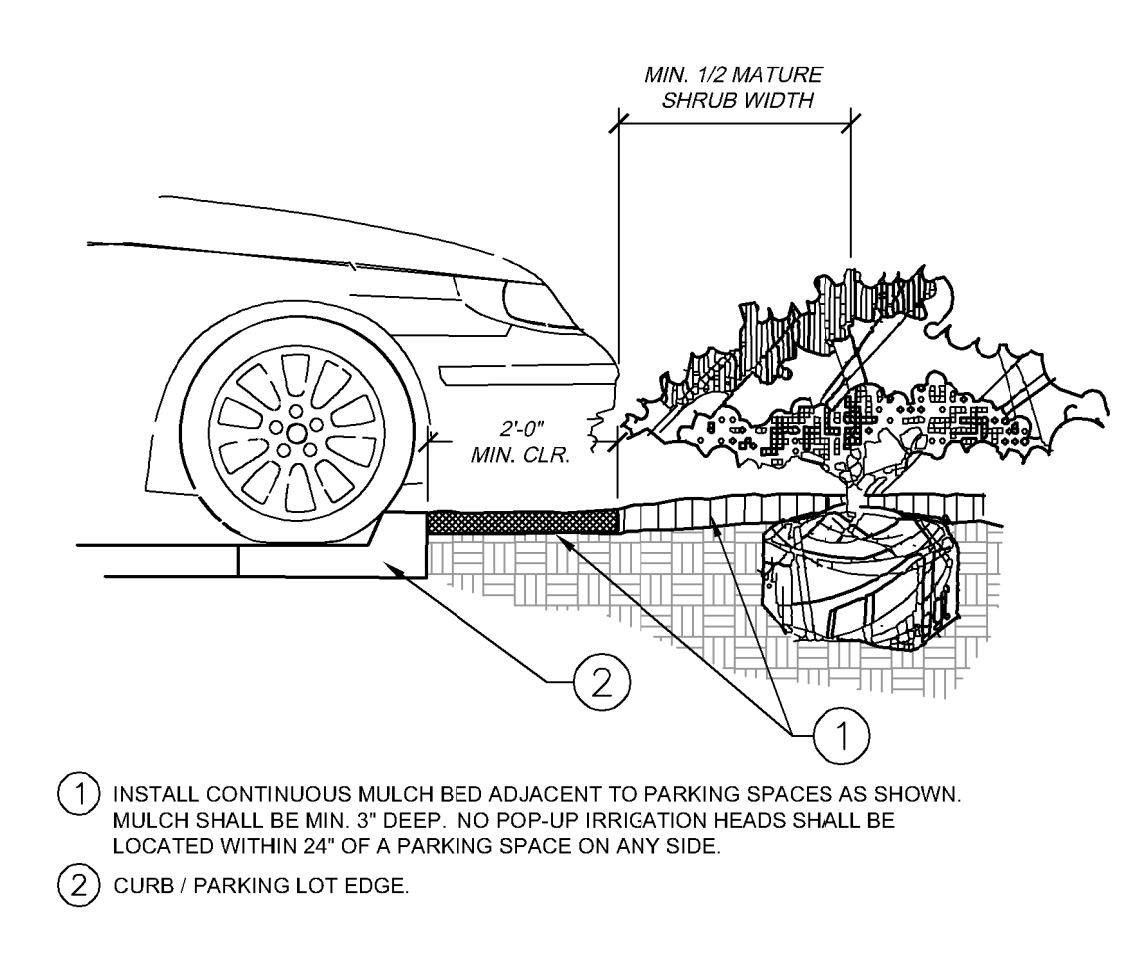
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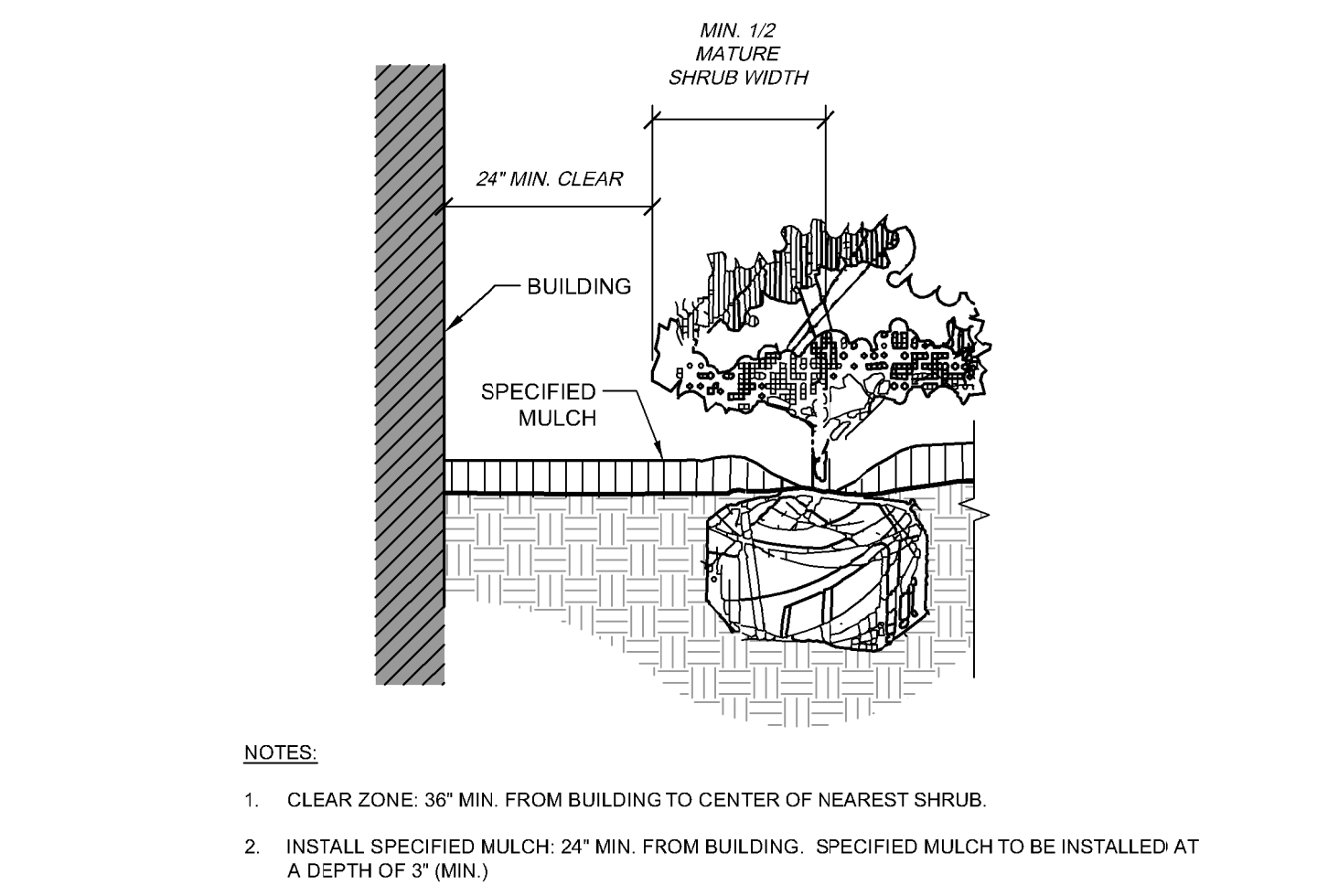
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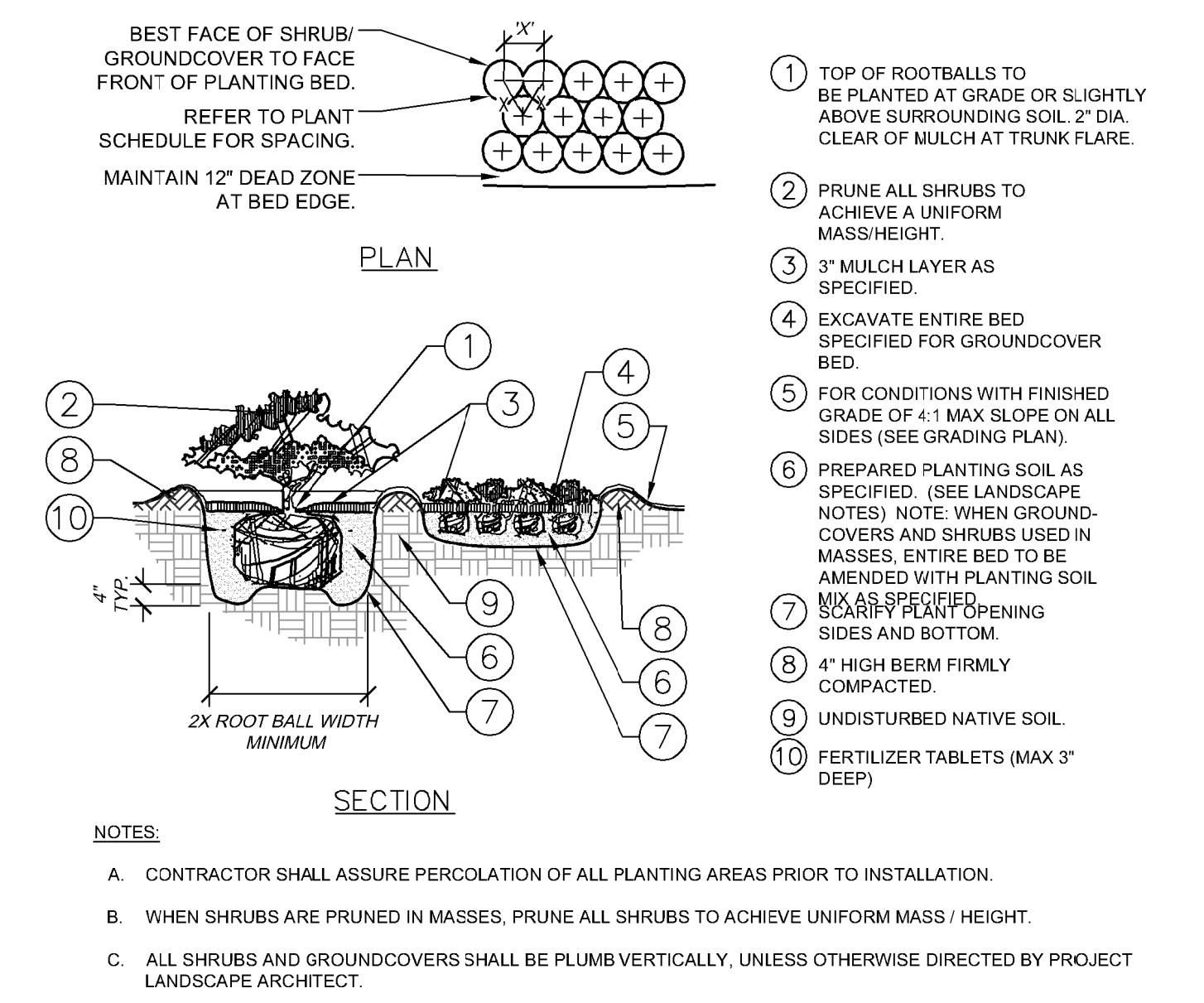
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7 L1.1 SECTION NTS



6 L1.1 SECTION NTS



3 L1.1 SECTION / PLAN NTS

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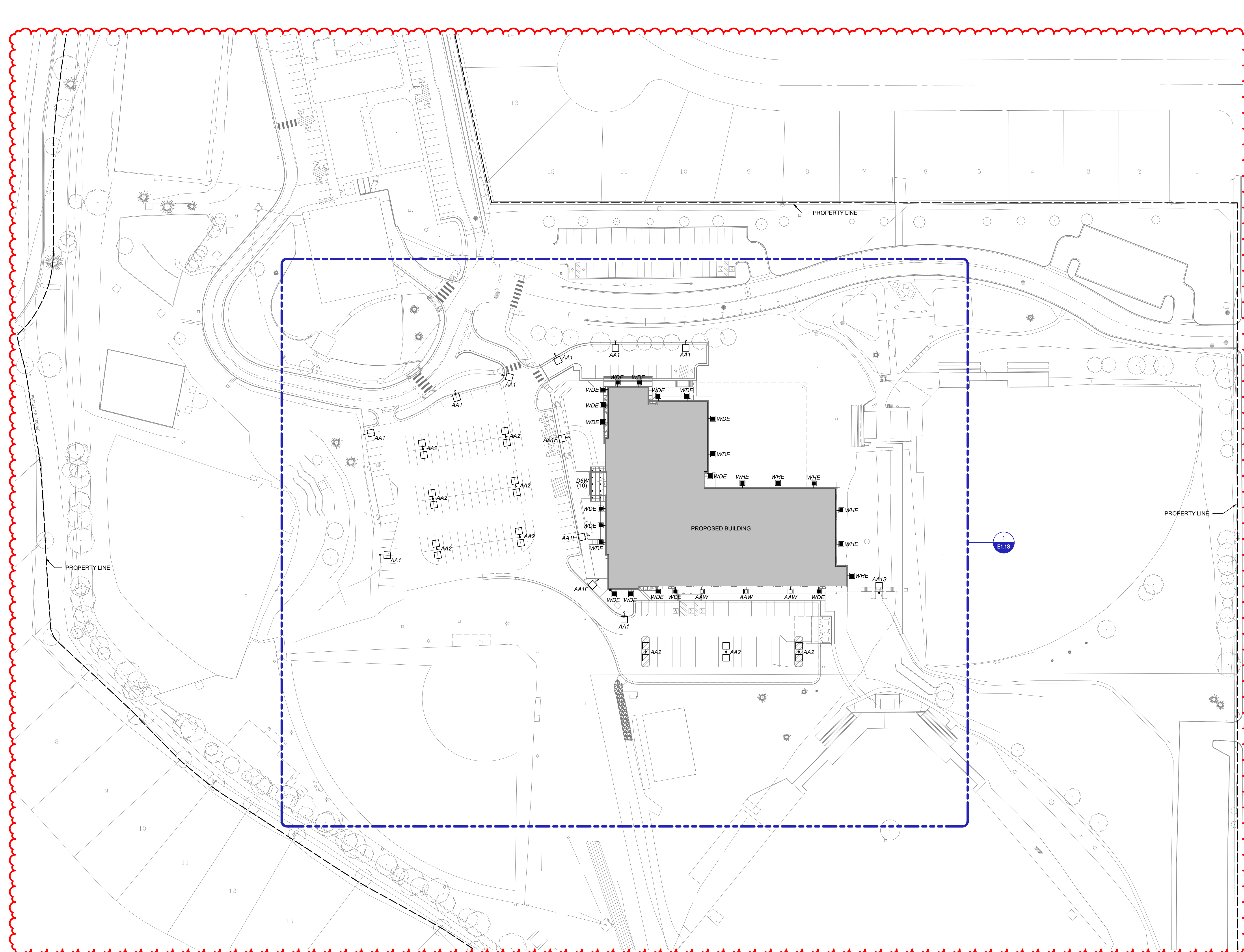
CONSTRUCTION DOCUMENTS

Drawn: JCP
 Checked: JH
 Issued: 30 March 2022
 Revised:
 CCD 001 13 April 2022

Area Key Plan

LANDSCAPE DETAILS
L1.1

Project No. 21-004
 The LKA Partners Incorporated



1 ELECTRICAL SITE DEVELOPMENT PLAN
1" = 50'-0"

GENERAL NOTES

- PROJECT NAME/ADDRESS (ALSO SHOWN IN TITLE BLOCK): WIDEFIELD PARKS AND RECREATION FACILITY EXPANSION, 755 ASPEN DRIVE, COLORADO SPRINGS, COLORADO, 80911.
- REFER TO GESDOP PLAN COVER SHEET FOR VICINITY MAP.
- A PARTIAL SITE PLAN WITH PROPERTY BOUNDARY IS SHOWN TO MAINTAIN SCALE FOR NECESSARY LIGHTING INFORMATION SHOWN. REFER TO FINAL GRADING AND EROSION CONTROL PLAN CS-2 FOR COMPLETE SITE PLAN AND PROPERTY LINE AS NEEDED.
- THERE ARE NO NEW OR EXISTING RIGHT-OF-WAYS OR EASEMENTS FOR THIS PROJECT THAT REQUIRE LIGHTING.

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BCER
ENGINEERING | TECHNOLOGY | LIFE SAFETY
BCER PROJECT 23527039

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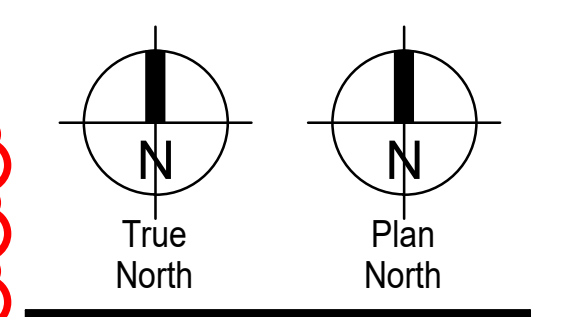
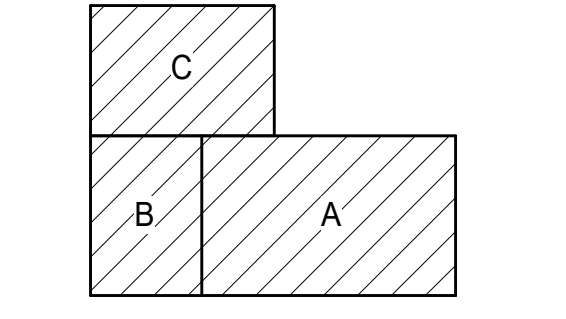
Widefield Parks and Recreation Facility Expansion
755 Aspen Drive, Colorado Springs, CO 80911
Widefield School District 3
1820 Main Street Colorado Springs, CO 80911



SITE DEVELOPMENT PLAN

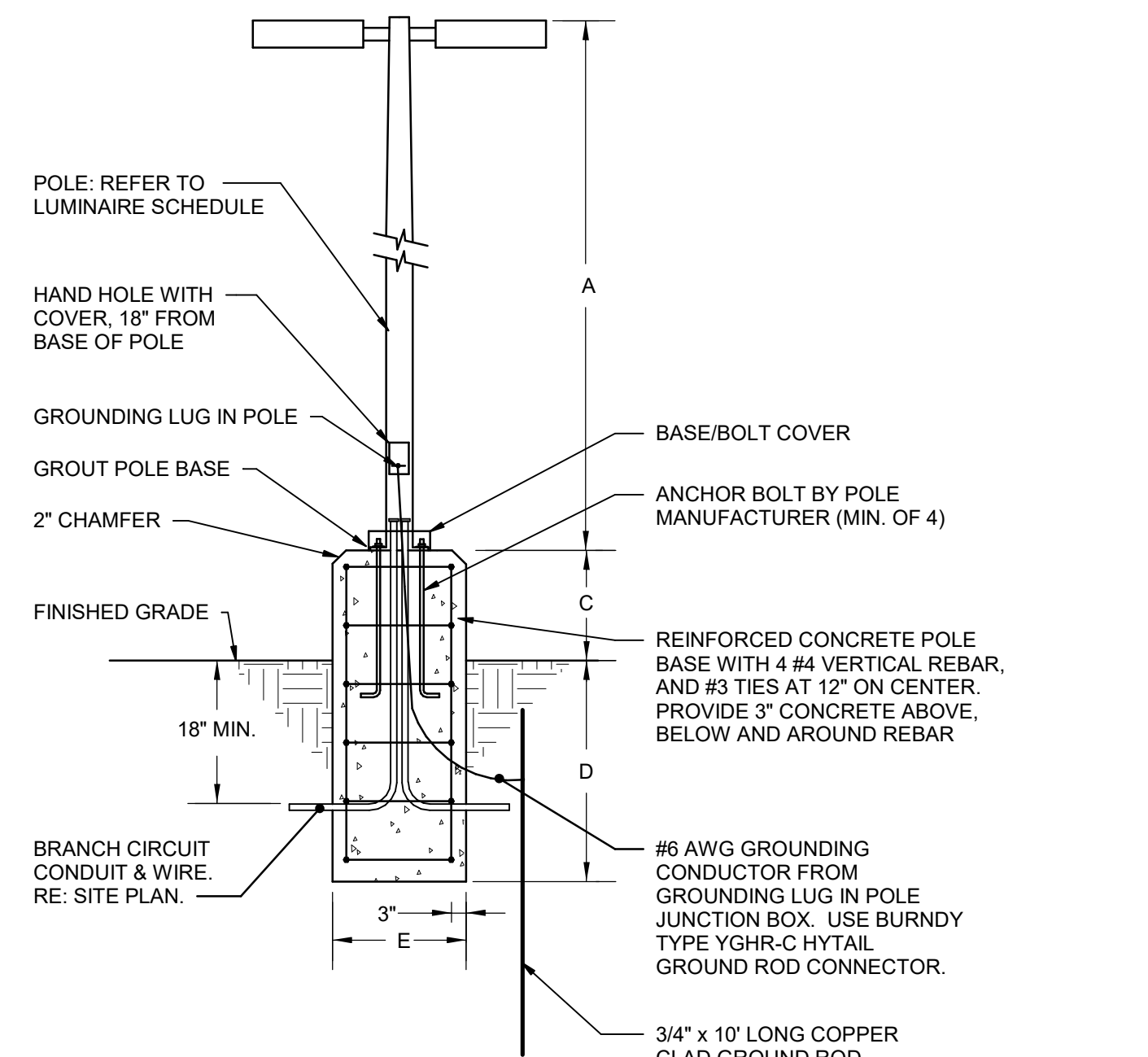
Drawn: _____ DGK
Checked: _____ JTV
Issued: _____ 24 February 2022
Revised: _____
C: PLANNING REVISIONS 15 April 2022

Area Key Plan



ELECTRICAL SITE DEVELOPMENT PLAN

E1.0S
Project No. 21-004
The LKA Partners Incorporated



- NOTES:**
- POLE BASE DIMENSIONS ARE BASED ON POLE HEIGHT PER TABLE BELOW UNLESS OTHERWISE NOTED. THE ABOVE GROUND DIMENSION C SHALL BE 6\"/>

POLE HEIGHT	BASE			DIAMETER
	A	C	D	
10'	2'-6"	4'-0"	2'-0"	
15'	2'-6"	5'-0"	2'-0"	
20'	2'-6"	7'-0"	2'-0"	
25'	2'-6"	8'-0"	3'-0"	
30'	2'-6"	9'-0"	3'-0"	
35'	2'-6"	9'-0"	3'-0"	

2 POLE FIXTURE MOUNTING DETAIL
NOT TO SCALE

KEY	SOURCE				POWER				DESCRIPTION	FINISH	MOUNTING			MANUFACTURER	CATALOG #	NOTES
	TYPE	CRI	CCT	DELIVERED LUMENS	VOLT	VA	DRIVER/BALLAST	DIMMING			TYPE	DEPTH	MOUNT HEIGHT			
DW	LED	80	4000	1624	277 V	19	0-10V	1%	6" SQUARE DOWNLIGHT (WET LISTED COVERED CEILING)	TBD BY ARCH	RECESSED	7.96"	PRESCOLITE	HOUSING: LTR-6SQD-H-SL15L-DM1 TRIM: LTR-6SQD-T-SL40KMD-SS-XX-XX	(13)	
AA1	LED	70	4000	15605	277 V	110	0-10V	10%	17'-06" POLE MOUNTED SINGLE LED LUMINAIRE, TYPE 3 DISTRIBUTION, INTEGRAL OCCUPANCY SENSOR, DIA-CAST ALUMINUM, CORROSION RESISTANT HOUSING. SQUARE STRAIGHT STEEL POLE. POLE MOUNTED ON CONCRETE POLE BASE EXTENDING 2'-06" ABOVE FINISHED GRADE FOR OVERALL LUMINAIRE HEIGHT OF 20'-00"	BLACK MATTE TEXTURED	POLE	3.75"	20'-00"	HUBBELL	LUMINAIRE: ASL1-160L-115-4K7-3-UNV-ASQU-NXSPW30F-BLT POLE: SSS-H(17'-6")-40-A-1-_-BLT	(11)
AA1F	LED	70	4000	15605	277 V	110	0-10V	10%	18'-06" POLE MOUNTED SINGLE LED LUMINAIRE, TYPE 3 DISTRIBUTION, INTEGRAL OCCUPANCY SENSOR, DIA-CAST ALUMINUM, CORROSION RESISTANT HOUSING. SQUARE STRAIGHT STEEL POLE. POLE MOUNTED ON CONCRETE POLE BASE EXTENDING 0'-06" ABOVE FINISHED GRADE FOR OVERALL LUMINAIRE HEIGHT OF 20'-00"	BLACK MATTE TEXTURED	POLE	3.75"	20'-00"	HUBBELL	LUMINAIRE: ASL1-160L-115-4K7-3-UNV-ASQU-NXSPW30F-BLT POLE: SSS-H(19'-6")-40-A-1-_-BLT	(11)
AA1S	LED	70	4000	15605	277 V	110	0-10V	10%	14'-06" POLE MOUNTED SINGLE LED LUMINAIRE, TYPE 3 DISTRIBUTION, INTEGRAL OCCUPANCY SENSOR, DIA-CAST ALUMINUM, CORROSION RESISTANT HOUSING. SQUARE STRAIGHT STEEL POLE. POLE MOUNTED ON CONCRETE POLE BASE EXTENDING 0'-06" ABOVE FINISHED GRADE FOR OVERALL LUMINAIRE HEIGHT OF 15'-00"	BLACK MATTE TEXTURED	POLE	3.75"	15'-00"	HUBBELL	LUMINAIRE: ASL1-160L-115-4K7-3-UNV-ASQU-NXSPW30F-BLT POLE: SSS-H(14'-6")-40-A-1-_-BLT	(11)
AA2	LED	70	4000	31210	277 V	220	0-10V	10%	17'-06" POLE MOUNTED DOUBLE LED LUMINAIRE, TYPE 3 DISTRIBUTION, INTEGRAL OCCUPANCY SENSOR, DIA-CAST ALUMINUM, CORROSION RESISTANT HOUSING. SQUARE STRAIGHT STEEL POLE. POLE MOUNTED ON CONCRETE POLE BASE EXTENDING 2'-06" ABOVE FINISHED GRADE FOR OVERALL LUMINAIRE HEIGHT OF 20'-00"	BLACK MATTE TEXTURED	POLE	3.75"	20'-00"	HUBBELL	LUMINAIRE: (2) ASL1-160L-115-4K7-3-UNV-ASQU-NXSPW30F-BLT POLE: SSS-H(17'-6")-40-A-2-_-BLT	(11)
AAW	LED	70	4000	15605	277 V	110	0-10V	10%	WALL MOUNT SINGLE LED LUMINAIRE, TYPE 4 WIDE DISTRIBUTION, INTEGRAL OCCUPANCY SENSOR, DIA-CAST ALUMINUM, CORROSION RESISTANT HOUSING. SQUARE STRAIGHT STEEL POLE. POLE MOUNTED ON CONCRETE POLE BASE EXTENDING 2'-06" ABOVE FINISHED GRADE FOR OVERALL LUMINAIRE HEIGHT OF 20'-00"	BLACK MATTE TEXTURED	WALL	3.75"	20'-00"	HUBBELL	LUMINAIRE: ASL1-160L-115-4K7-4-UNV-ASQU-NXSPW30F-BLT WALL BRACKET: WB-AREA-BLT	(11)
WDE	LED	70	4000	3213	277 V	23	0-10V	10%	WALLPACK (SMALL FOOTPRINT), TYP 4 WIDE DISTRIBUTION, INTEGRAL OCCUPANCY SENSOR, EMERGENCY (COLD WEATHER BATTERY PACK)	BLACK MATTE TEXTURED	WALL	9"	10'-00"	HUBBELL	RWL1-48L-25-4K7-4-UNV-BLT-NXSPW14F-EH	(8)(11)
WHE	LED	70	4000	6336	277 V	55	0-10V	10%	WALLPACK FORWARD TYPE IV OPTICS, INTEGRAL OCCUPANCY SENSOR, EMERGENCY (COLD WEATHER BATTERY PACK)	BLACK MATTE TEXTURED	WALL	7.25"	10'-00"	BEACON	TRV-D-24L-55-4K7-4F-UNV-SWPM-MOB-BPC-BLT	(8)(11)

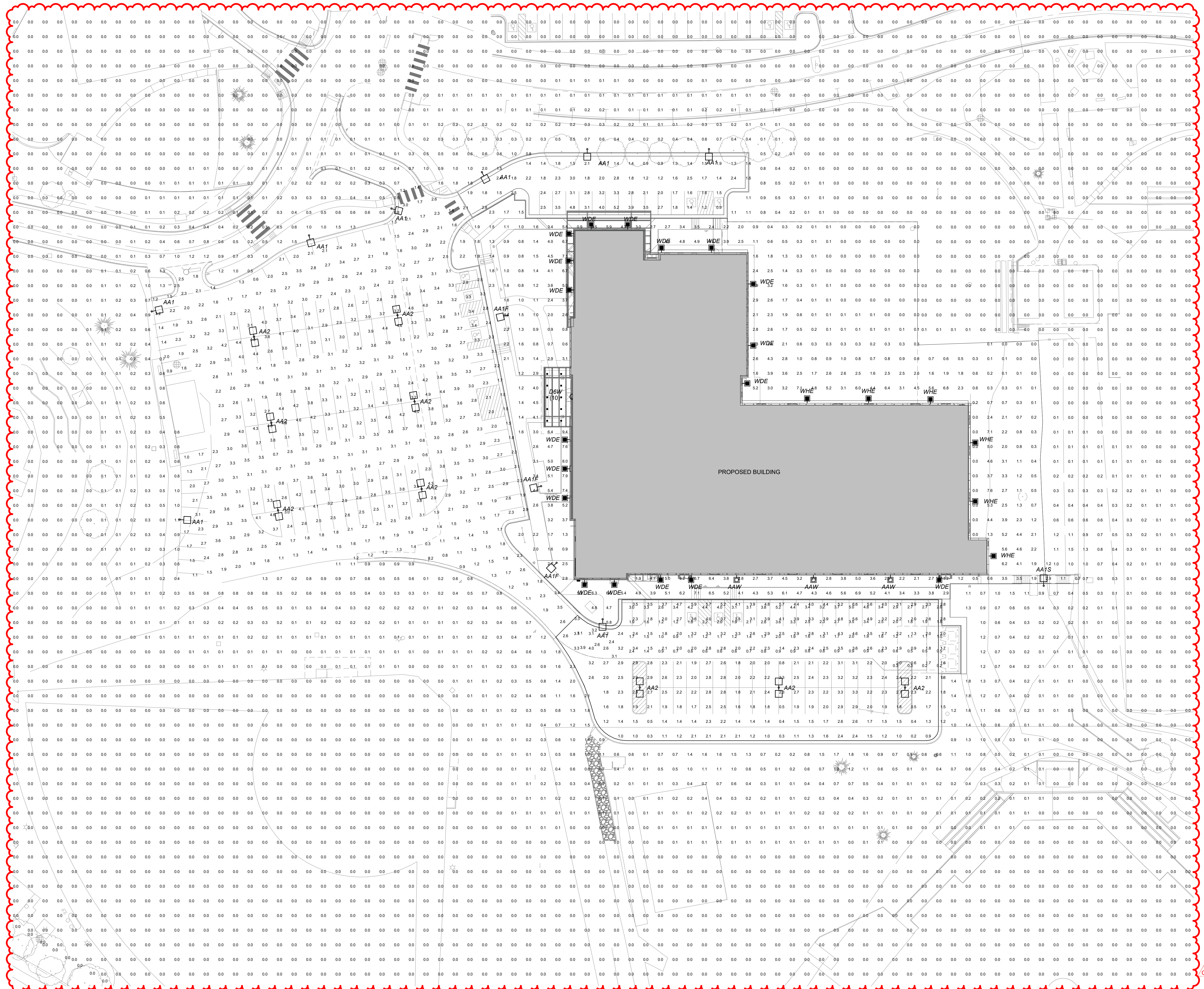
LUMINAIRE SCHEDULE GENERAL NOTES
H. DAYLIGHT CONTROL: EXTERIOR LIGHTING SHALL AUTOMATICALLY TURN ON AT DUSK AND OFF AT DAWN.

LUMINAIRE SCHEDULE PROJECT SPECIFIC NOTES
(8) INTEGRAL 90 MINUTE MINIMUM EMERGENCY BATTERY PACK.
(11) INTEGRAL OCCUPANCY SENSOR SHALL AUTOMATICALLY REDUCE TOTAL WATTAGE OF LUMINAIRE BY 50 PERCENT ANY TIME ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR MORE.
(13) DIMMED TO REDUCE TOTAL WATTAGE BY 50 PERCENT BETWEEN MIDNIGHT AND 6 AM.

OWNER/APPLICANT:
WIDEFIELD SCHOOL DISTRICT 3
445 JERSEY LANE
COLORADO SPRINGS, CO 80911
CONTACT: DAVE GISH, GISHID@SD3.ORG

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PROJECT ENGINEER / DESIGNER DAVE KAMBICH 303.638.6423 DKAMBICH@BCER.COM	PROJECT MANAGER CHRIS WREN 719.640.9821 CWREN@BCER.COM



GENERAL NOTES

1. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 DEPRECIATION FACTORS.
2. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOTCANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE REDESIGNS.
3. OFF-SITE ILLUMINATION GREATER THAN ZERO AT AND BEYOND THE PROPERTY BOUNDARY LINE IS NOT PERMITTED. CALCULATION GRID SHOWN IS WELL WITHIN PROPERTY BOUNDARY LINE, AND PERMETER POINTS OF SUCH CALCULATION GRID HAVE FOOTCANDLE VALUES OF ZERO. THEREFORE, THE ILLUMINANCE LEVELS AT AND BEYOND THE PROPERTY BOUNDARY LINE ARE ZERO.
4. BUILDING EXTERIOR LIGHTING SHALL BE CONTROLLED BY TIME BASED SCHEDULE WITH NEW LUTRON LUMINAIRE CONTROL SYSTEM.
5. SEQUENCE OF CONTROL FOR BUILDING EXTERIOR LIGHTING:
DAYLIGHT SHUTOFF: AUTOMATICALLY TURNS LIGHTING ON AT DUSK AND OFF AT DAWN.

LUMINAIRE SCHEDULE: LUMINAIRES WITH INTEGRAL OCCUPANCY SENSORS SHALL AUTOMATICALLY REDUCE WATTAGE AS INDICATED ON LUMINAIRE SCHEDULE. DBW LUMINAIRES IN CANOPY ABOVE WEST MAIN ENTRY SHALL BE DIMMED TO REDUCE TOTAL WATTAGE OF SUCH LUMINAIRES AS INDICATED ON LUMINAIRE SCHEDULE.

E - SITE ILLUMINANCE RESULTS

Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
MAIN PARKING LOT	3 fc	4.9 fc	0.2 fc	14.3	25.5
SOUTH PARKING	2 fc	6.6 fc	0.2 fc	11.7	31.2
NORTH PARKING LOT	2 fc	5.2 fc	0.9 fc	2.4	5.5
ENTRY CANOPY	11 fc	14.6 fc	5.3 fc	2.0	2.8
BUILDING PERIMETER THROUGHOUT THE PROPERTY	0 fc	9.4 fc	0.0 fc	27393183976.5	118063486799.0
PROPERTY CALCULATION BOUNDARY LINE	0 fc	0.0 fc	0.0 fc	763.1	35563.0

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1 ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRY
1" = 30'-0"
30' 15' 0' 30'

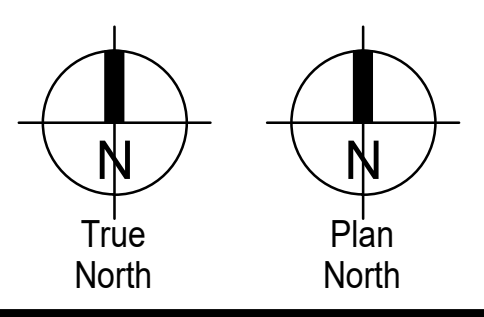
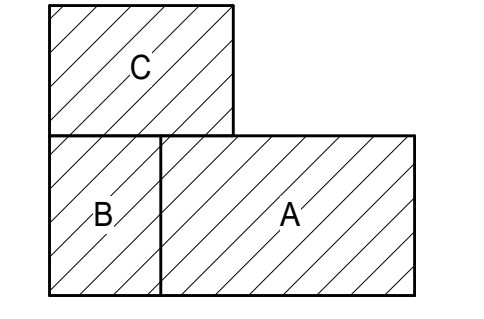
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SITE DEVELOPMENT PLAN

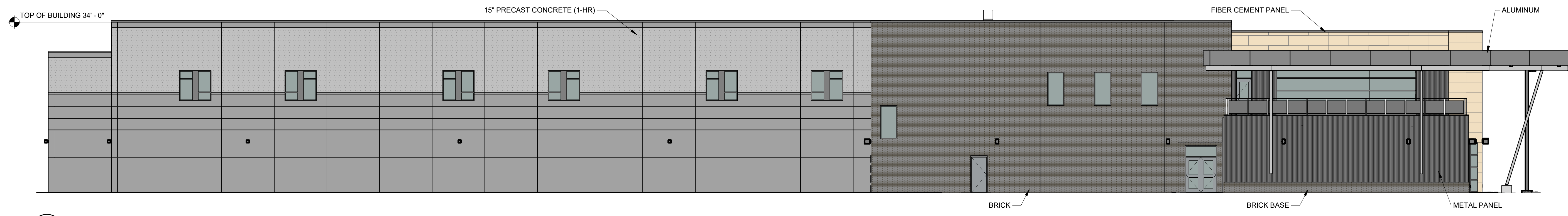
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Checked: JTV
Issued: 24 February 2022
Revised:
C PLANNING REVISIONS 15 April 2022

Area Key Plan

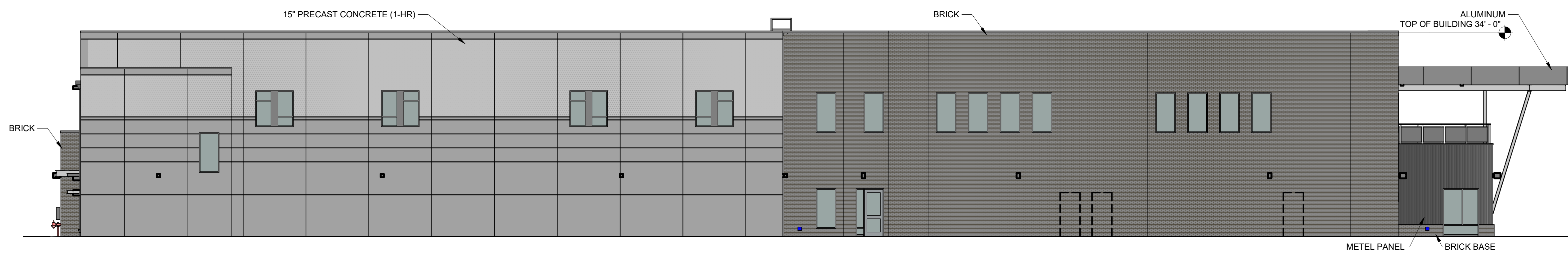


ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRY

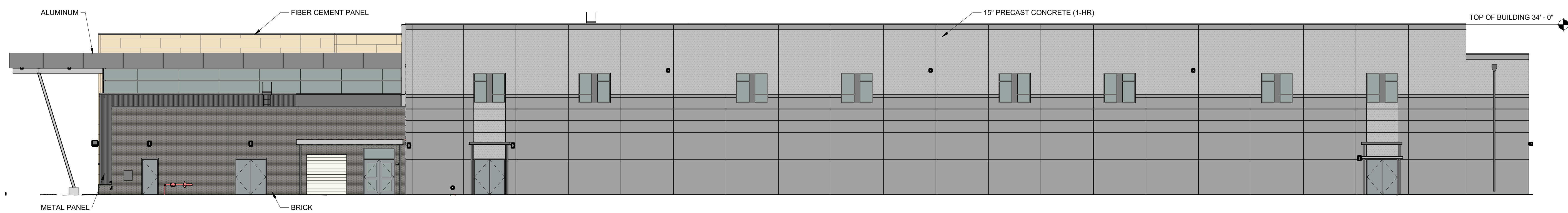
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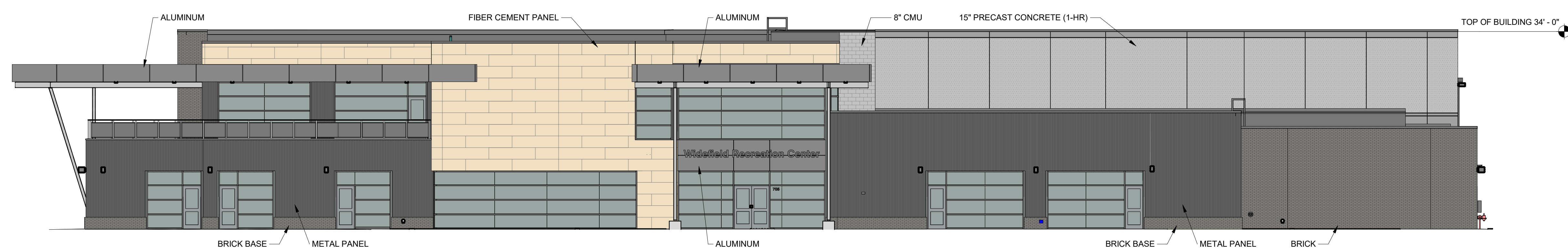
29 NORTH ELEVATION
Scale: 3/32" = 1'-0"



28 EAST ELEVATION
Scale: 3/32" = 1'-0"



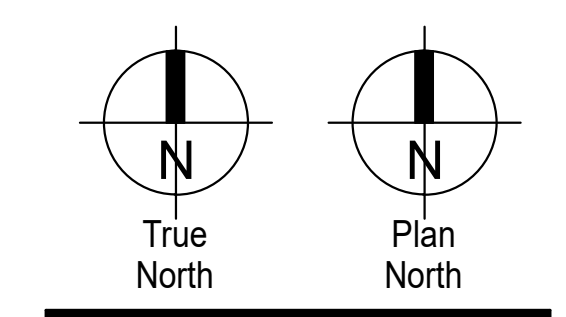
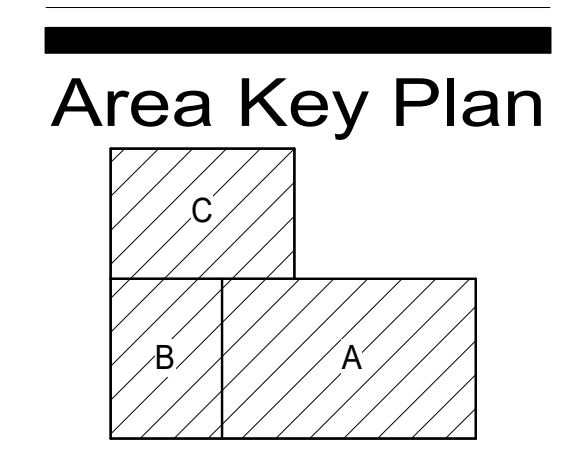
27 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



26 WEST ELEVATION
Scale: 3/32" = 1'-0"



Construction Documents
Drawn: _____ DH
Checked: _____ KO
Issued: 28 January 2022
Revised: _____



BUILDING ELEVATIONS - OVERALL