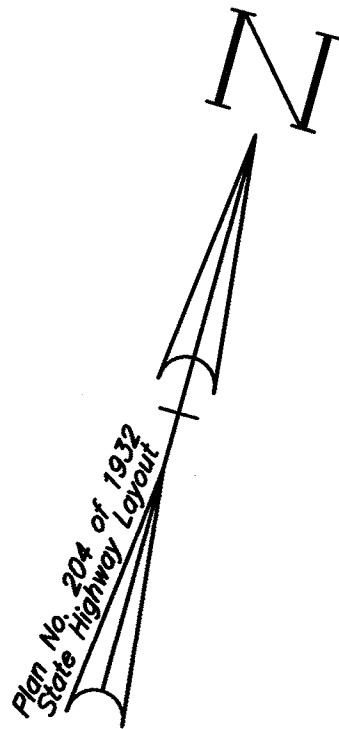


ZONING TABLE		
ZONE	SINGLE FAMILY DISTRICTS (R10)	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED/PROVIDED
FRONT YARD SETBACK	30 ft	12.1± ft
SIDE YARD SETBACK	20 ft	20.0± ft
REAR YARD SETBACK	20 ft	10.1± ft
MIN. FRONTAGE	60 ft	200.00 ft
MIN. LOT AREA	10,000 ft ²	20,029 ft ²
MAX. BUILDING HEIGHT	45 ft	50.7 ft
MAX. NUMBER OF STORIES	3	3
MAX. BLDG. LOT COVERAGE	4,000 S.F.	10,020 S.F.*

* - IF DECK IS ALLOWED BUILDING LOT COVERAGE WOULD INCREASE BY 780 S.F.

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
SURVEY PLAN	C1
EXISTING CONDITIONS PLAN	C2
LAYOUT PLAN	C3
VEHICLE ACCESS PLAN	C4
GRADING PLAN	C5
UTILITY PLAN	C6
SITE DETAIL	C7
SITE DETAIL	C8
SITE DETAIL	C9



13750/33
VENTAS REALTY,
LIMITED PARTNERSHIP
PARCEL ID: 135-73
#694 WORCESTER ST

N15°27'37"W
92.50

SLOPE EASEMENT
1976/581
[PARCEL S-104 ON
PLAN NO. 502 OF 1932]

PARCEL AREA
20,029 S.F.

35110/532
680 WORCESTER ROAD, LLC
PARCEL ID: 121-18
#680 WORCESTER ST

WORCESTER STREET
(PUBLIC - VARIABLE WIDTH)
(1932 STATE HIGHWAY LAYOUT NO. 2888)
(ROUTE 9)

82+00

(BASELINE FOR 1932 STATE HIGHWAY LAYOUT NO. 2888)

83+00

84+00

LEGEND OF ABBREVIATIONS

CBDH - CONCRETE BOUND WITH DRILL HOLE

EPLP - ESCUTCHEON PIN LEAD PLUG

(FD) - FOUND

IP - IRON PIPE

S.F. - SQUARE FEET

5223/38 - BOOK/PAGE REFERENCE AT THE NORFOLK
DISTRICT REGISTRY OF DEEDS

--- 140 --- CONTOUR LINE (NAVD 88 DATUM)

N74°32'23"E
200.00

IP
EPLP
(FD)

SLOPE EASEMENT 1976/581
[PARCEL S-108 ON
PLAN NO. 502 OF 1932]

92.57
S15°36'10"E

29158/490
ANNE-LAURE ROCHER
PARCEL ID: 121-17
#676 WORCESTER ST

3585/150
(15' WIDE)
TOWN OF
WELLESLEY
EASEMENT

3585/150 (15' WIDE)
TOWN OF WELLESLEY
EASEMENT

100.90
S74°30'27"W

13750/33
VENTAS REALTY,
LIMITED PARTNERSHIP
PARCEL ID: 135-73
#694 WORCESTER ST

CBDH
(FD)

N15°02'09"W
15.27

CBDH
(FD)

S74°40'42"W 75.09

CBDH
(FD)

S74°14'29"W
24.53

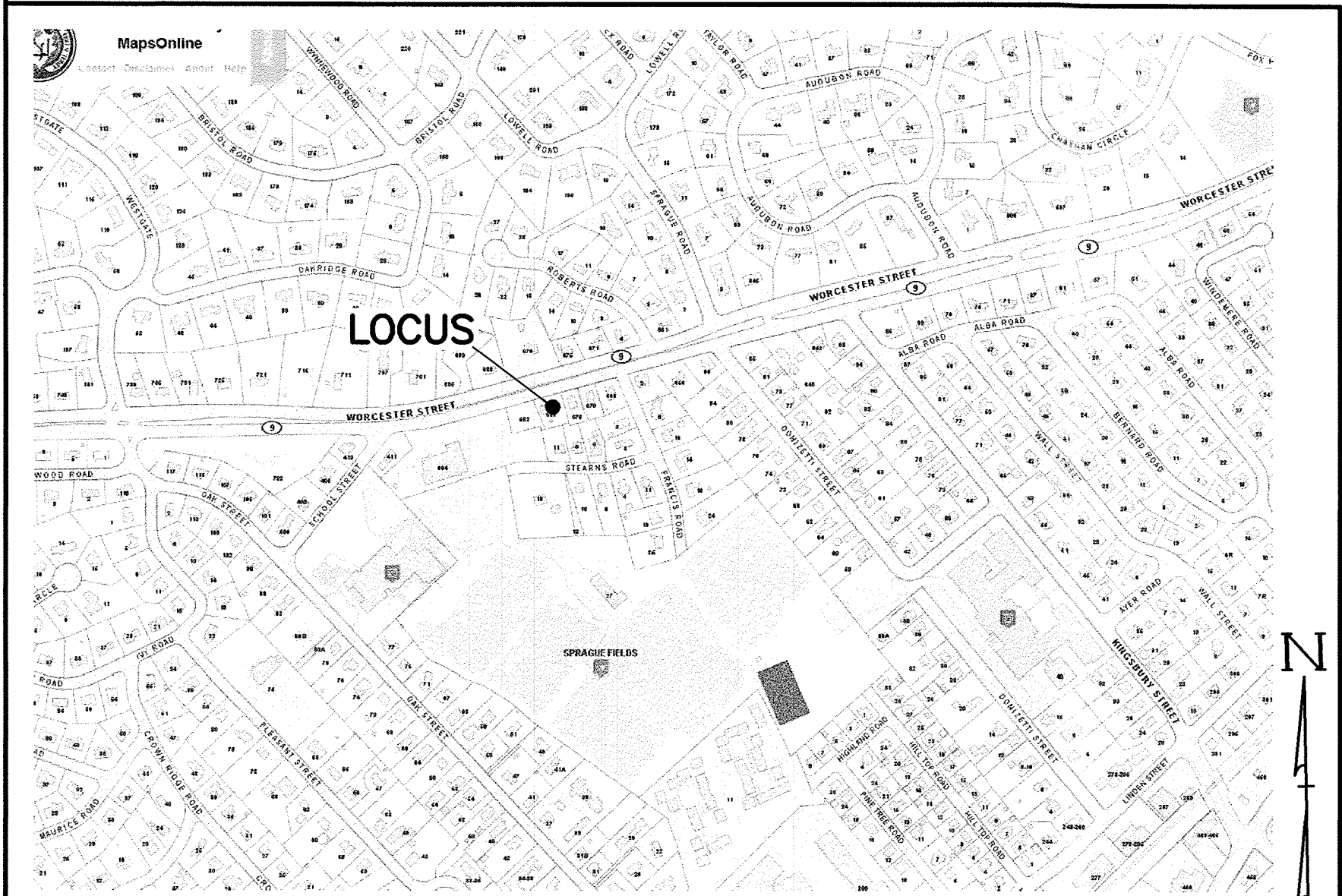
CBDH
(FD)

CBDH
(FD)

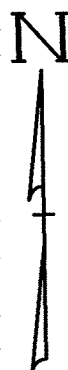
15.18
S14°07'30"E

31450/522
JOSEPH ASSAN & NICOLA ASSAN
PARCEL ID: 121-10
#11 STEARNS RD

27386/181
ANDREW LIU & WENDY Y. SHEU
[PLAN NO. 433 OF 1925]
PARCEL ID: 121-11
#9 STEARNS RD



LOCUS MAP
SCALE: 1"=500'±
SOURCE: WELLESLEY GIS



Prepared For:

Owner / Applicant
680 Worcester Road, LLC
43 Charles Street
Needham, MA 02494

Prepared By:

Hayes
Hayes Engineering, Inc.
603 Salem Street
Wellesley, MA 01980
Tel: 781.246.7800
Fax: 781.246.7808
www.hayeseng.com

Design By:

Drawn By: EBL

Checked By: WRB

Project File: WEL-0011

Comp. No: WEL10

☐ Issued For Permit

☐ Issued For Review

☐ Issued For Bid

☐ Issued For Construction

☐ Not For Construction

No.	Revision	Date
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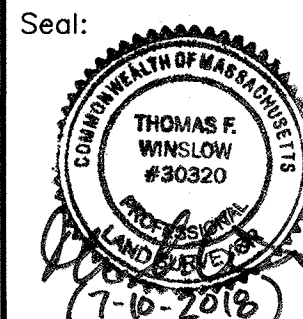
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Date: May 9, 2016

Drawing Title:

SURVEY PLAN
#680 WORCESTER STREET
CHAPTER 40B COMPREHENSIVE PERMIT
WELLESLEY, MASS.



Drawing No.:

C1

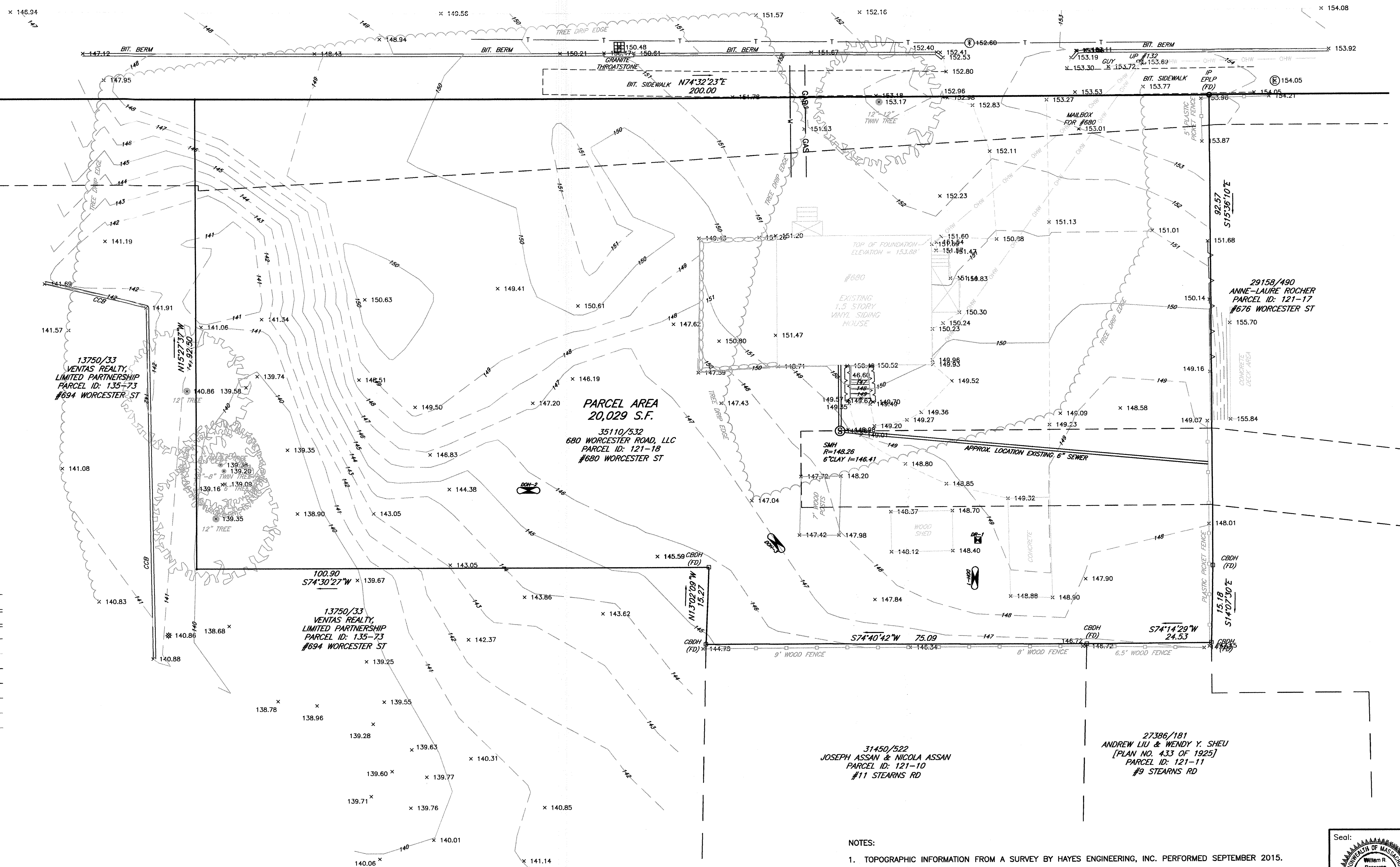
SHEET 1 OF 9

N:\WEL01\SP680\worcesterRk.dwg, 10/22/2018 8:57:43 AM, EBL

PER MAP 204 OF 1929
State of Mass. Survey

LEGEND

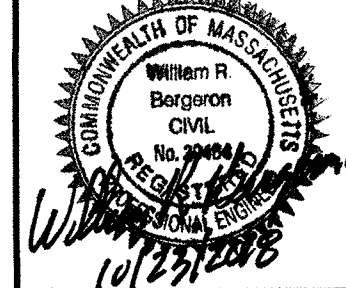
EDGE OF PAVEMENT	---
CAPE COD BERM	BIT. BERM
BIT BERM	CCB
UNDERGROUND TELEPHONE	T
OVERHEAD WIRES	OHW
UNDERGROUND GAS	GAS
UNDERGROUND WATER	W
RETAINING WALL	---
WOOD FENCE	---
EXISTING CONTOUR	---
CATCH BASIN	---
ELECTRIC MANHOLE	---
TELEPHONE MANHOLE	---
UTILITY POLE	---
SEWER MANHOLE	---
DEEP OBSERVATION HOLE	---
DOUBLE RING INFILTRATOR TEST	---
EXISTING SPOT GRADE	x 149.41



NOTES:

- TOPOGRAPHIC INFORMATION FROM A SURVEY BY HAYES ENGINEERING, INC. PERFORMED SEPTEMBER 2015.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88.
- THE PROPERTY SHOWN DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25021C0016E; EFFECTIVE DATE: JULY 17, 2012.

Seal:



Drawing No.:

C2

SHEET 2 OF 9

Prepared For:

Owner / Applicant
680 Worcester Road, LLC
43 Charles Street
Needham, MA 02494

Prepared By:

Hayes Engineering, Inc.
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Wellesley, MA 01980
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Fax: 781.246.7896
www.hayeseng.com

Design By:

Drawn By: EBL
Checked By: WRB
Project File: WEL-0011
Comp. No: WEL10
☐ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☐ Not For Construction

No.	Revision	Date	Town Comments
1	11-14-2017		MassDOT & Town Comments
2	6-29-2018		Submission
3	10-19-2018		Town Comments

Scale: 1" = 10'



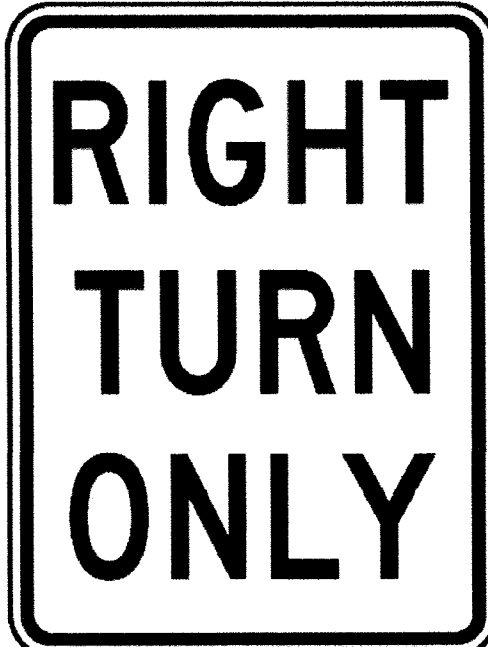
Date: May 9, 2016

Drawing Title:

EXISTING CONDITIONS PLAN
#680 WORCESTER STREET
CHAPTER 40B COMPREHENSIVE PERMIT
WELLESLEY, MASS.



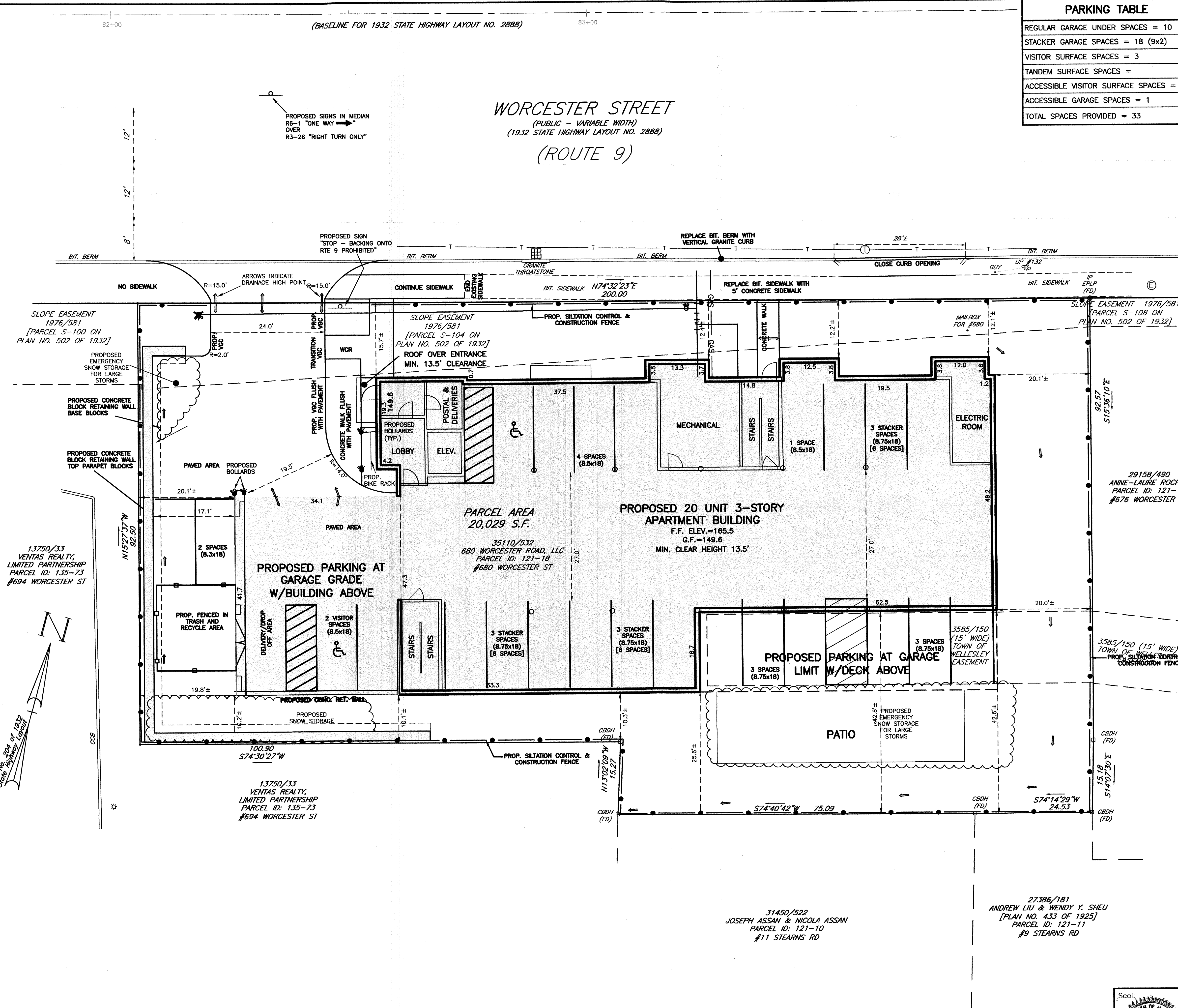
R6-1



R3-26



CUSTOM STOP SIGN



PARKING TABLE	
REGULAR GARAGE UNDER SPACES	= 10
STACKER GARAGE SPACES	= 18 (9x2)
VISITOR SURFACE SPACES	= 3
TANDEM SURFACE SPACES	=
ACCESSIBLE VISITOR SURFACE SPACES	= 1
ACCESSIBLE GARAGE SPACES	= 1
TOTAL SPACES PROVIDED	= 33

Prepared For:
Owner / Applicant
680 Worcester Road, LLC
43 Charles Street
Needham, MA 02494

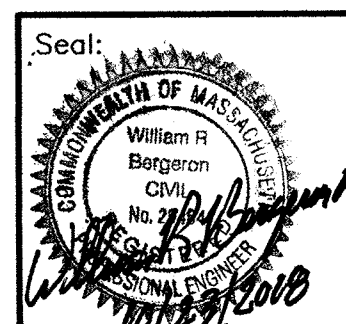
Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Walden, MA 01880
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Fax: 781.246.7596
www.hayeseng.com

Design By:
Drawn By: EBL
Checked By: WRB
Project File: WEL-0011A
Comp. No: WEL10
☐ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☐ Not For Construction

No.	Date	Revision
1	11-14-2017	MassDOT & Town Comments
2	6-29-2018	Submital
3	10-11-2018	Parking Layout
4	10-19-2018	Town Comments
5		
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10		

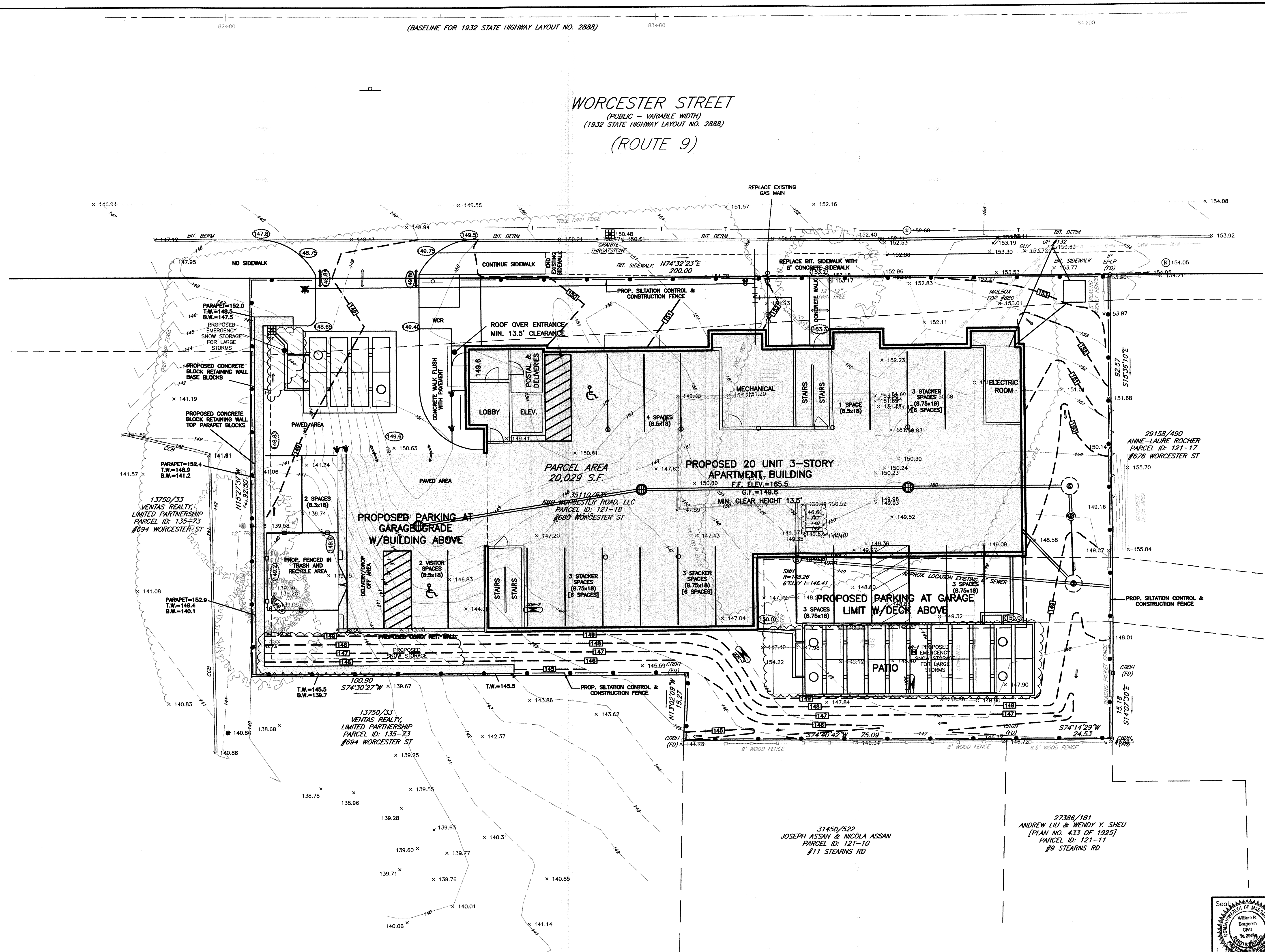
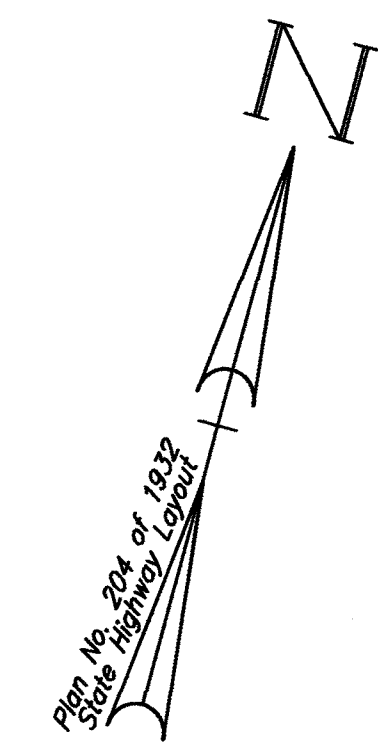
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0' 5' 10' 20'
Date: May 9, 2016

Drawing Title:
LAYOUT PLAN
#680 WORCESTER STREET
CHAPTER 40B COMPREHENSIVE PERMIT
WELLESLEY, MASS.



Drawing No.:
C3
SHEET 3 OF 9

N:\WEL10\SP680\worcesterR4.dwg, 10/22/2018 8:57:58 AM, EBL



Prepared For:
Owner / Applicant
680 Worcester Road, LLC
43 Charles Street
Needham, MA 02494

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Design By: EBL
Checked By: WRB
Project File: WEL-0011
Comp. No: WEL10
☐ Issued For Permit
☐ Issued For Review
☐ Issued For Construction
☐ Not For Construction

No.	Date	Revision
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Scale: 1" = 10'
0' 5' 10' 20'

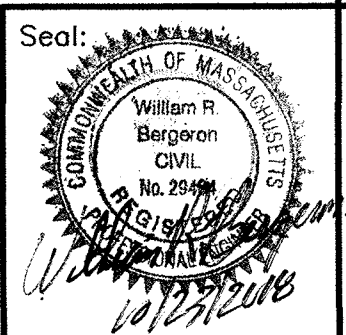
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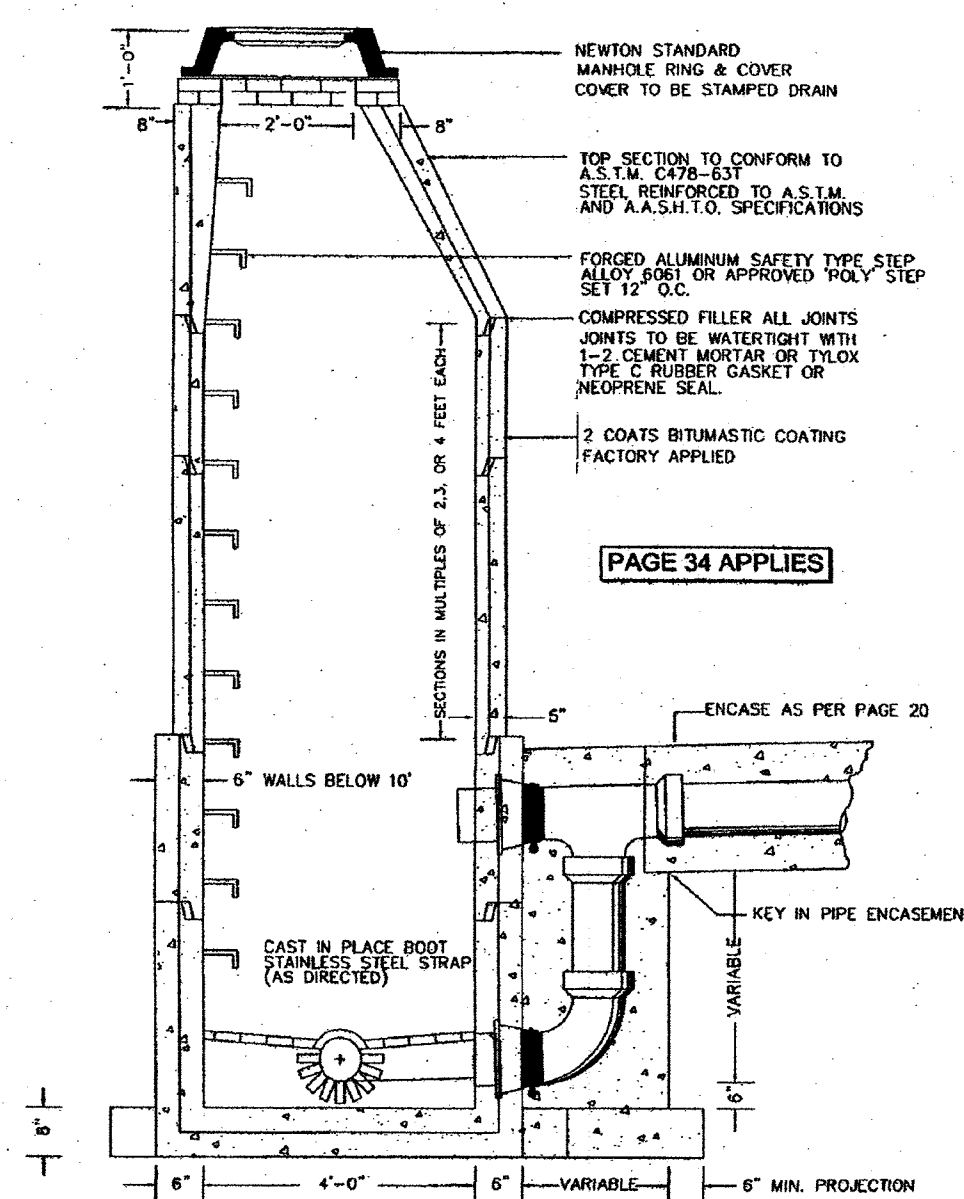
Drawing Title:
**GRADING PLAN
#680 WORCESTER STREET
CHAPTER 40B COMPREHENSIVE PERMIT
WELLESLEY, MASS.**

Seal
COMMONWEALTH OF MASSACHUSETTS
WILLIAM R. BERGERON
CIVIL
REGISTERED PROFESSIONAL
10/22/2016

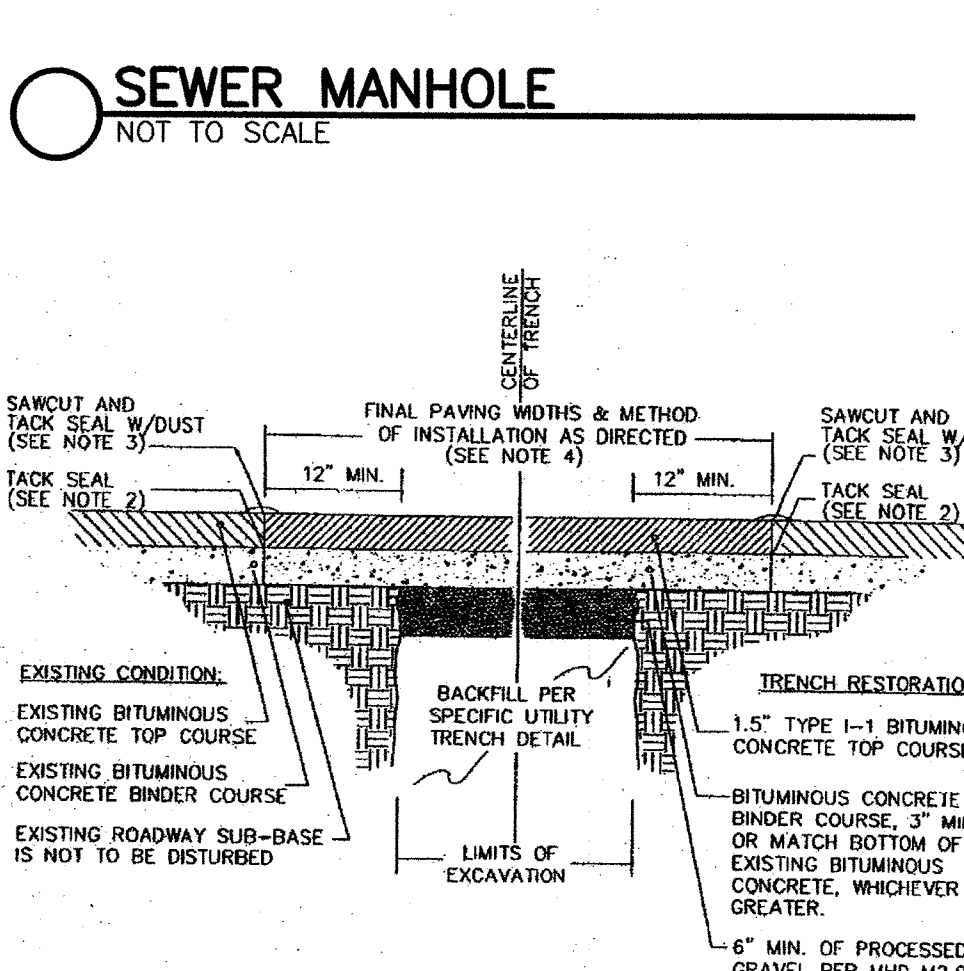
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C5

SHEET 5 OF 9

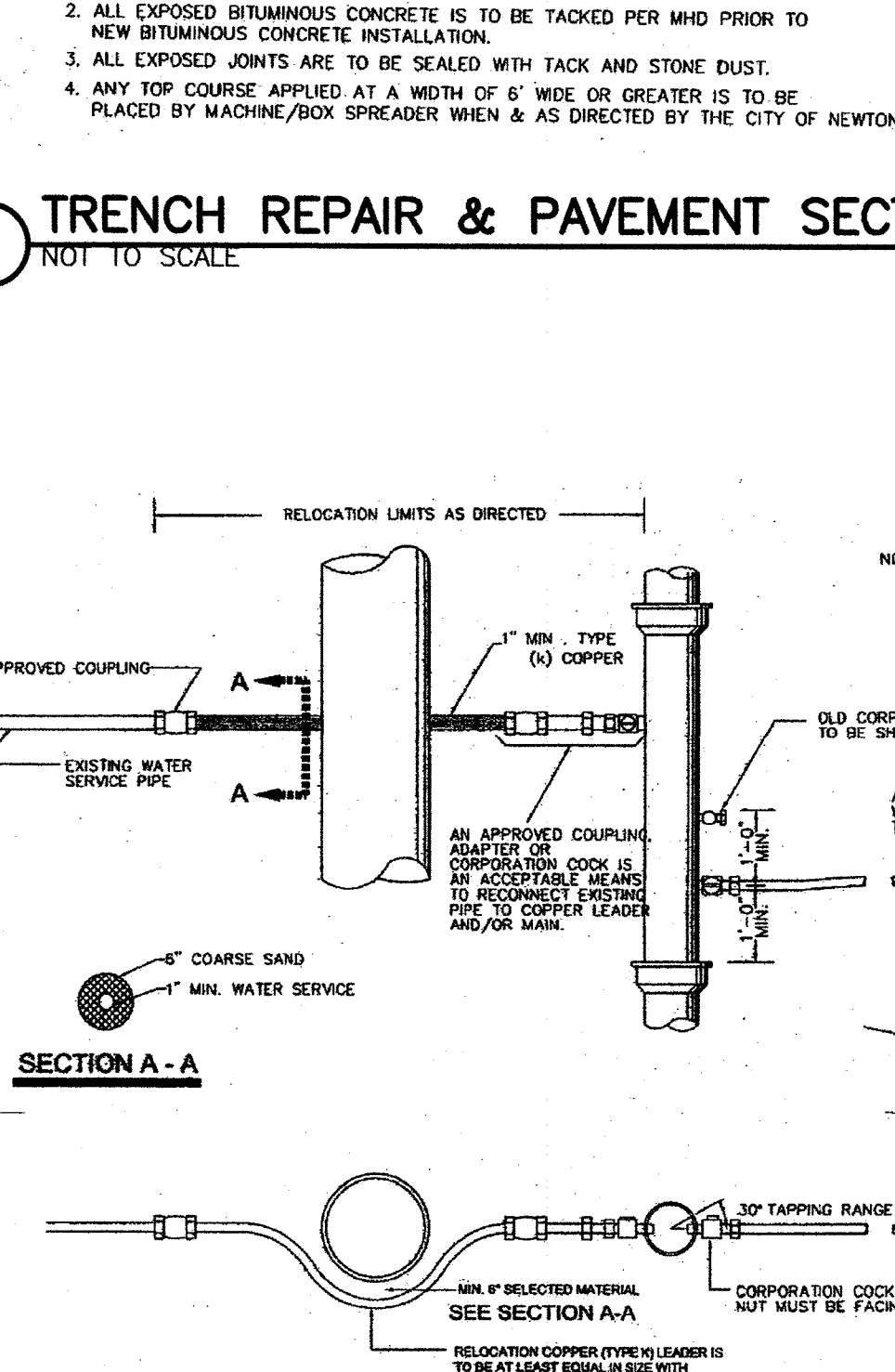




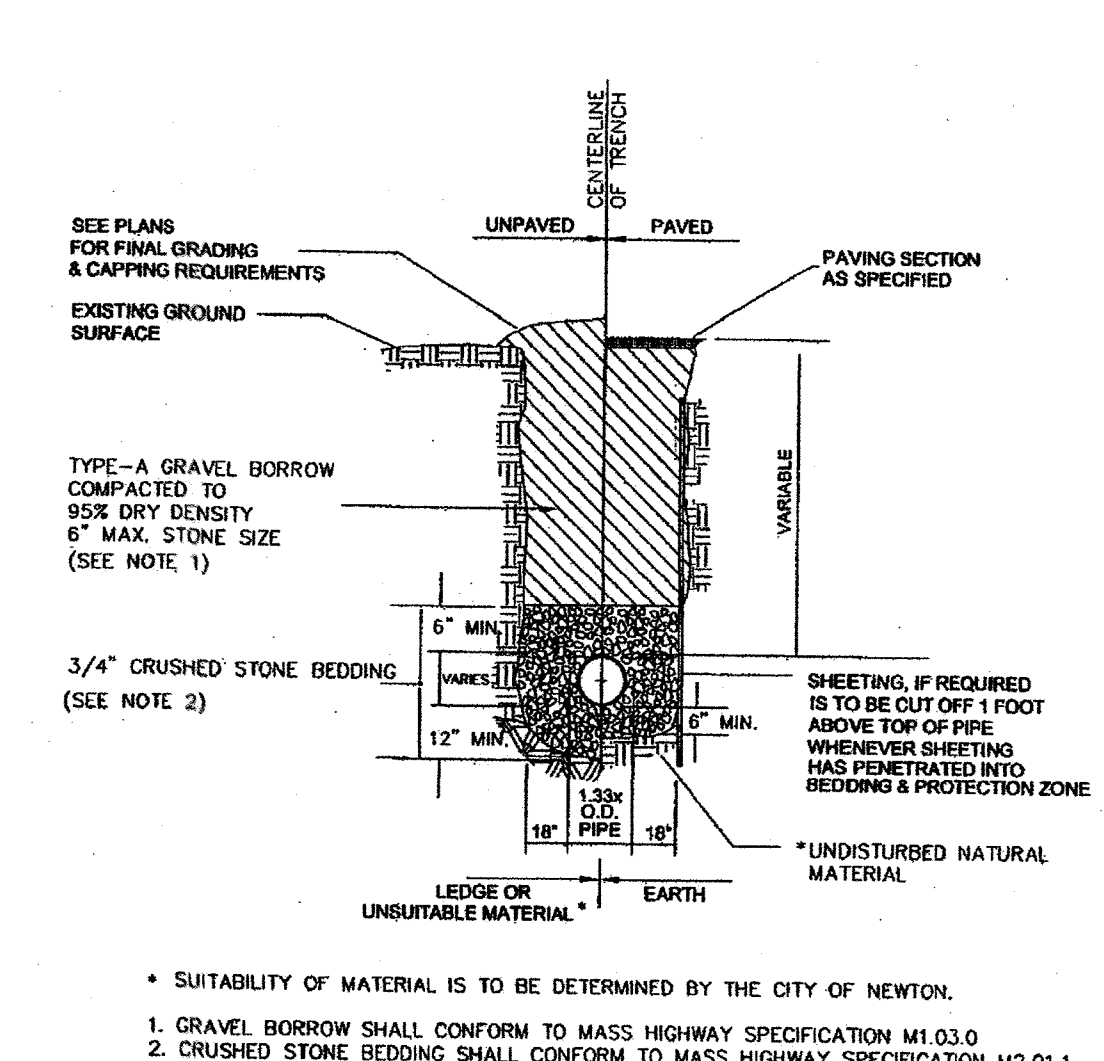
SEWER MANHOLE
NOT TO SCALE



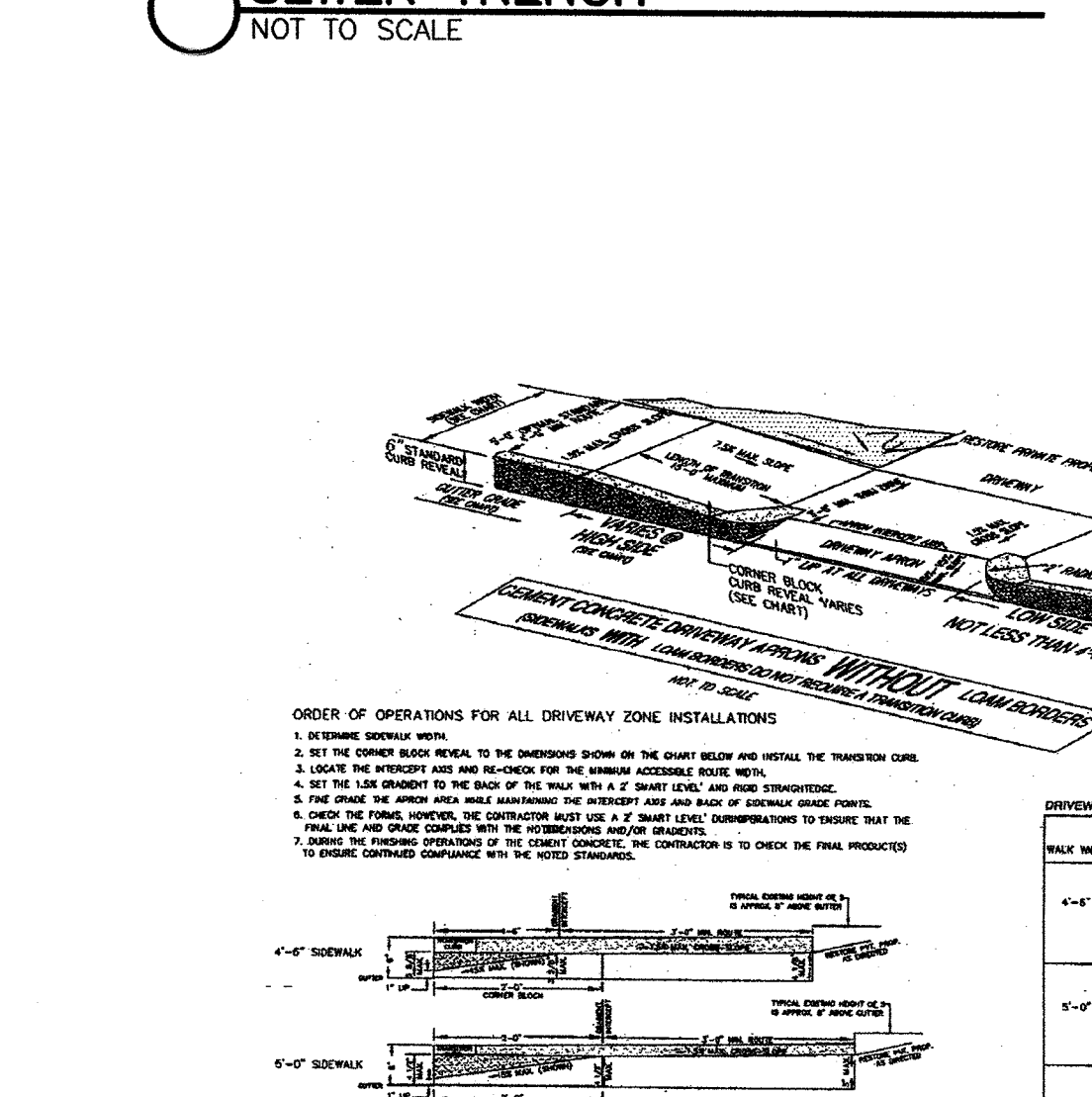
TRENCH REPAIR & PAVEMENT SECTION
NOT TO SCALE



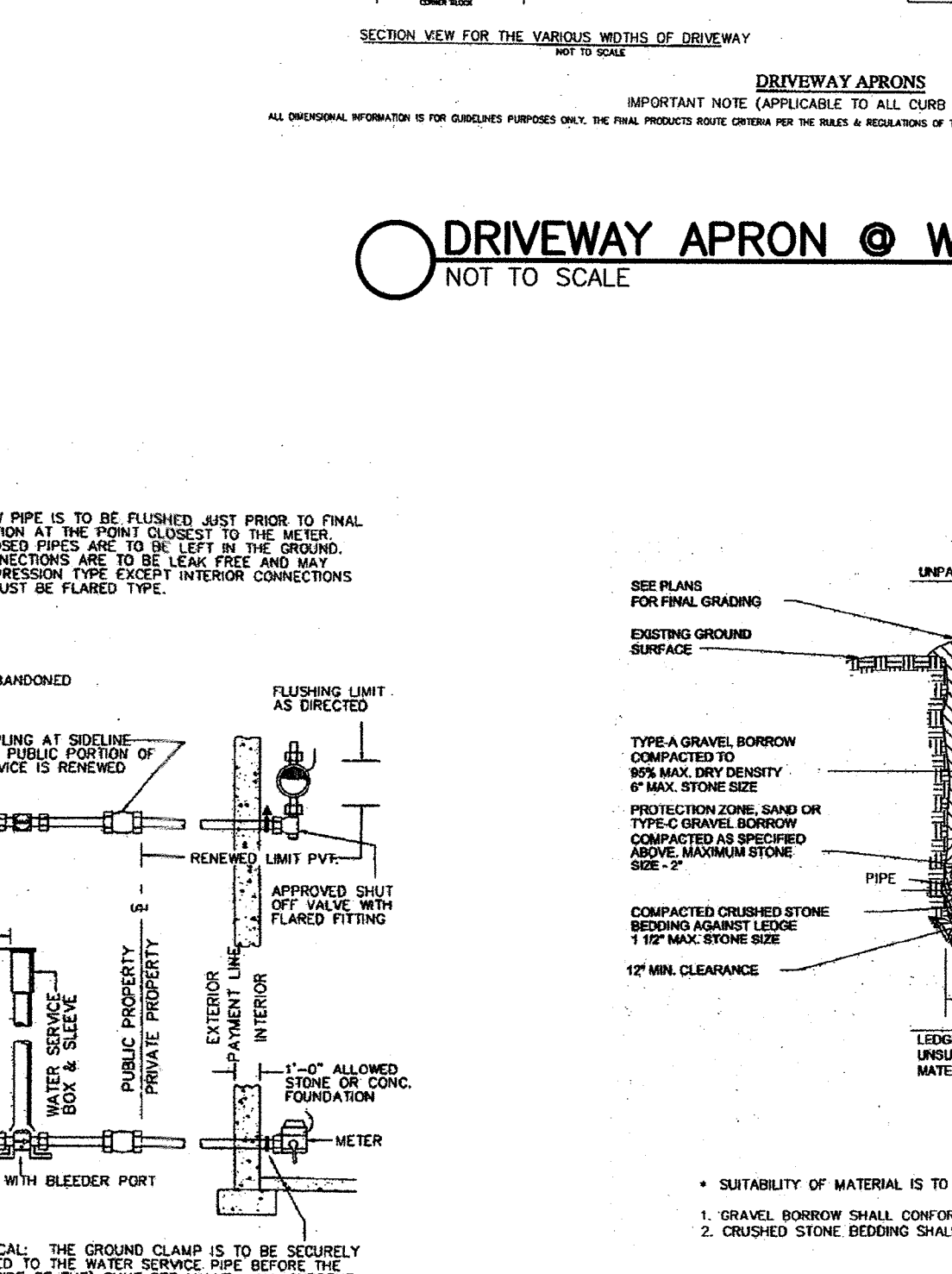
WATER SERVICE
NOT TO SCALE



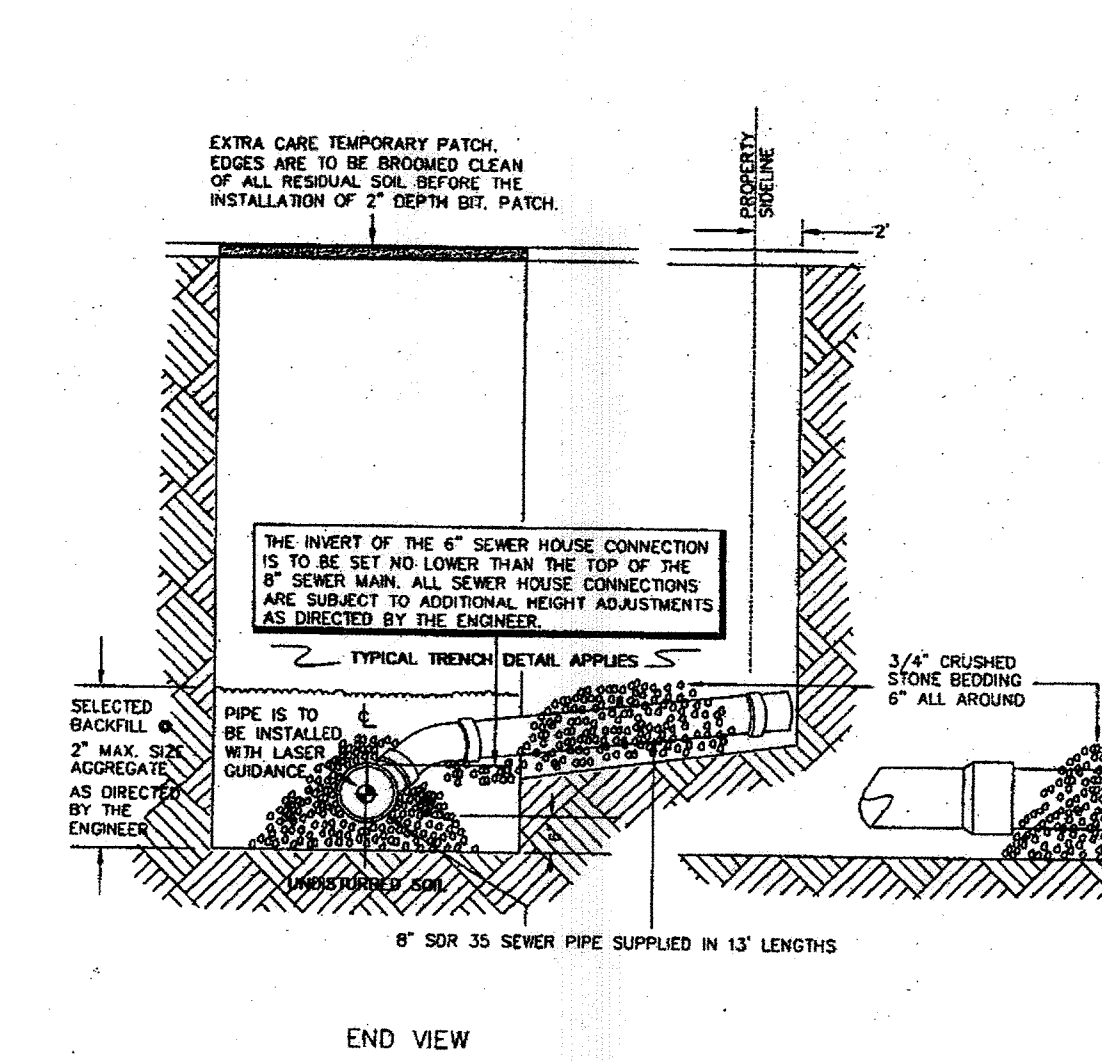
SEWER TRENCH
NOT TO SCALE



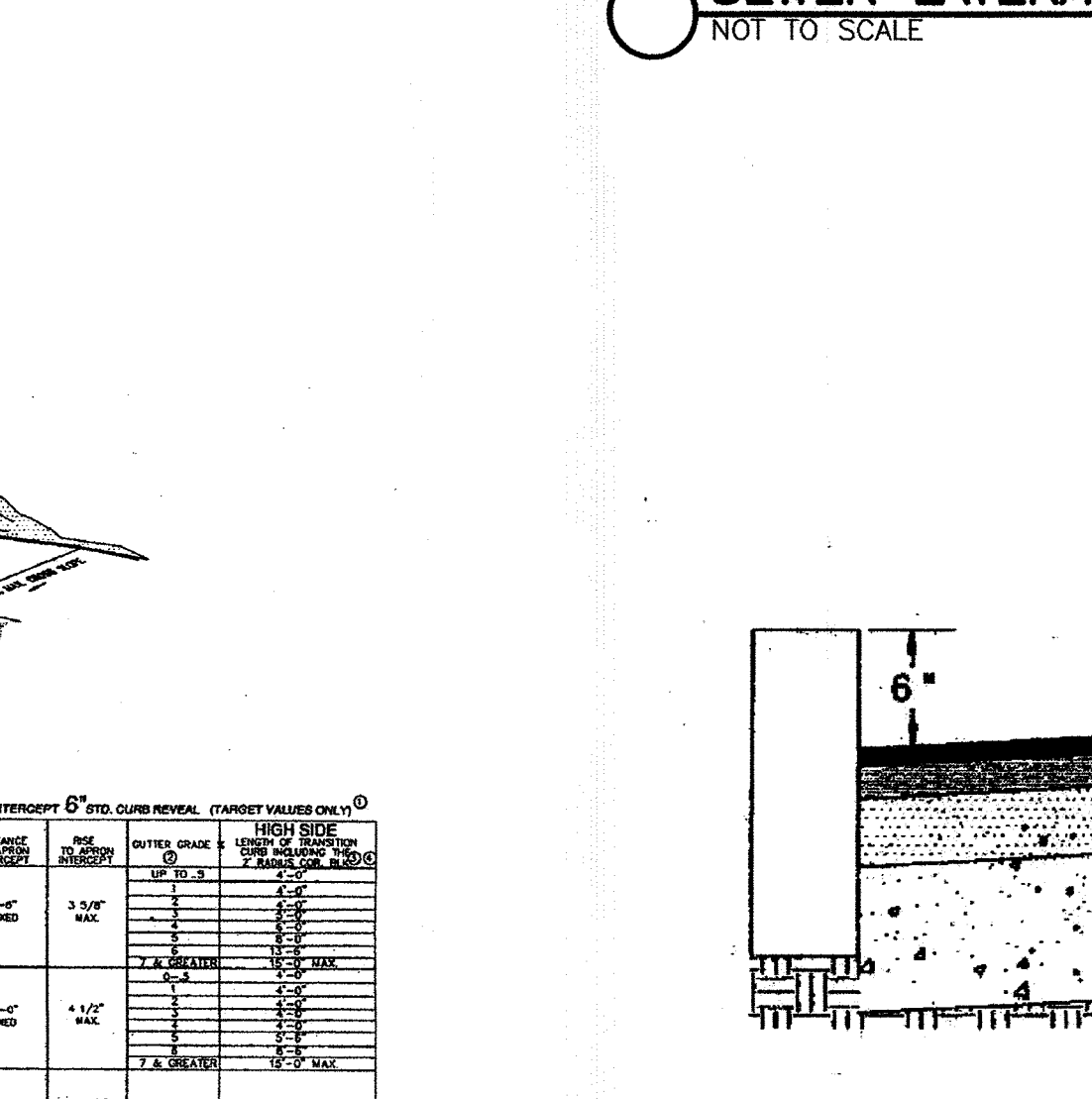
DRIVEWAY APRON @ WORCESTER STREET
NOT TO SCALE



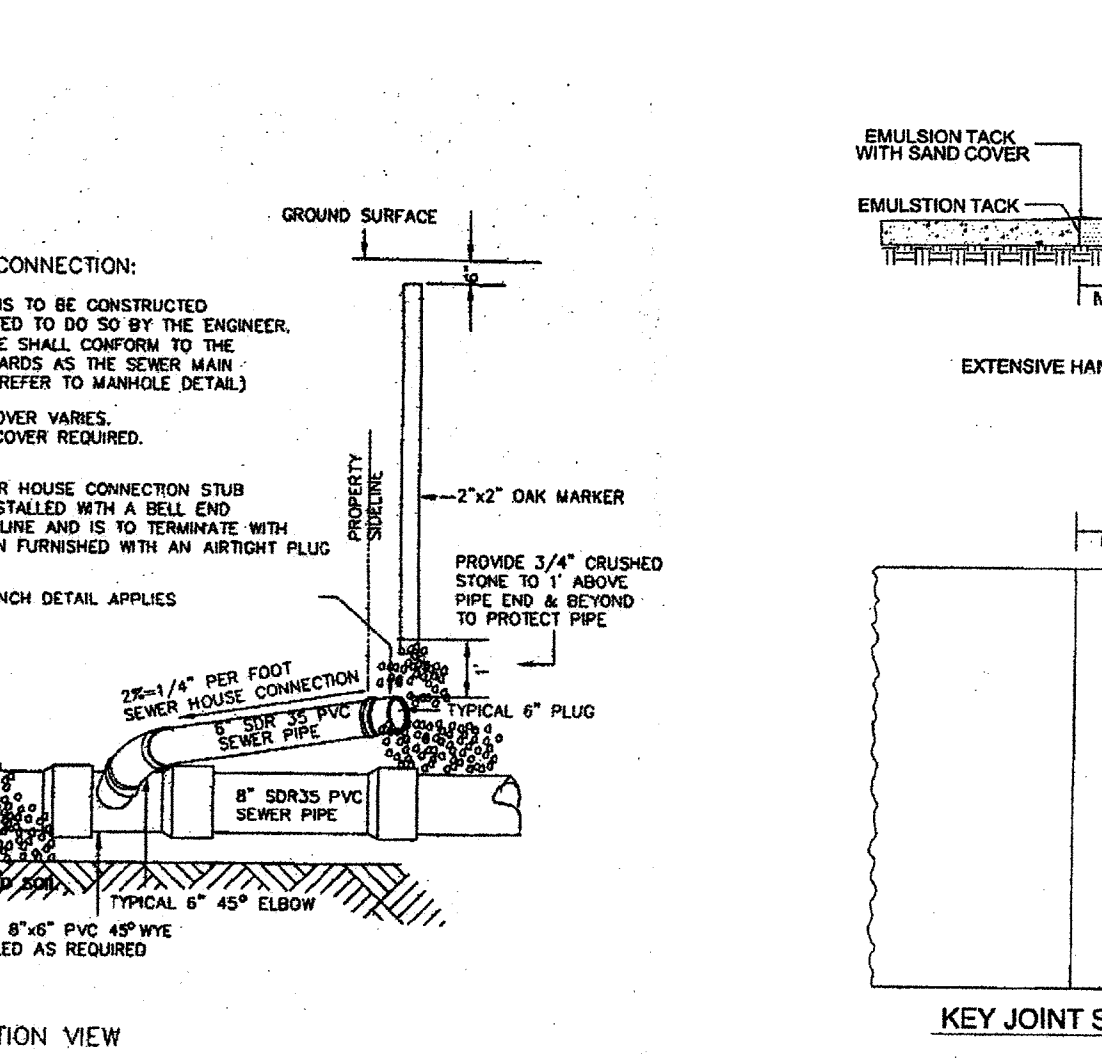
WATER TRENCH
NOT TO SCALE



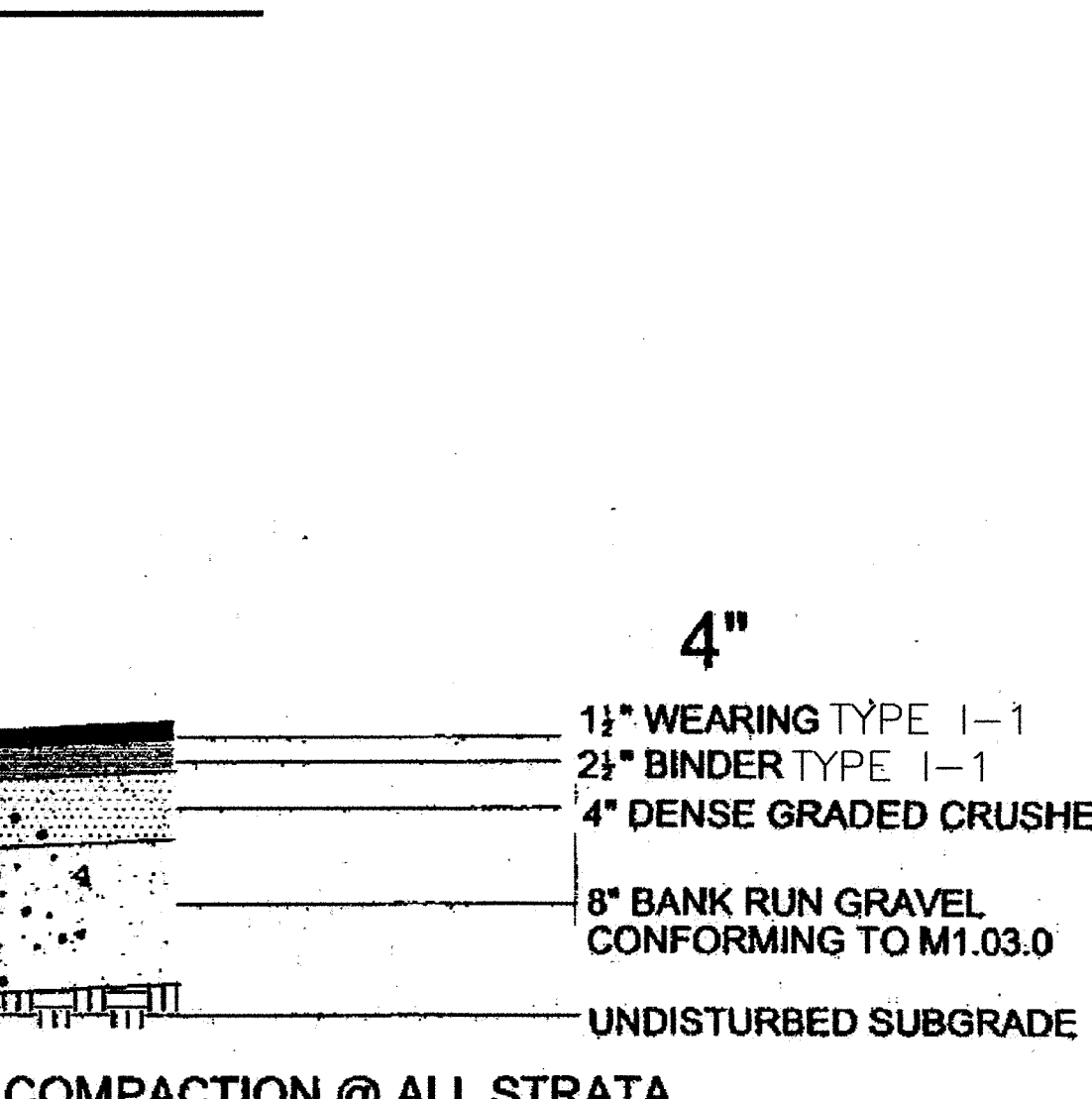
SEWER LATERAL
NOT TO SCALE



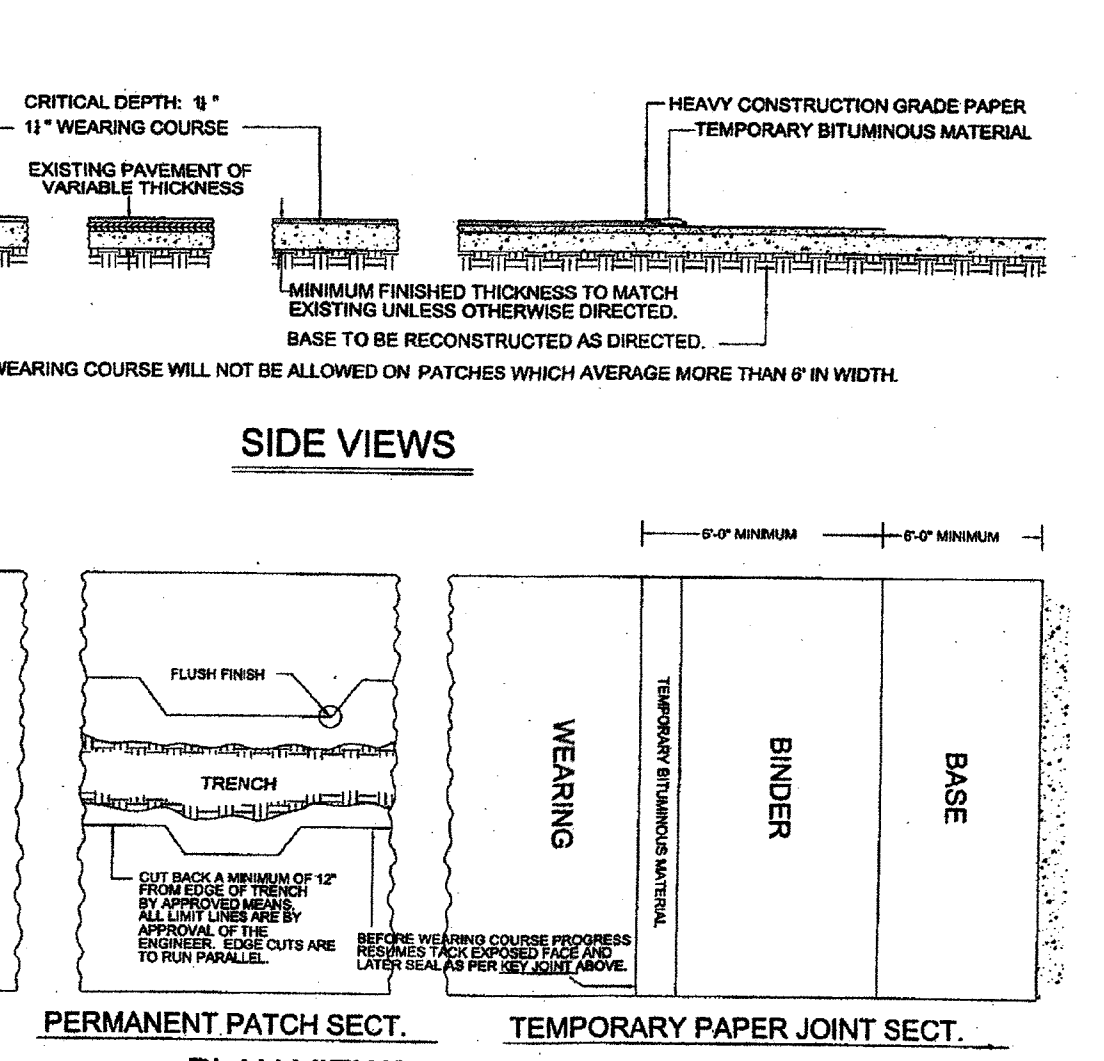
THRUST BLOCKS
NOT TO SCALE



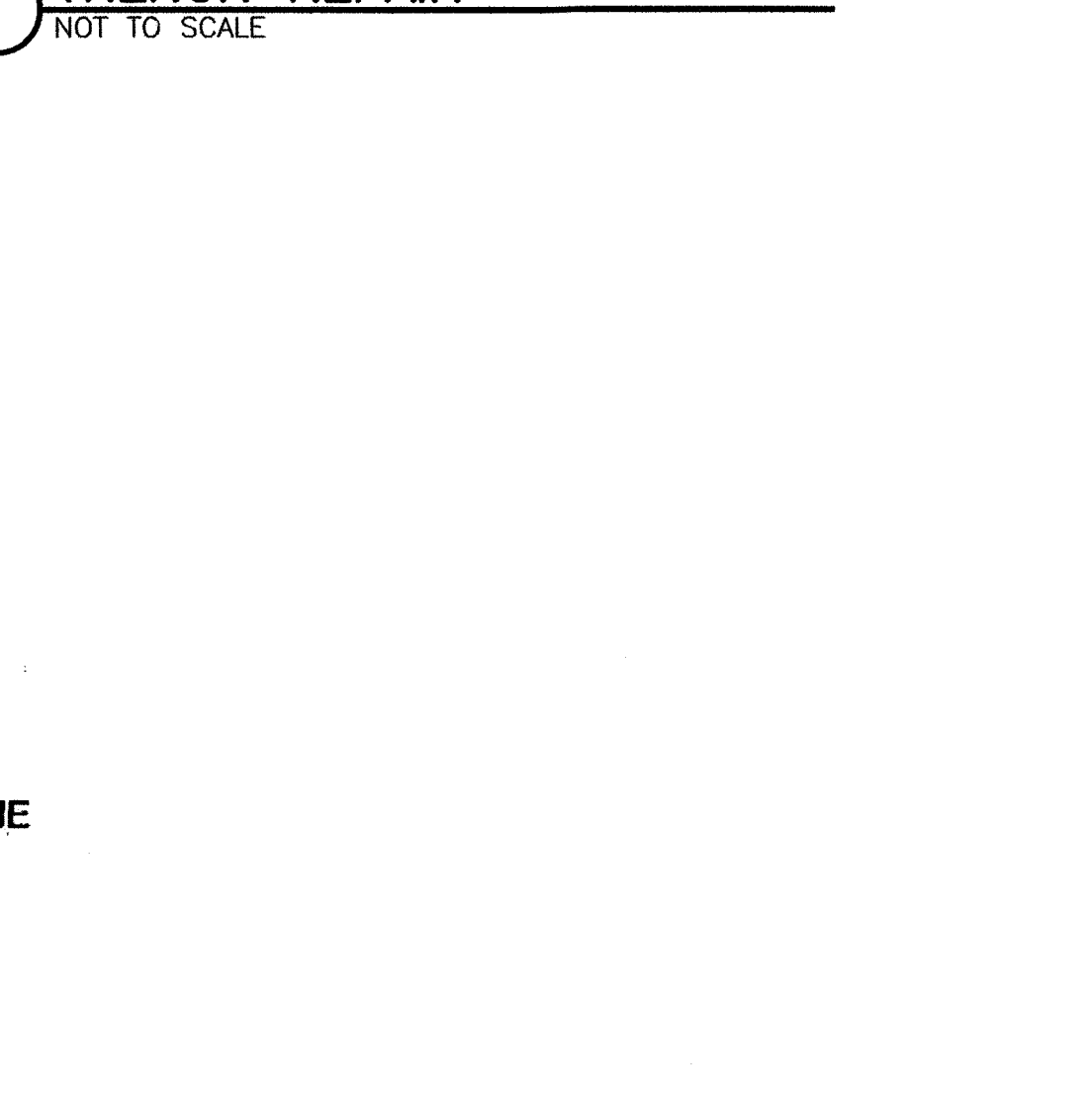
TRENCH REPAIR
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



TRENCH REPAIR
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

Owner / Applicant: 680 Worcester Road, LLC, 43 Charles Street, Needham, MA 02494

Prepared By: Hayes Engineering, Inc., 603 Salem Street, Wakefield, MA 01880, Ph: 781.246.2800, Fax: 781.246.7366, www.hayeseng.com

Design By: EBL, Checked By: WRB, Project File: WEL-0011, Comp. No: WEL10

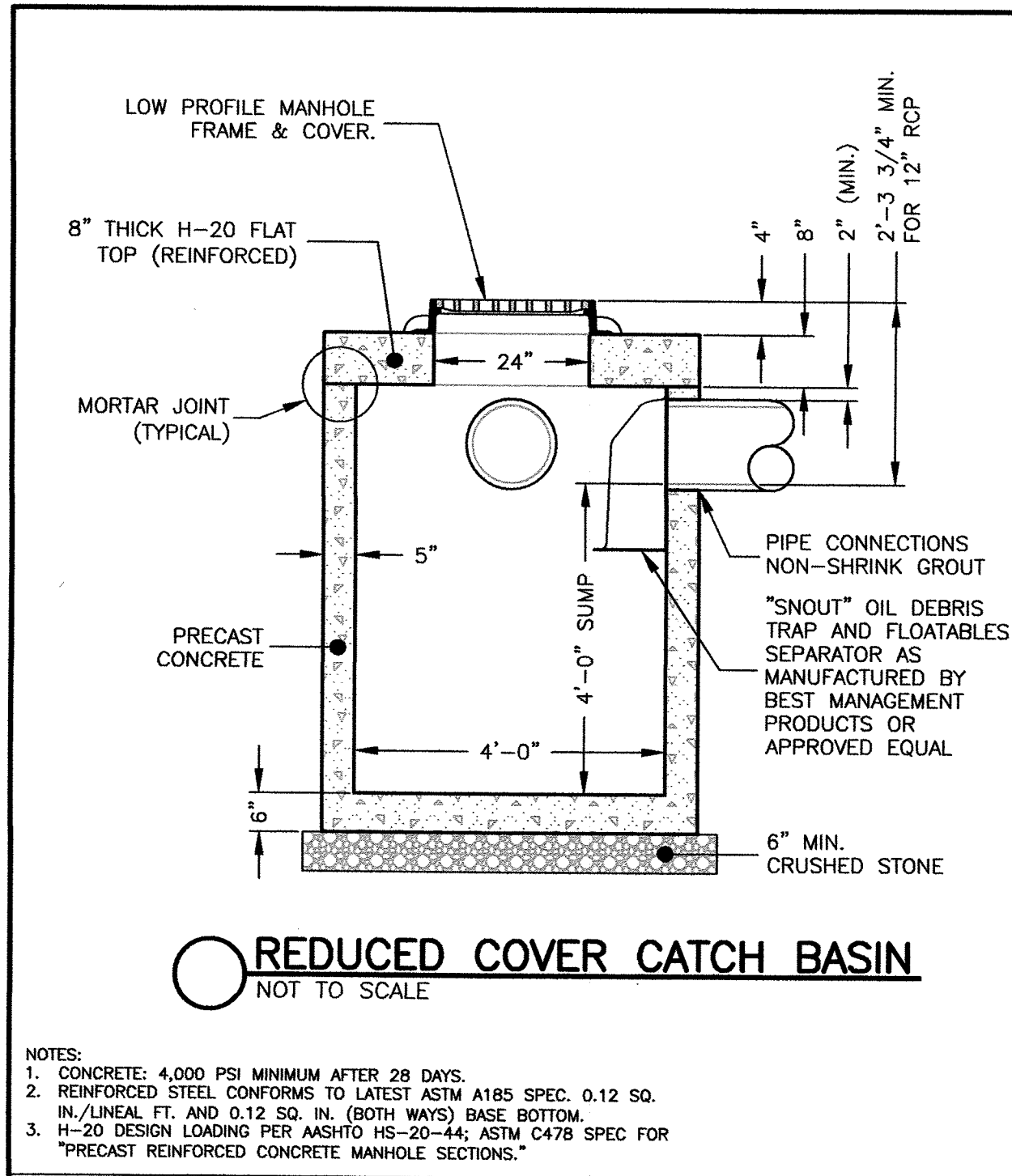
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Town Comments, Submittal, MassDOT & Town Comments, Revision

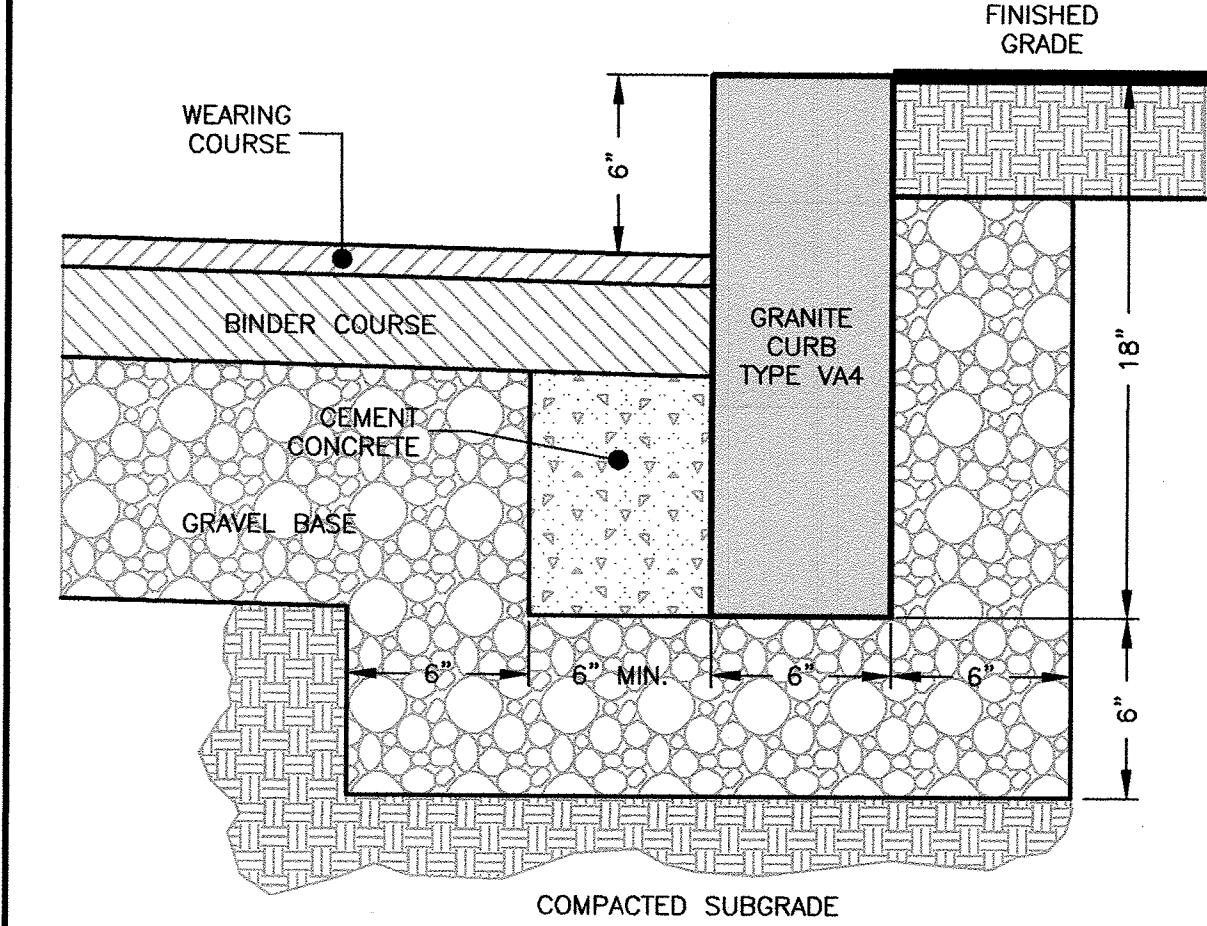
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Drawing Title: DETAIL SHEET #680 WORCESTER STREET CHAPTER 40B COMPREHENSIVE PERMIT WELLESLEY, MASS.

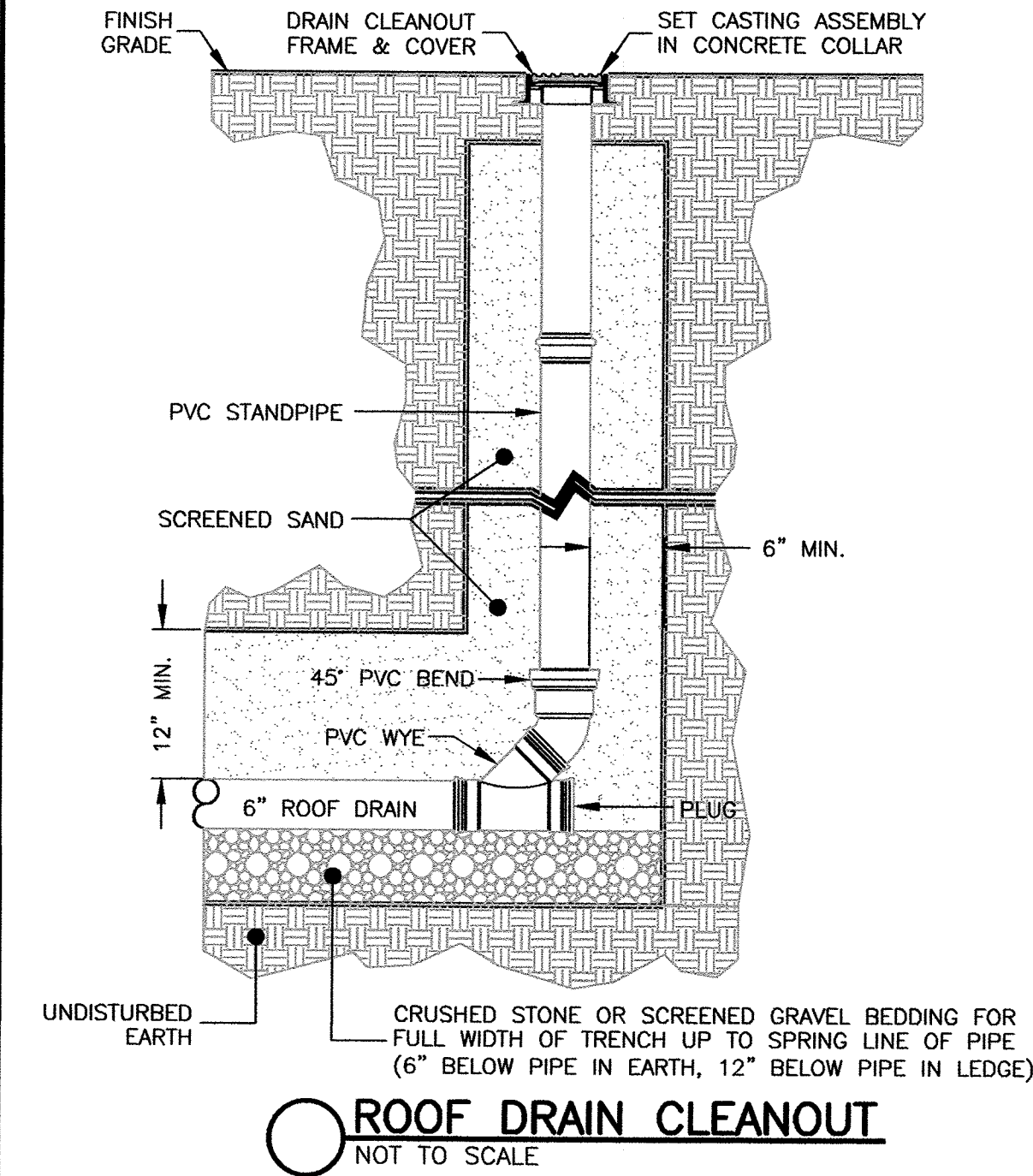
Drawing No.: C7, SHEET 7 OF 9



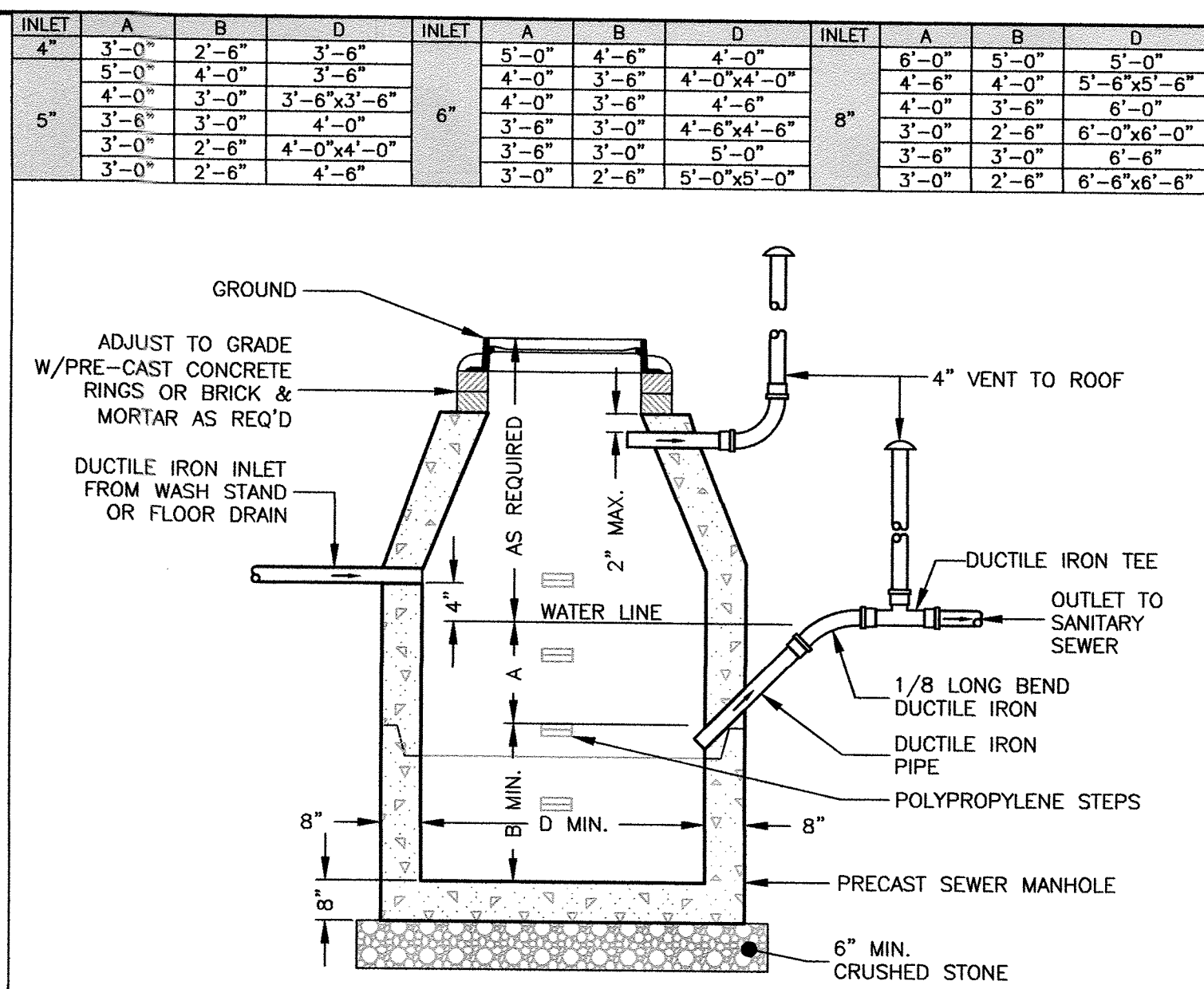
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER ASTM HS-20-44, ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".



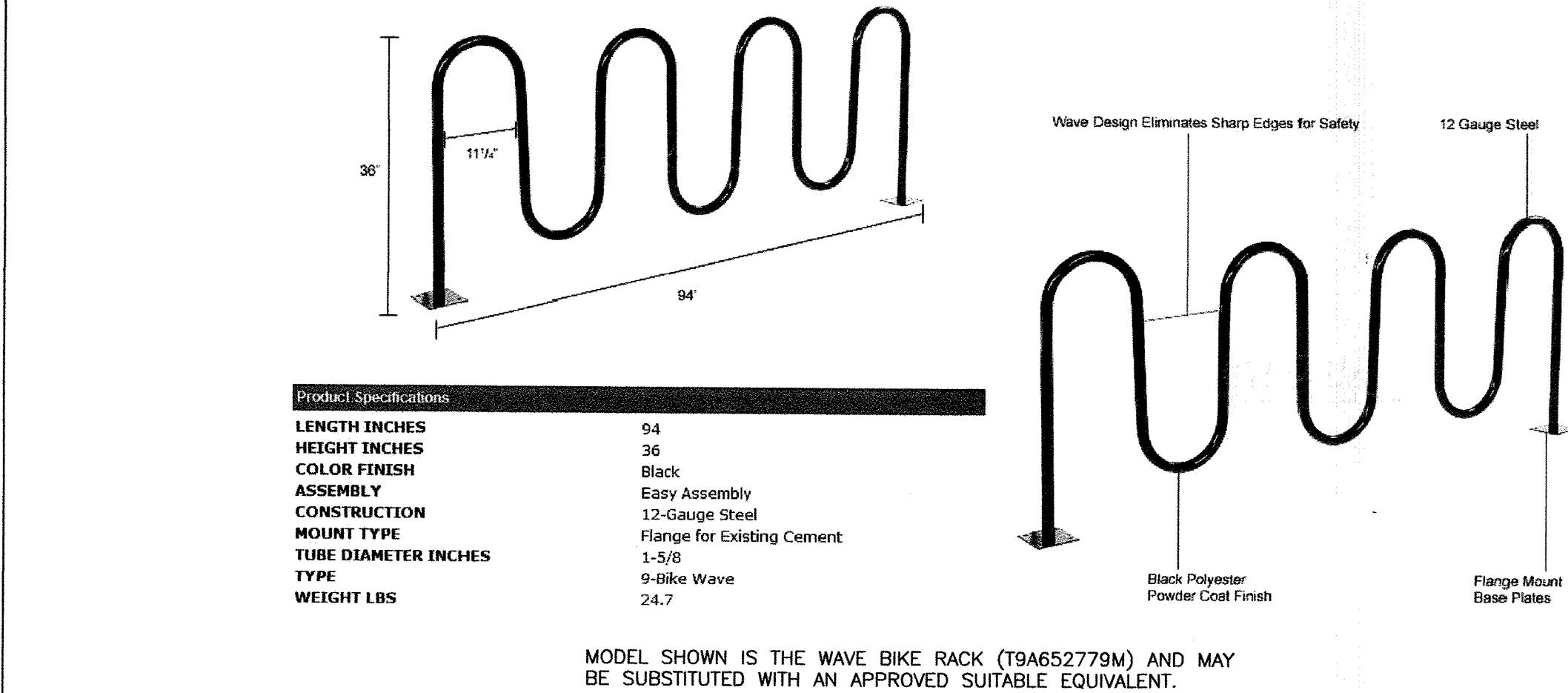
VERTICAL GRANITE CURB
NOT TO SCALE



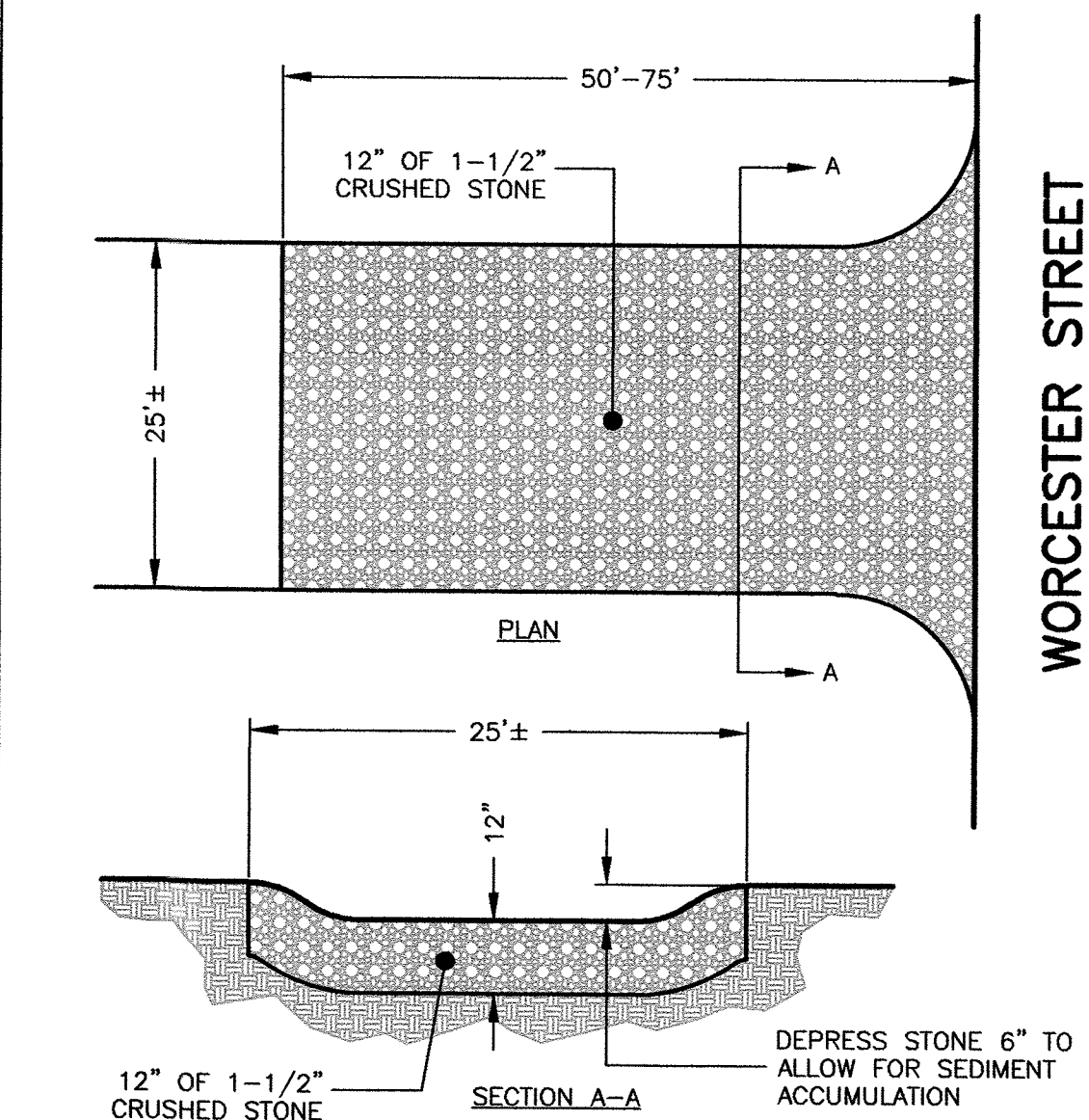
ROOF DRAIN CLEANOUT
NOT TO SCALE



SEWER GAS TRAP
NOT TO SCALE



BIKE RACK
NOT TO SCALE

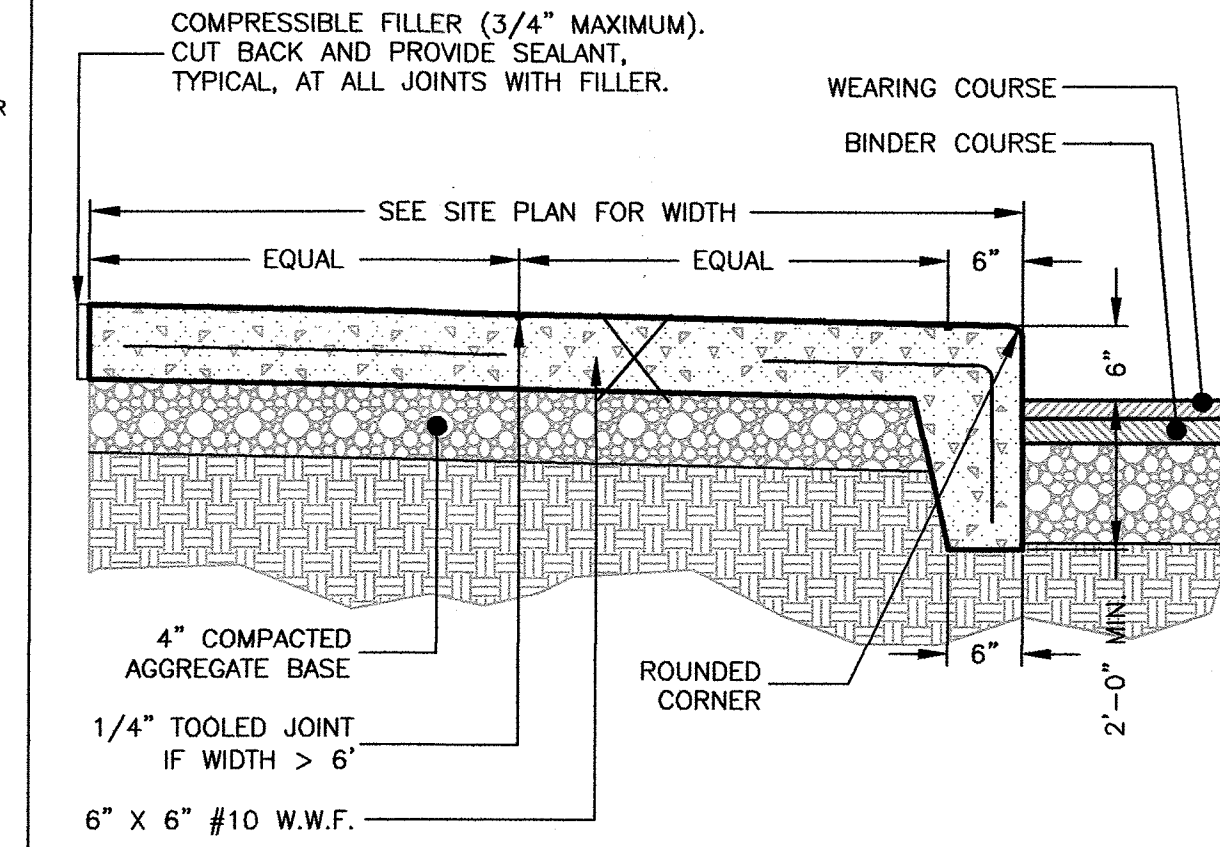


TIRE TRACKING PAD
NOT TO SCALE

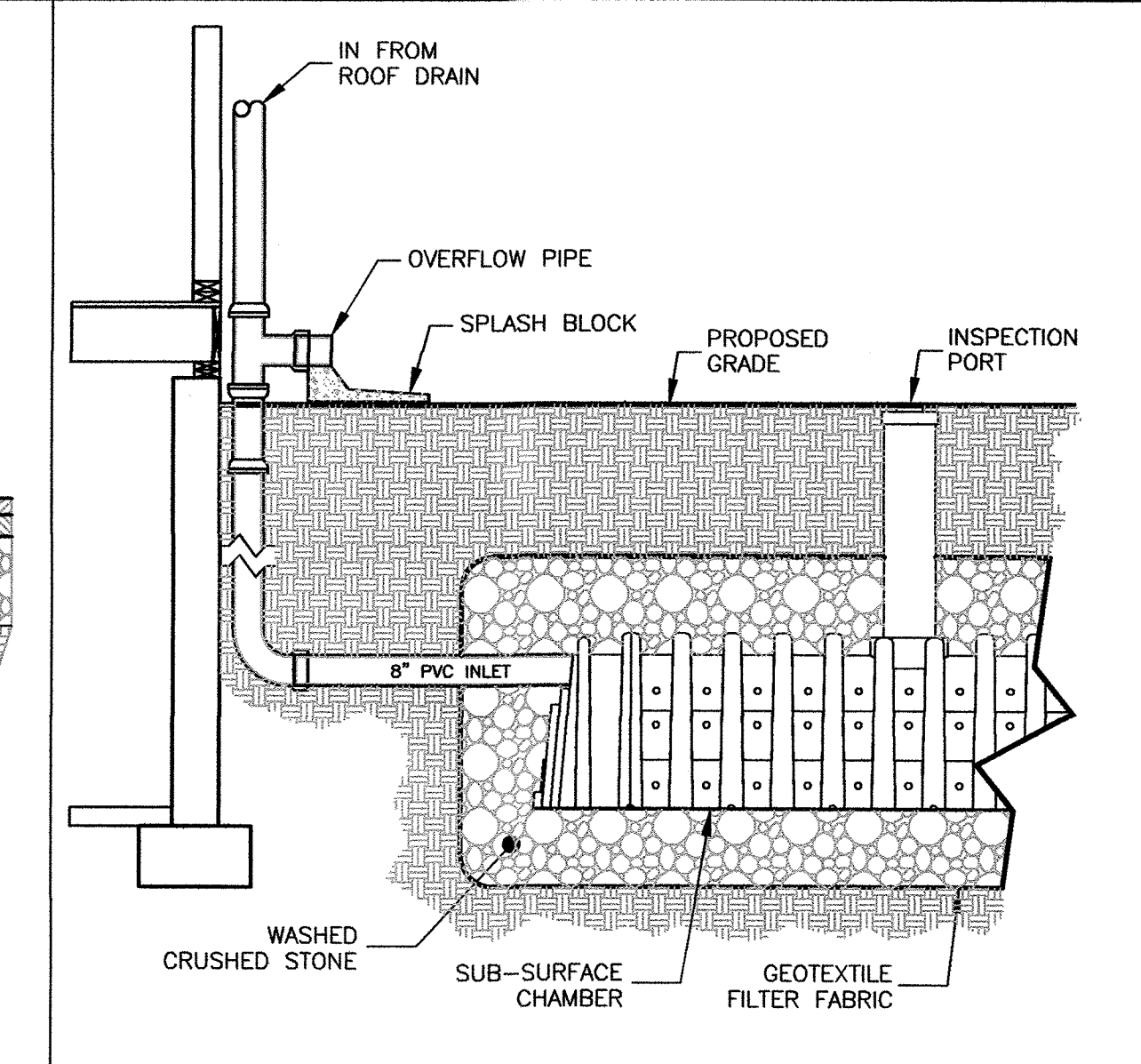
NOTE: PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.

GENERAL CONSTRUCTION NOTES

- MANHOLE TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.
- A TIGHT COVER MUST BE USED IF MANHOLE IS LOCATED INSIDE OF BUILDING.
- OPENING SHALL BE NOT LESS THAN 24" DIA.
- THE MANHOLE SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.
- INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
- WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
- THE NEW MANHOLE MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
- ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE MANHOLE, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.
- SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE COMMONWEALTH OF MASSACHUSETTS.
- POLYPROPYLENE STEPS SHALL BE SPACED ABOUT 18" APART.
- BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE COMMONWEALTH OF MASSACHUSETTS.

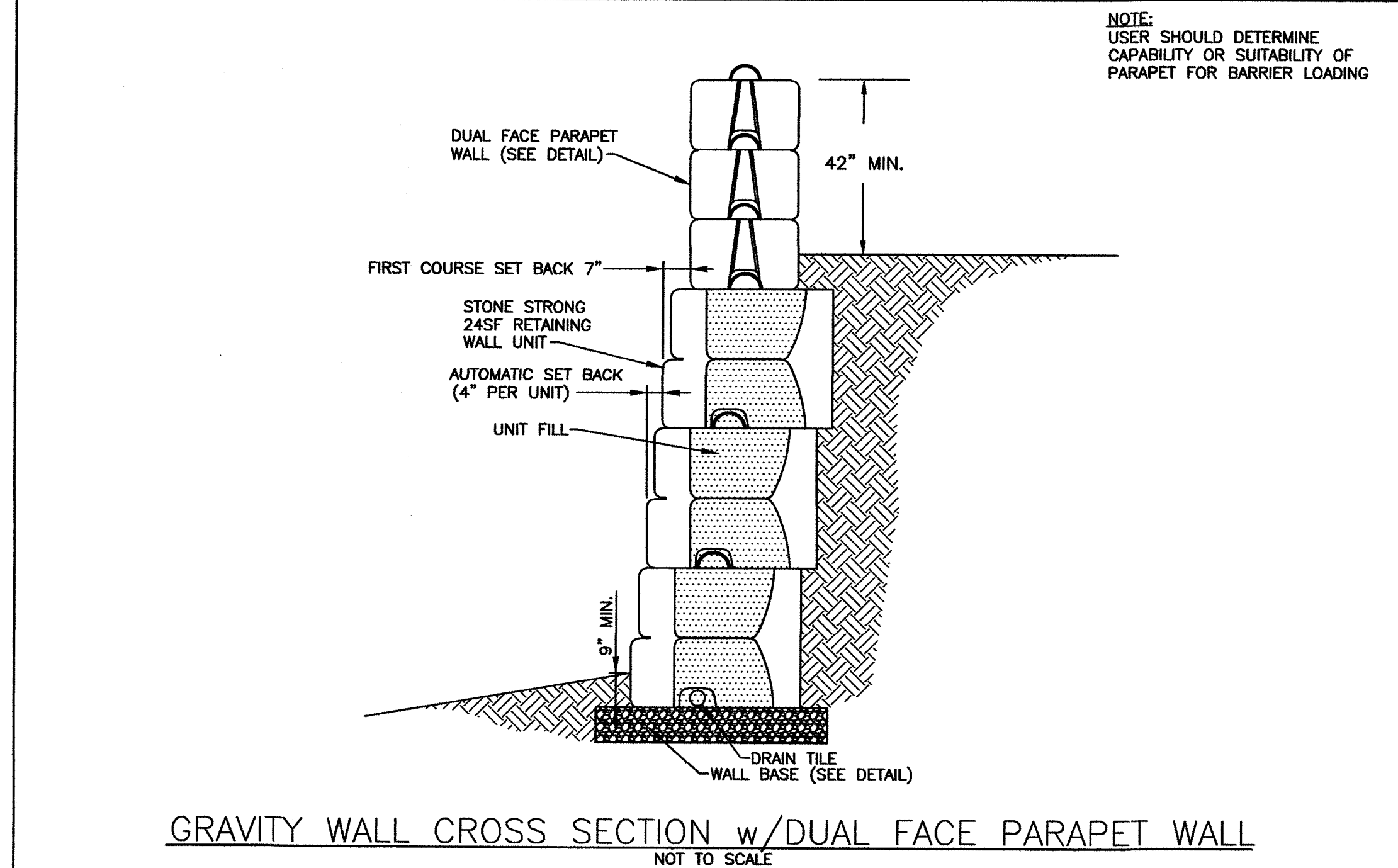


CONCRETE SIDEWALK
(BUILDING PERIMETER)
NOT TO SCALE



ROOF DRAIN TO SUB-SURFACE CHAMBER
NOT TO SCALE

NOTE: CHAMBERS SHALL BE INSTALLED A MINIMUM OF 10' FROM BUILDING.



GRAVITY WALL CROSS SECTION w/DUAL FACE PARAPET WALL
NOT TO SCALE

DISCLAIMER: These typical details are preliminary and conceptual in nature. They are provided for general information purposes only. Anyone making use of these details and related information does so at their own risk and assumes all liability for such use. Site specific design should be performed by a licensed Professional Engineer based on actual site conditions, materials, and local practices.

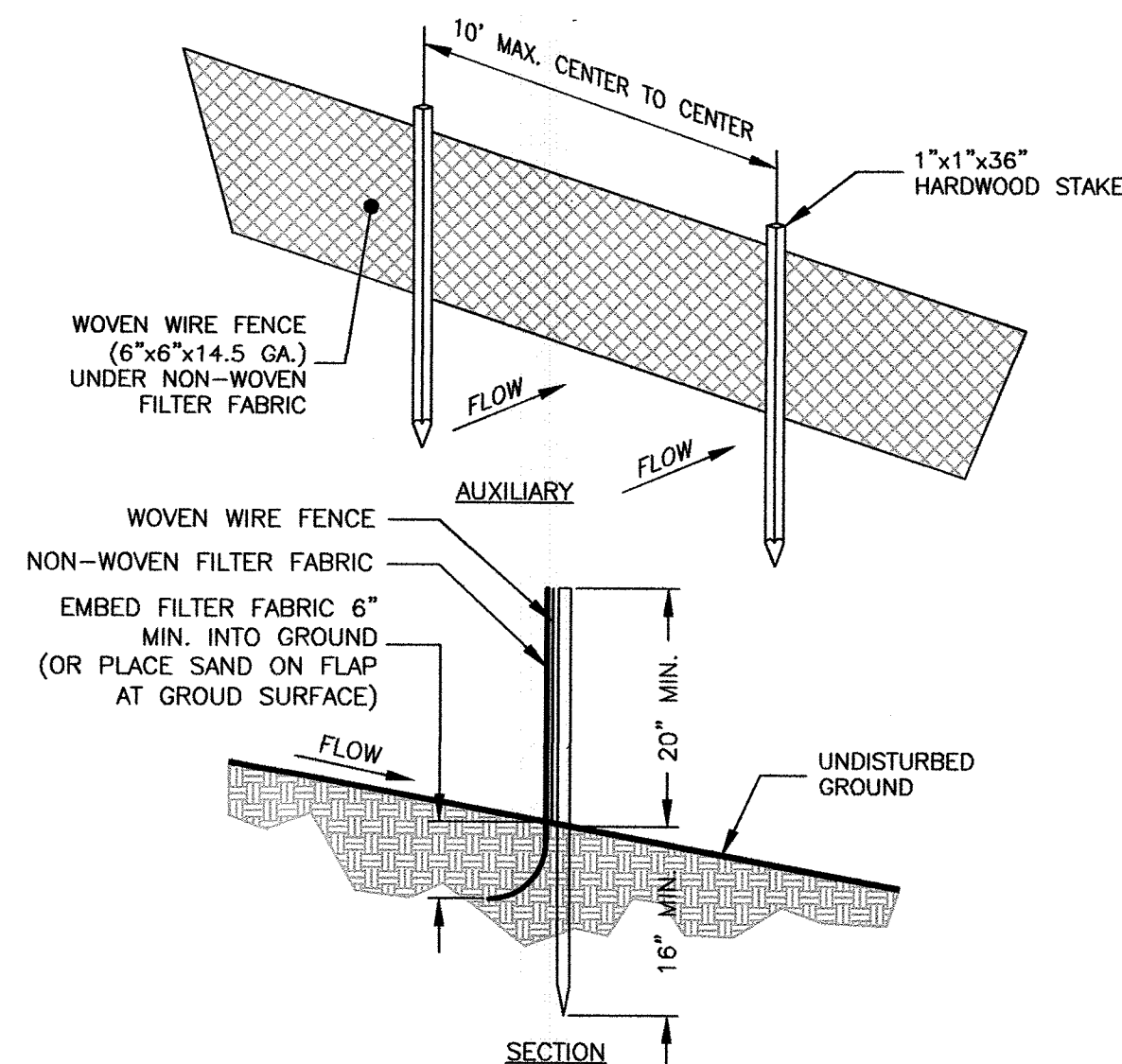
CHECK ON AVAILABILITY OF ALL UNITS w/ LOCAL PRODUCER/ DEALER. SOME UNITS MAY HAVE LIMITED AVAILABILITY.

PROJECT CROSS SECTIONS
STONE STRONG SYSTEMS

www.stonestrong.com

DATE: FILE:

GRAVITY WALL SECTION OR APPROVED EQUAL
NOT TO SCALE



SILT FENCE
NOT TO SCALE

- WOVEN WIRE FENCE (6"x6"x14.5 GA.) UNDER NON-WOVEN FILTER FABRIC TO BE USED AT ALL WETLAND CROSSINGS AND ALL AREAS WITHIN 25' OF THE WETLAND LINE. ALL OTHER LOCATIONS THE FILTER FABRIC TO BE UV RESISTANT POLYPROPYLENE WITH A MINIMUM WEIGHT OF 2.5 OZ./SY.
- USE MULTIPLE ROWS OF SILT FENCE FOR LONG STEEP SLOPES IF NECESSARY.

Prepared For:
Owner / Applicant
680 Worcester Road, LLC
43 Charles Street
Needham, MA 02494

Prepared By:
Hayes Engineering, Inc.
600
Walden, MA 01801
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

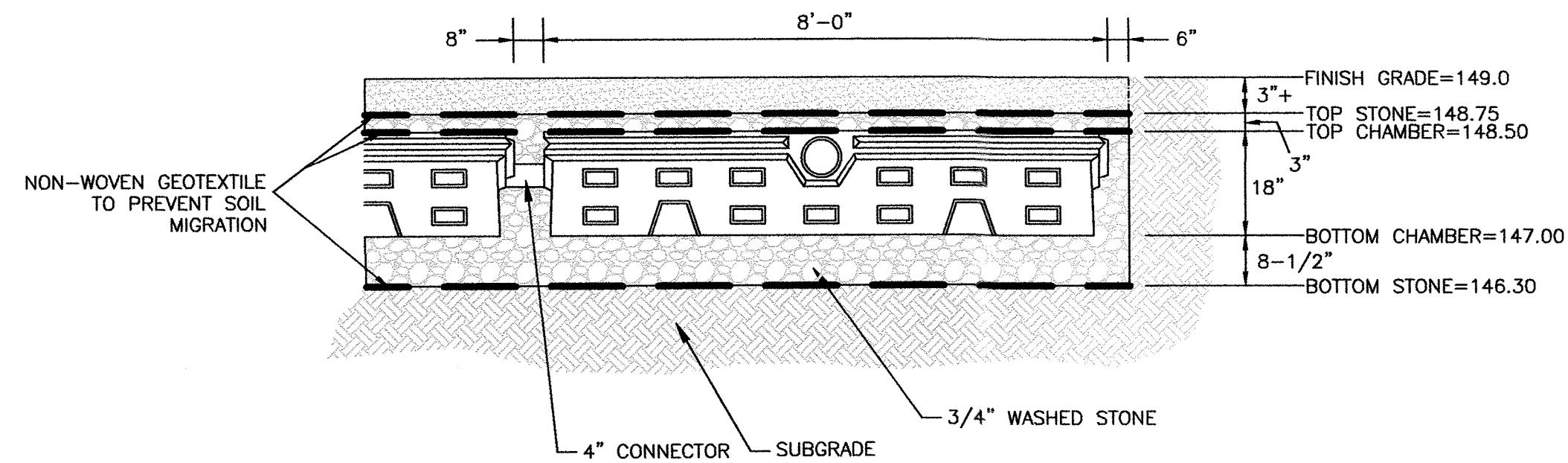
Design By: EBL
Drawn By: WRB
Checked By: WRB
Project File: WEL-0011
Comp. No: WEL10
☐ Issued For Permit
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☐ Not For Construction

No.	Revision	Date	Comments
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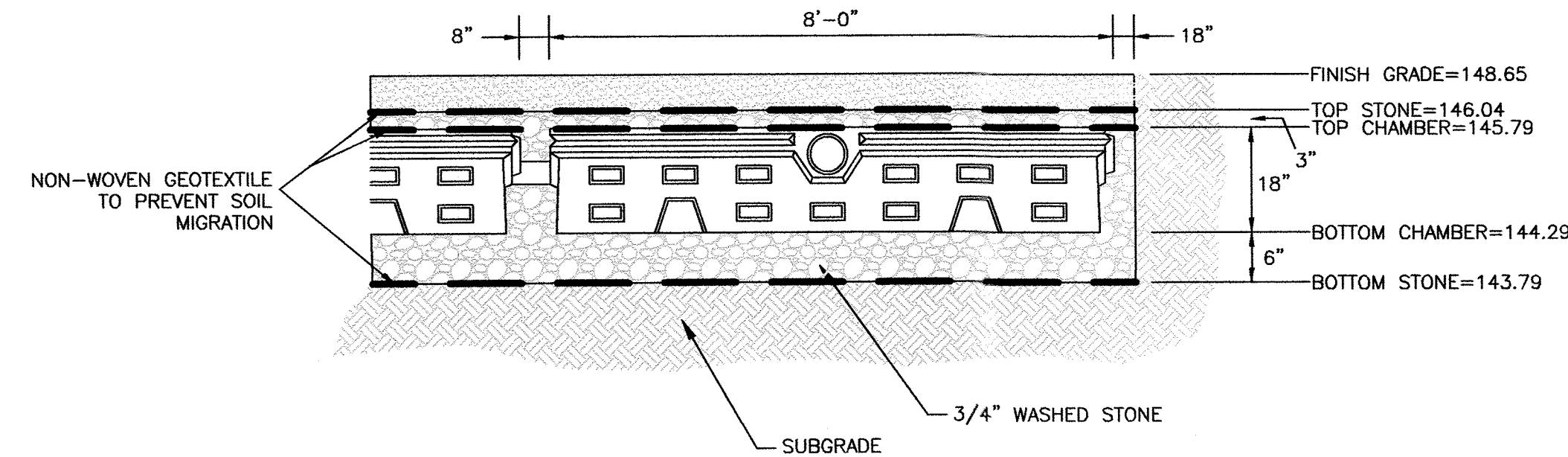
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Date: May 9, 2016

Drawing Title:
DETAIL SHEET
#680 WORCESTER STREET
CHAPTER 40B COMPREHENSIVE PERMIT
WELLESLEY, MASS.

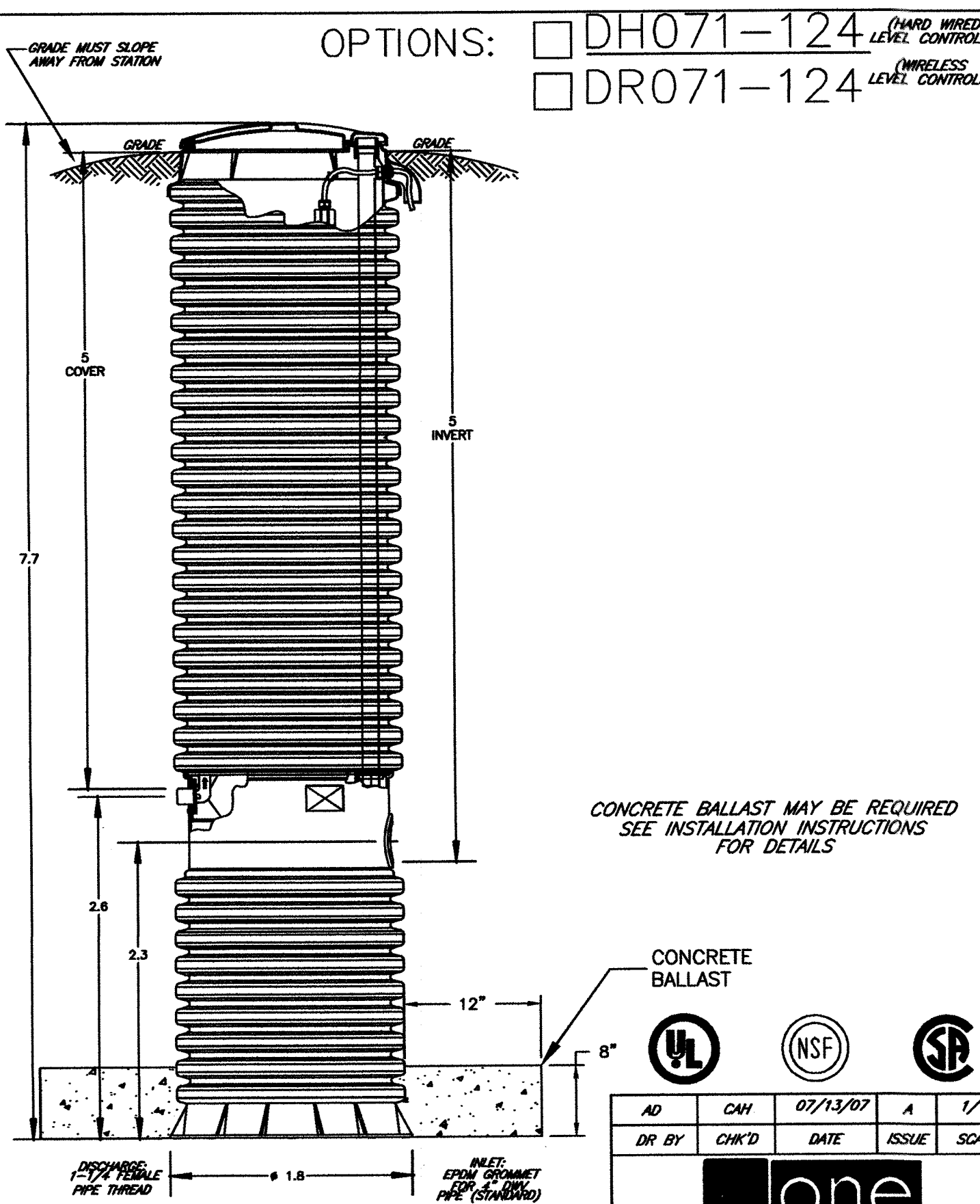
Drawing No.:
C8
SHEET 8 OF 9



SHEA CONCRETE LEACHING CHAMBER TYPE D AREA 1
OR APPROVED EQUAL
NOT TO SCALE



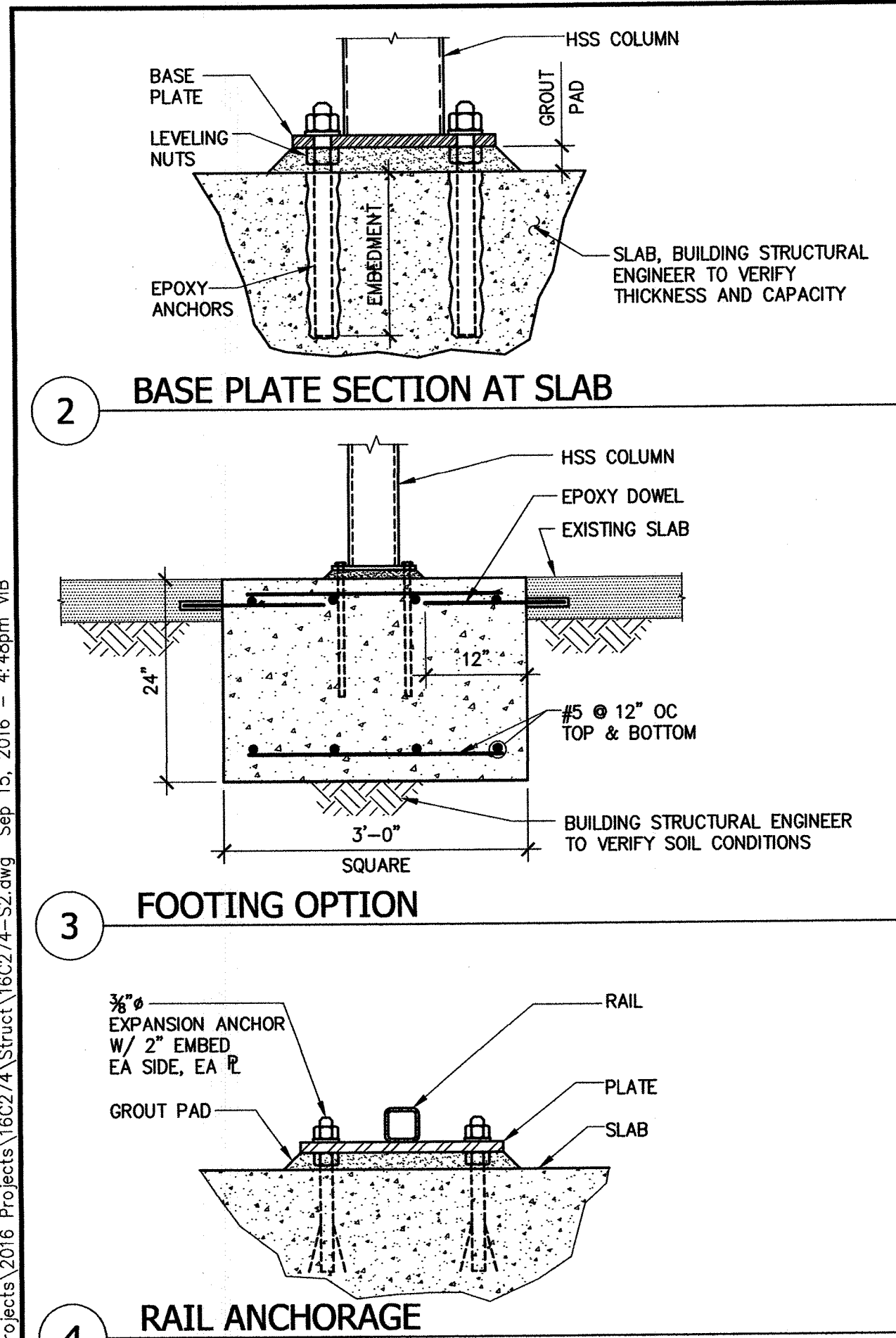
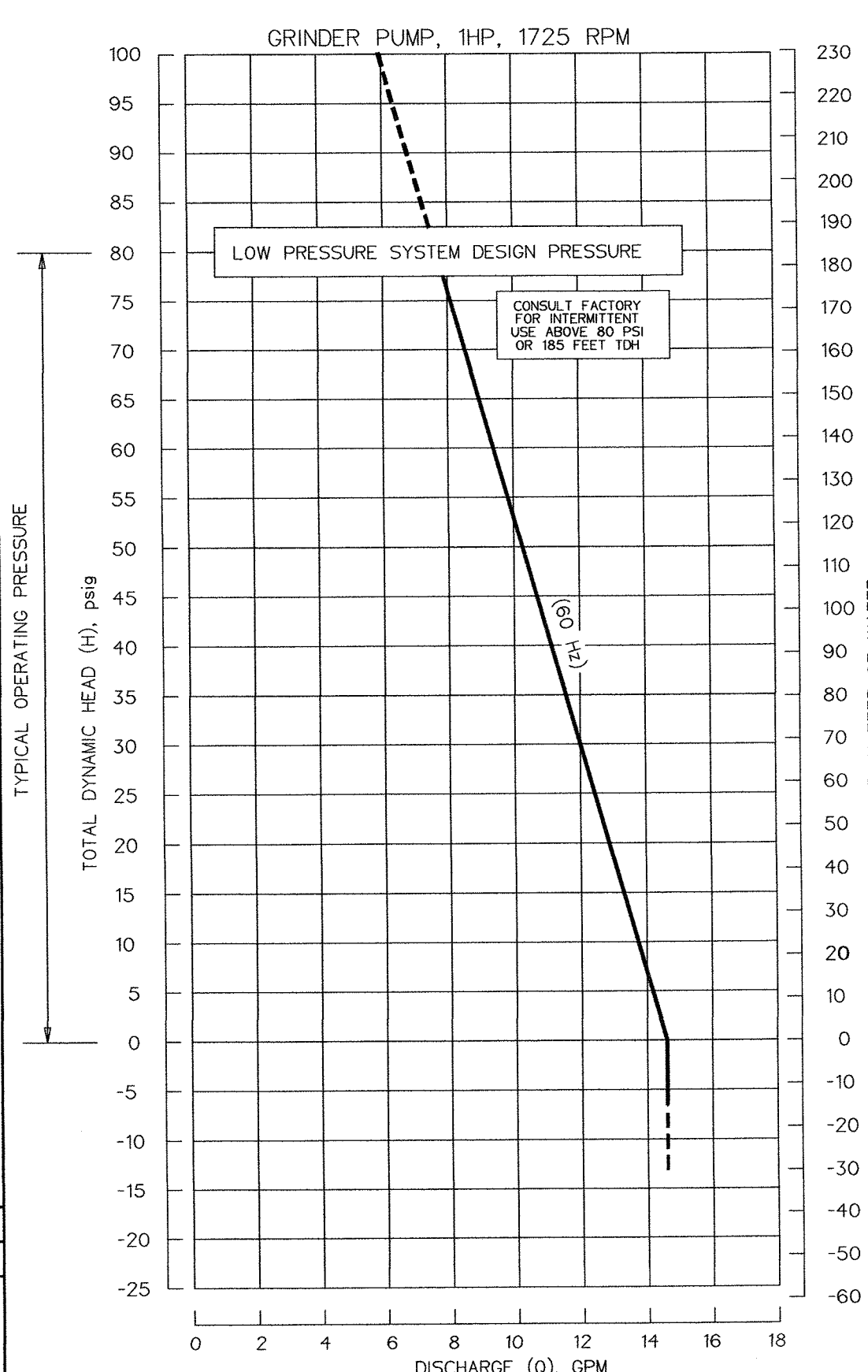
SHEA CONCRETE LEACHING CHAMBER TYPE D AREA 2
OR APPROVED EQUAL
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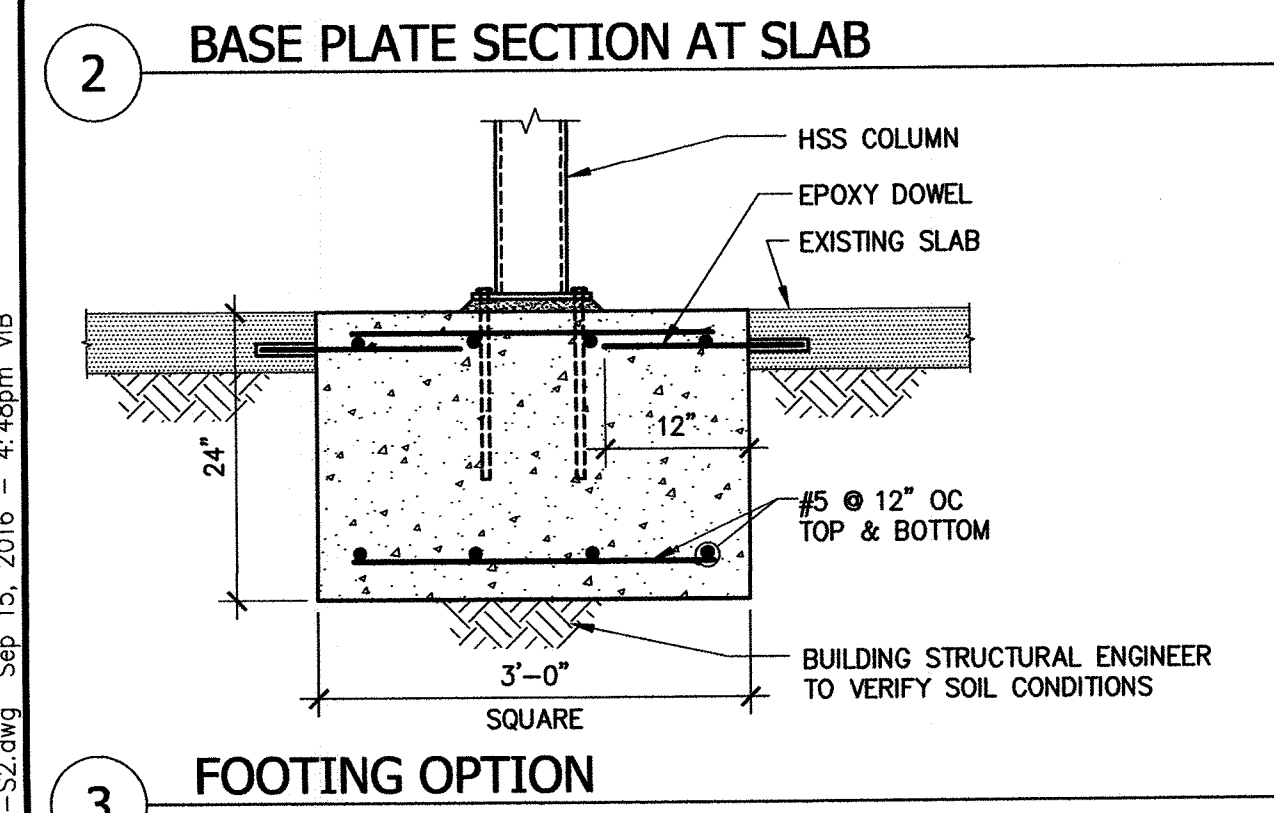
E|ONE® GRINDER PUMP
OR APPROVED EQUAL
NOT TO SCALE

AD	CAH	07/13/07	A	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE
one SEWER SYSTEMS				
MODEL DH071-124 / DR071-124				
NA0050P07				

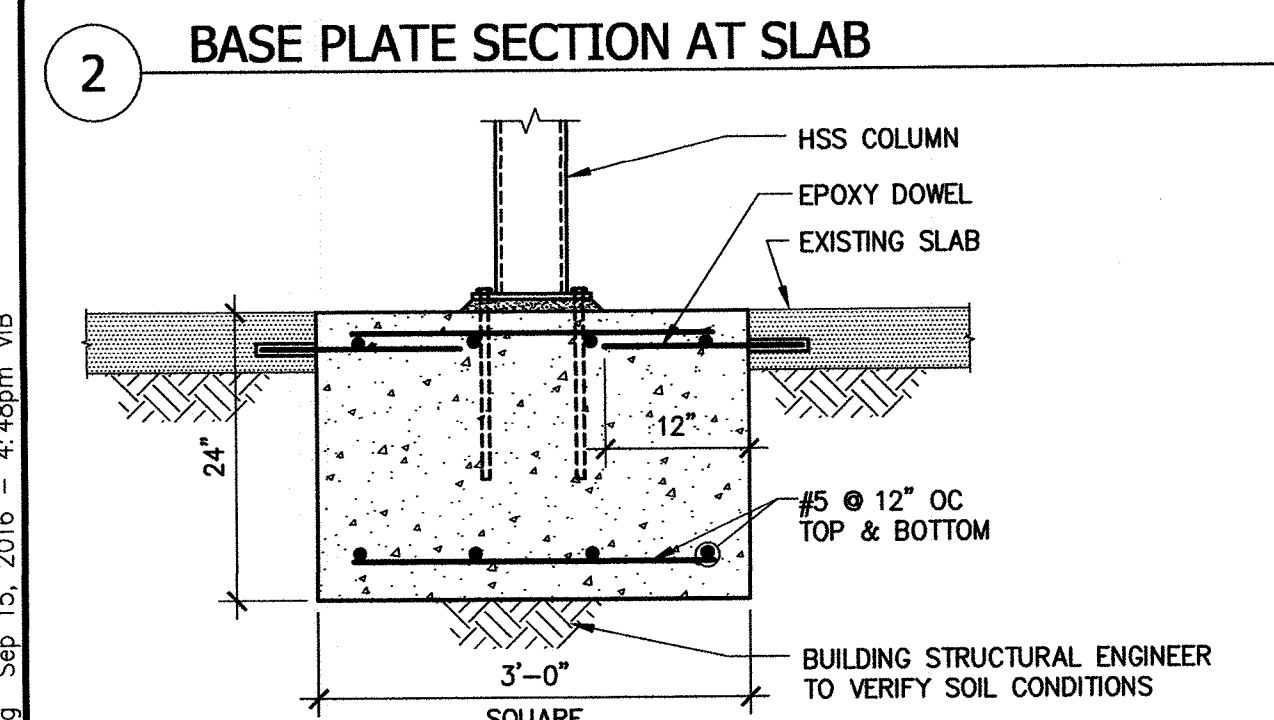
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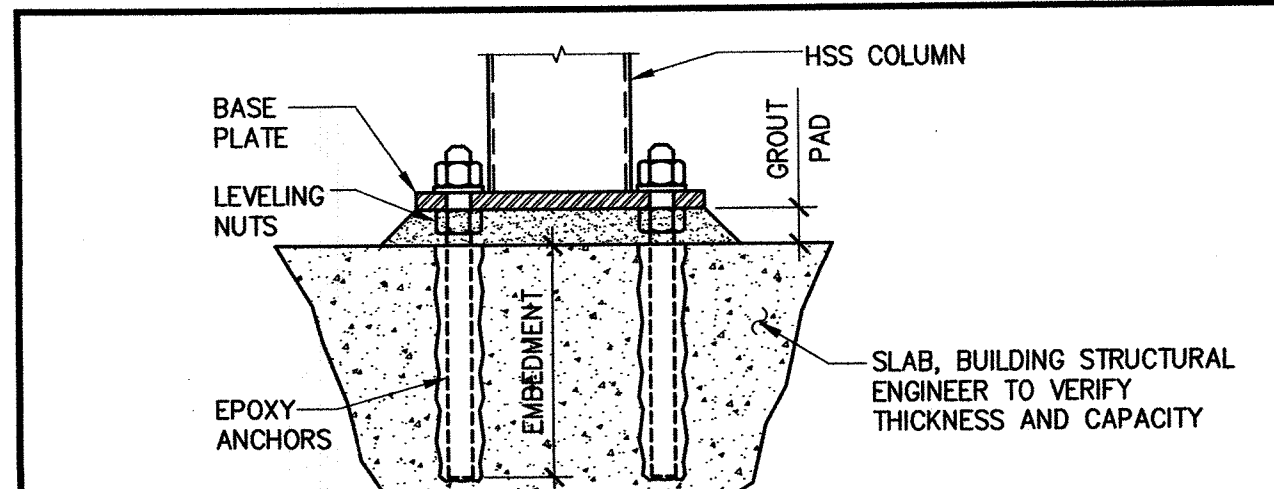
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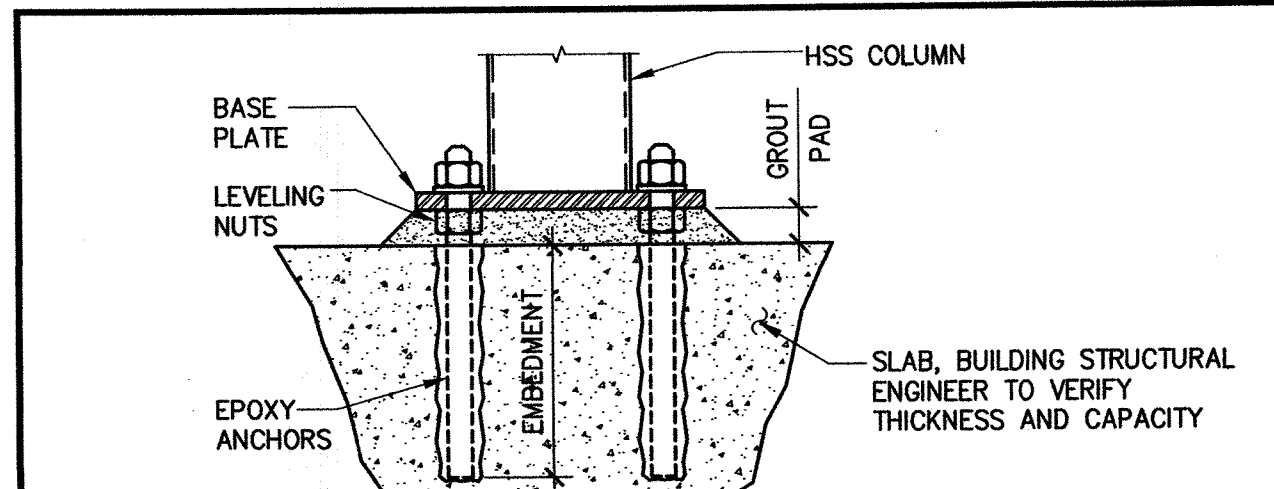
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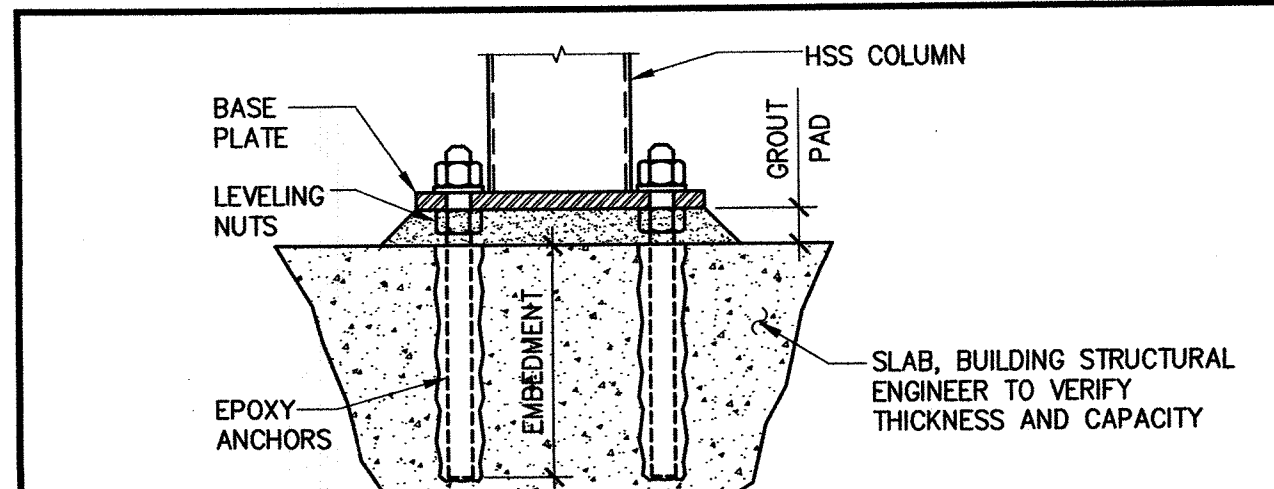
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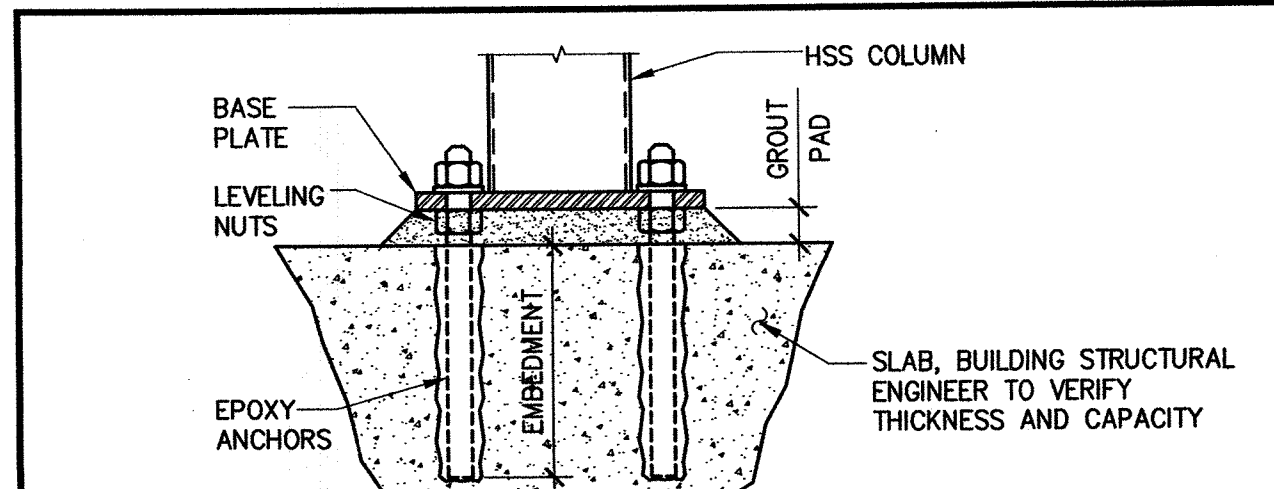
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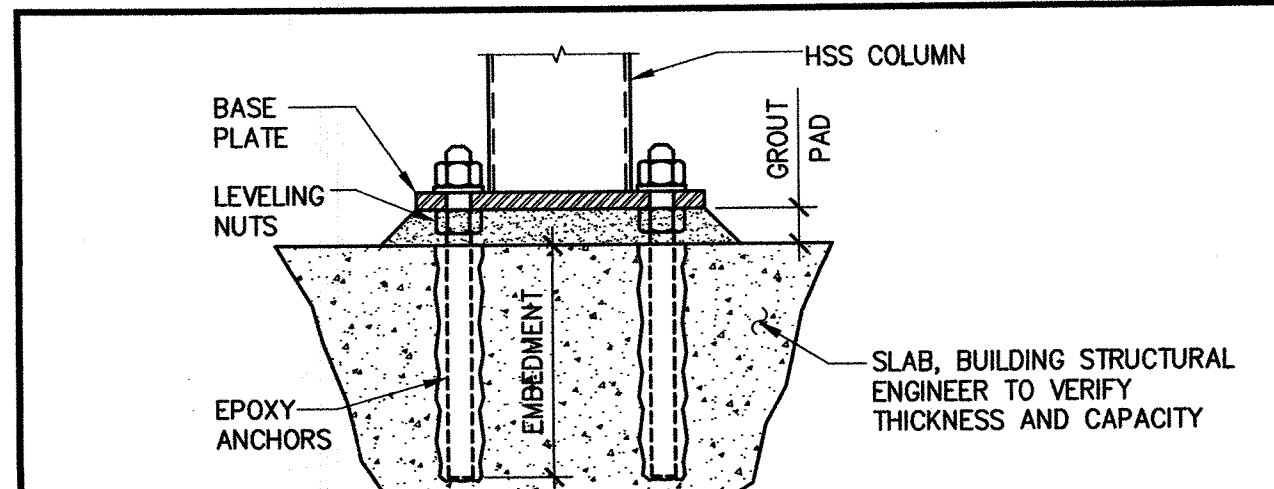
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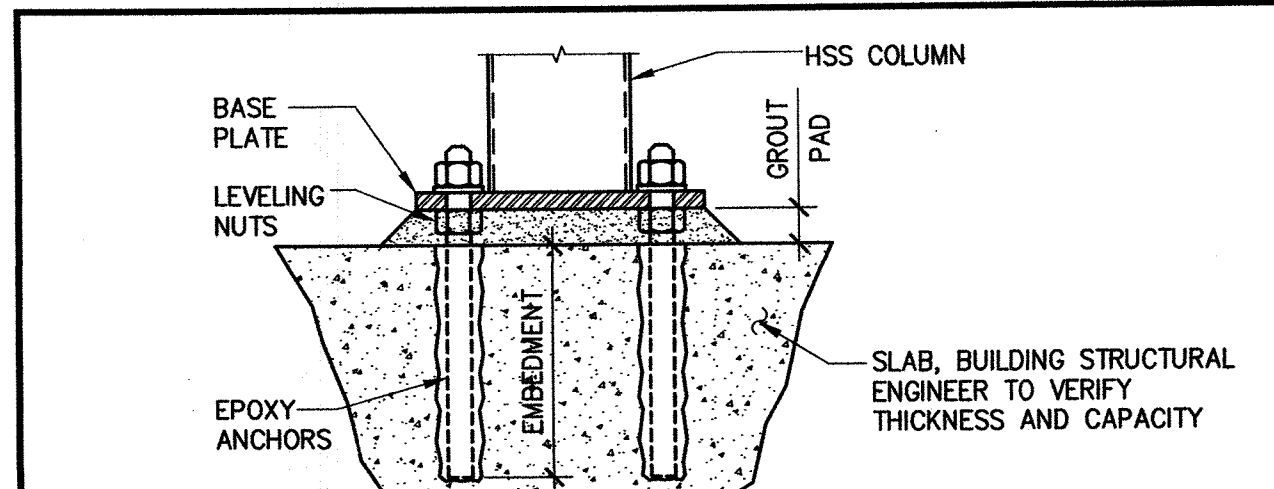
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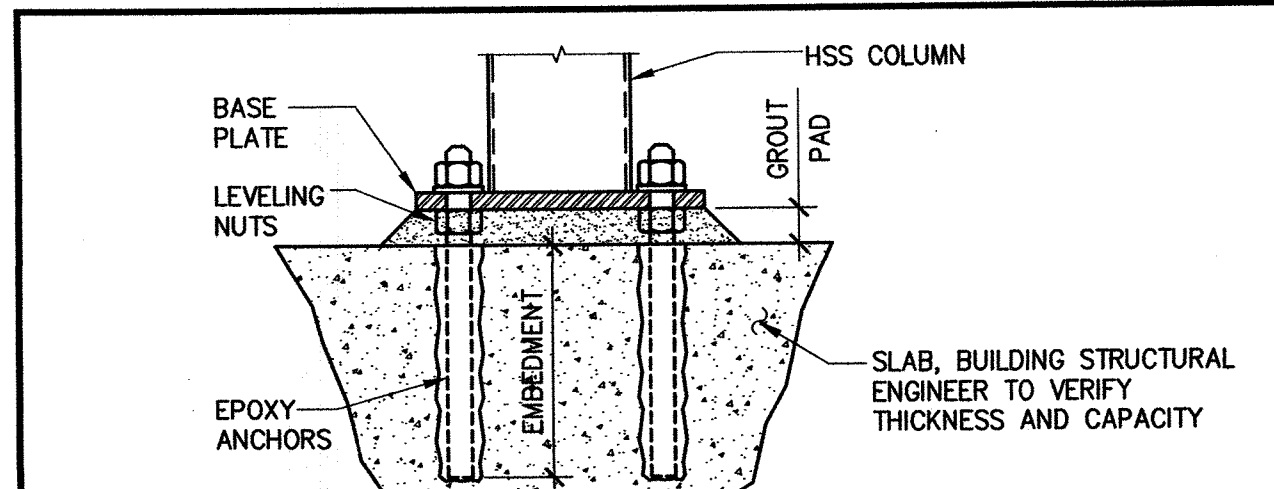
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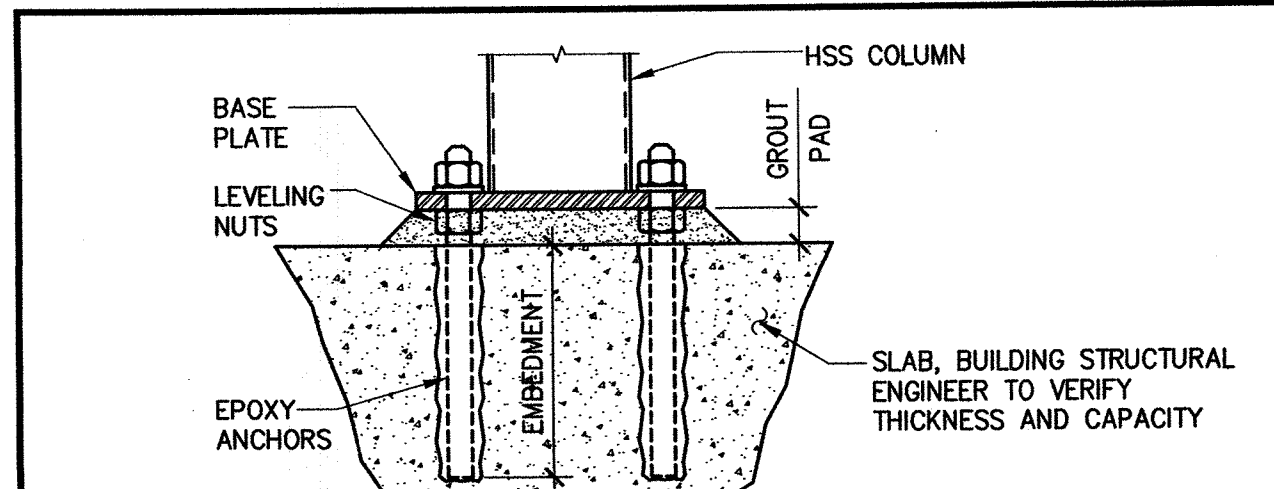
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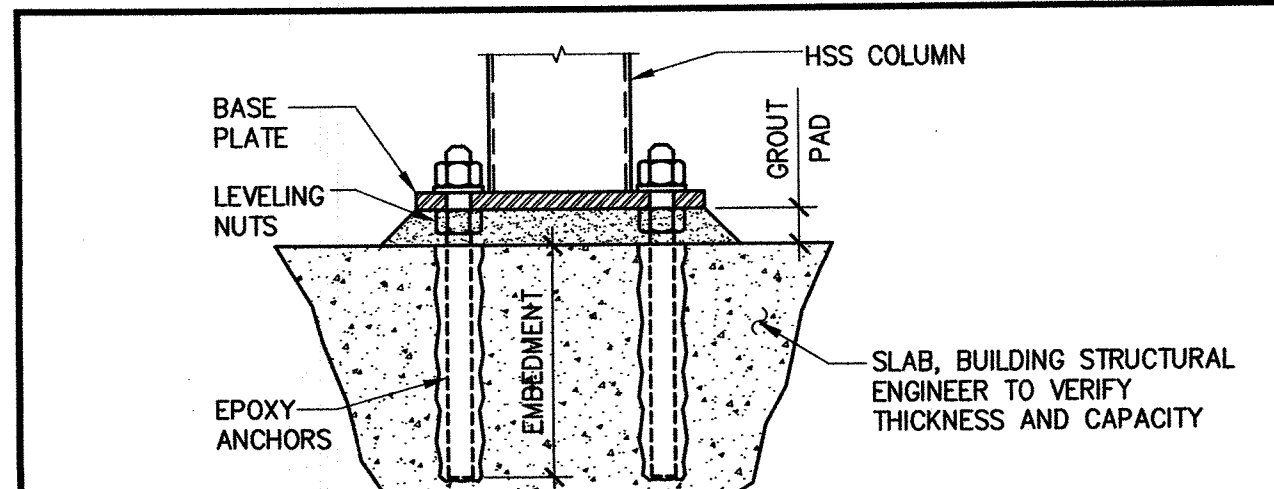
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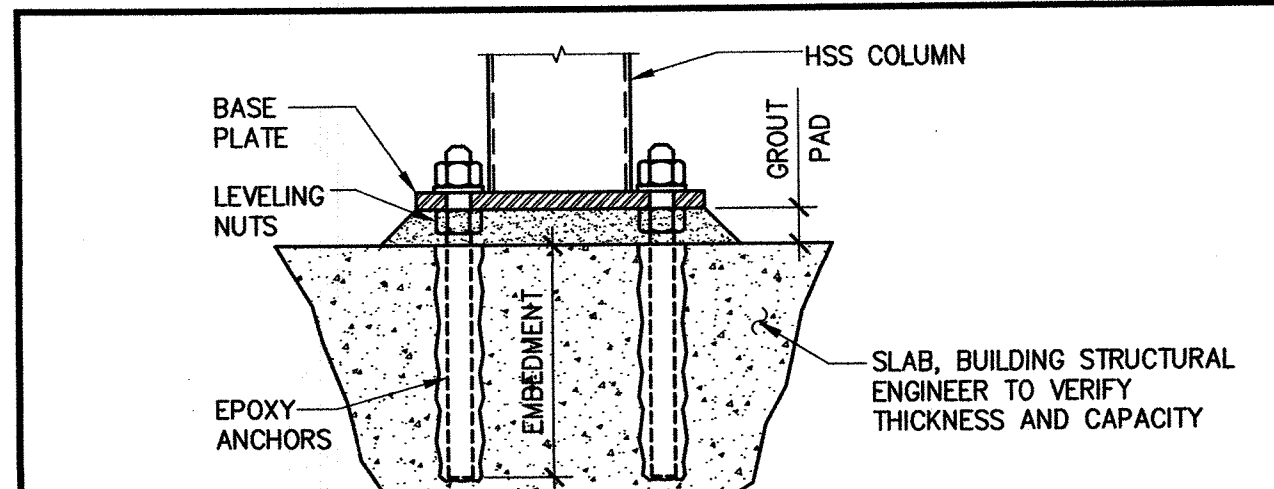
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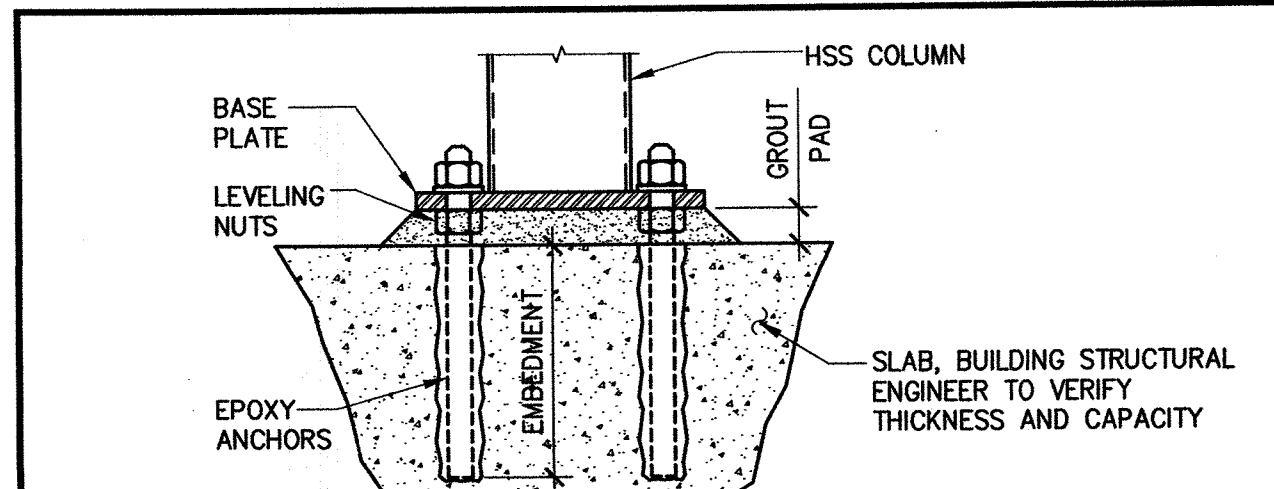
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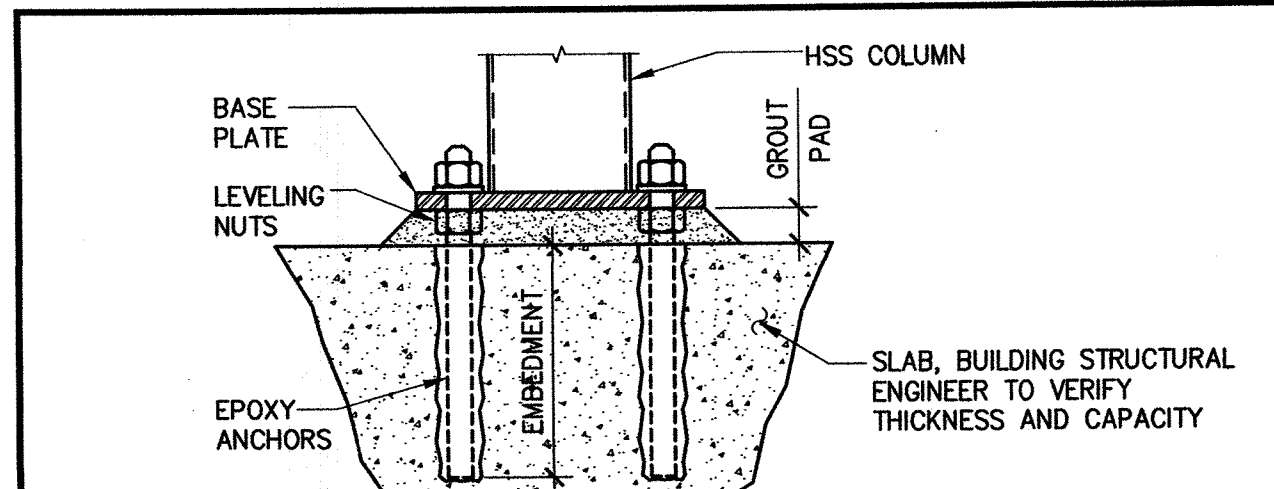
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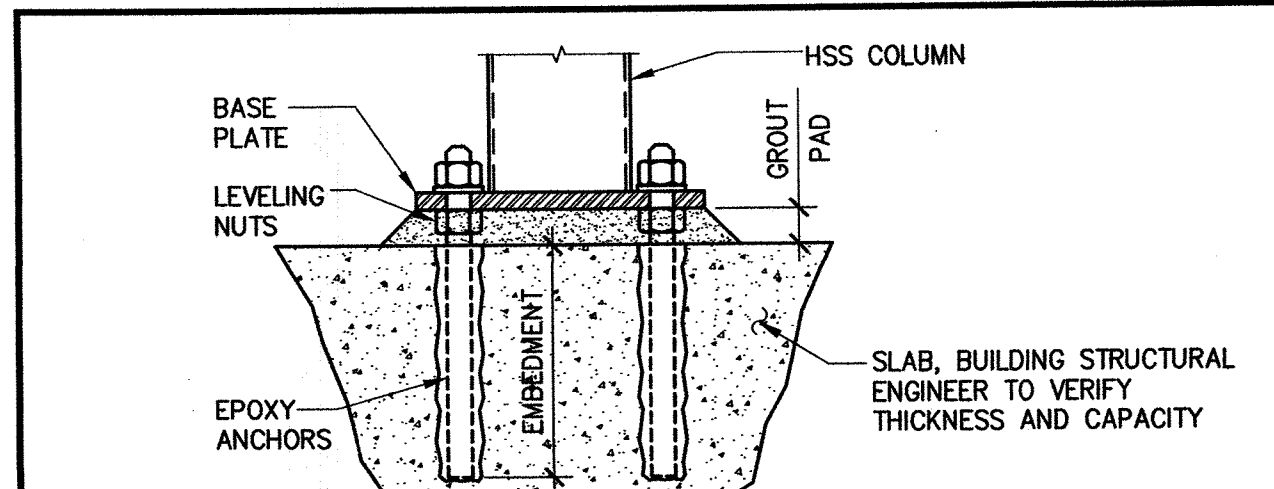
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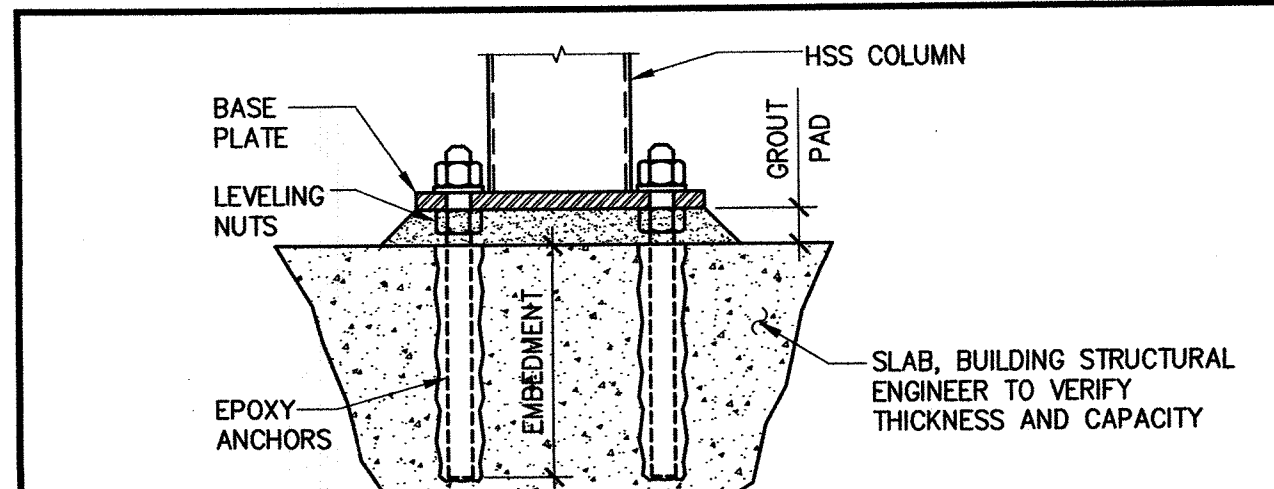
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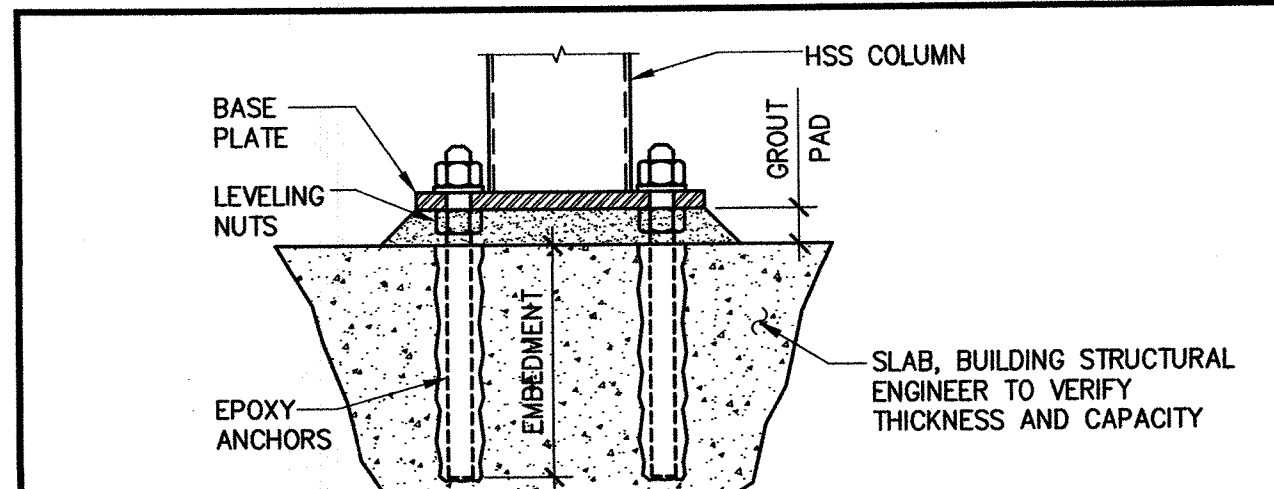
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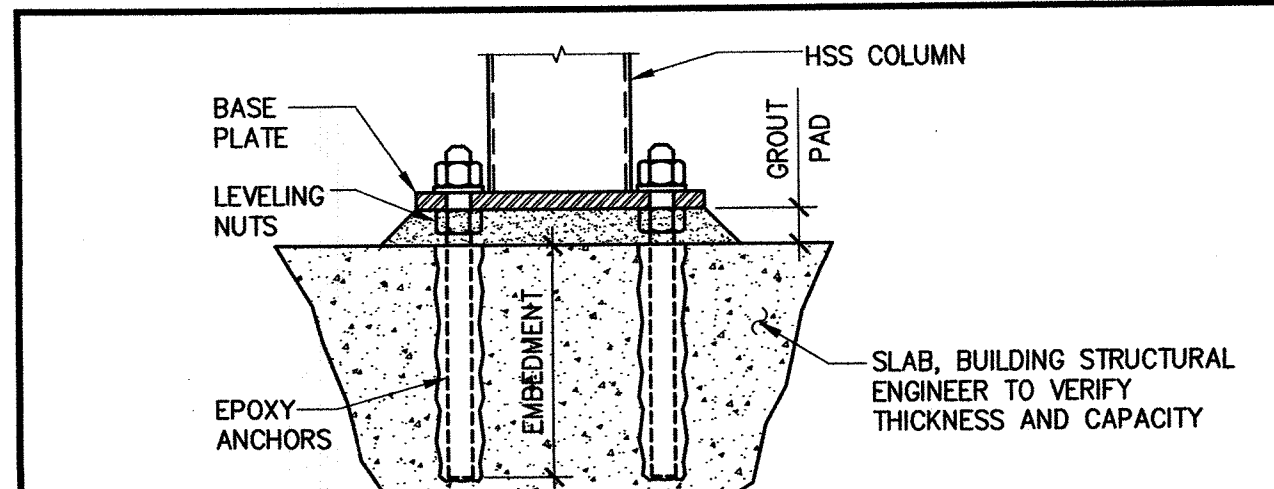
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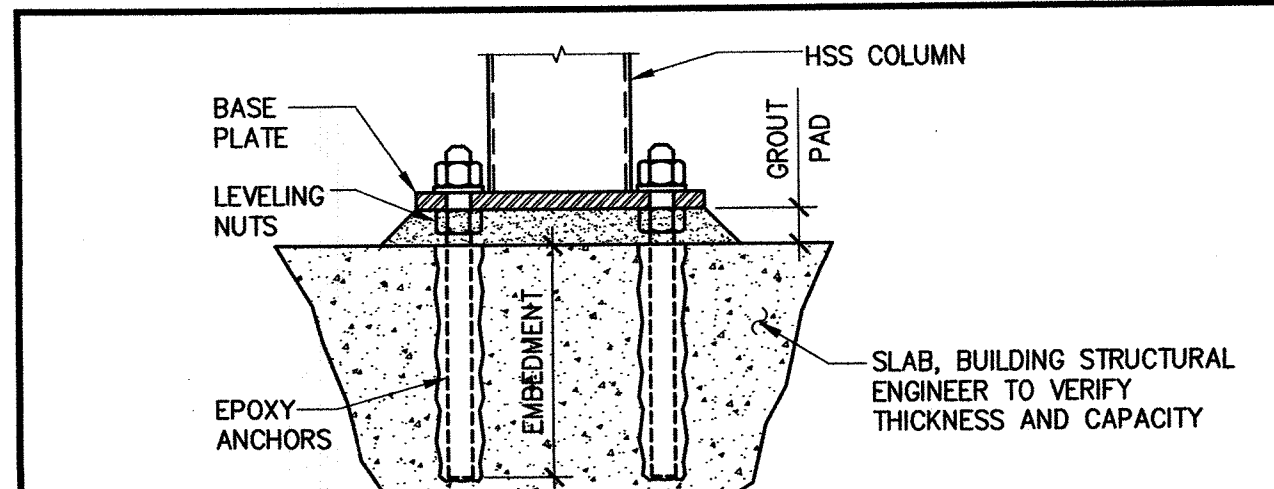
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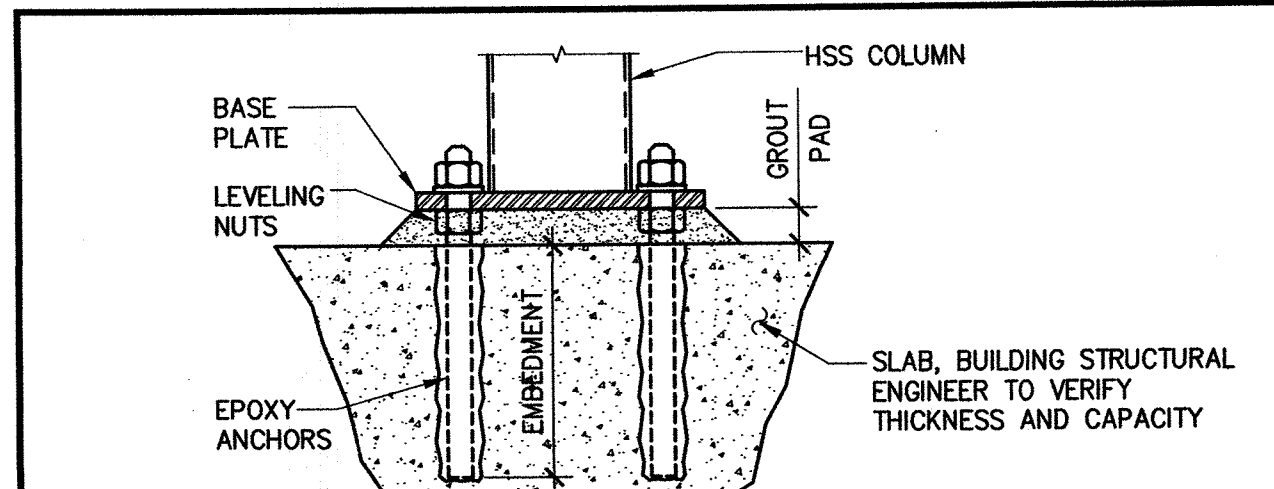
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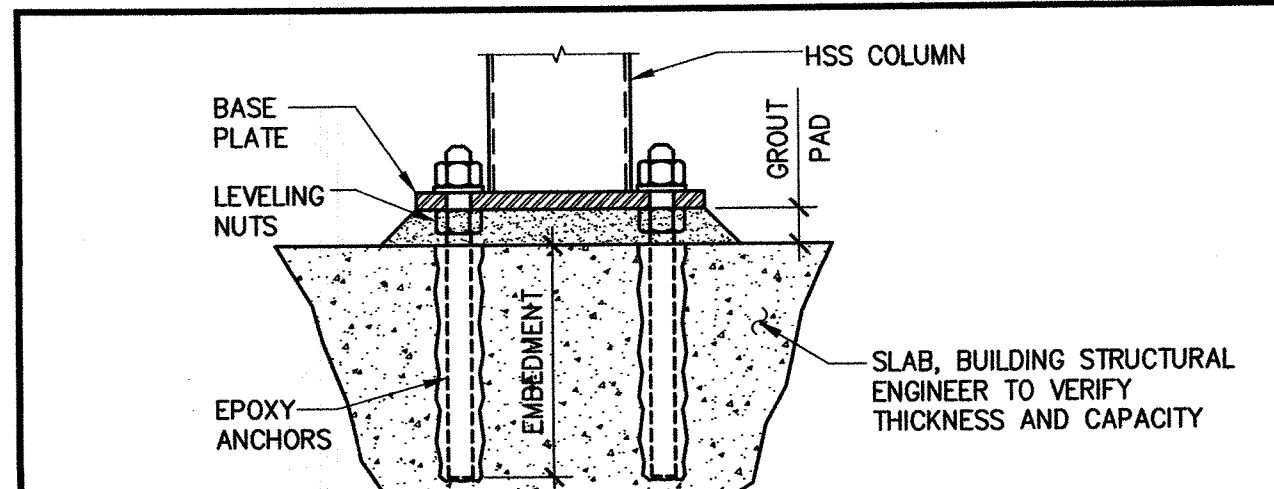
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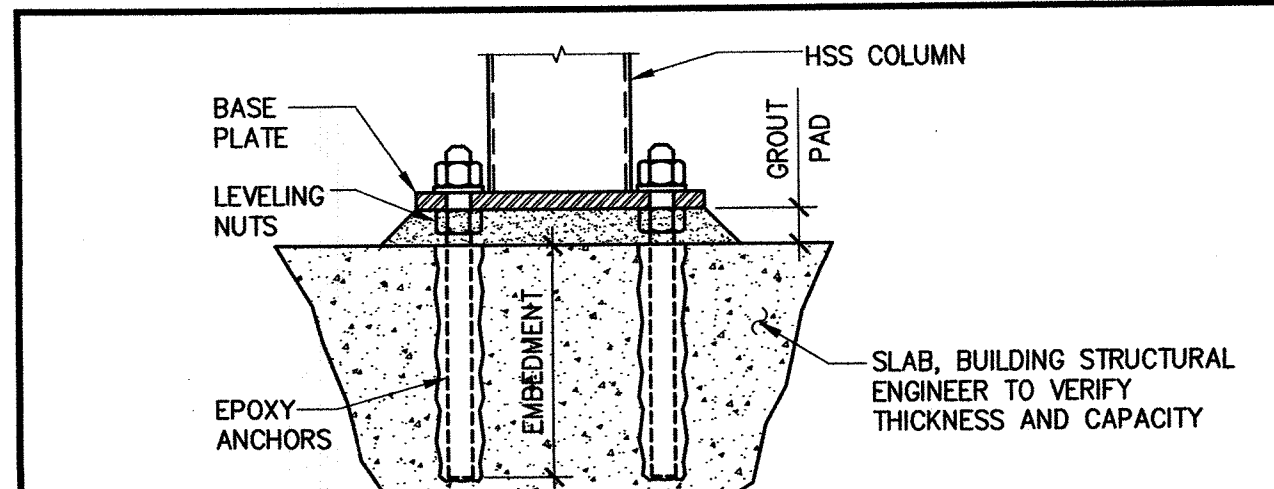
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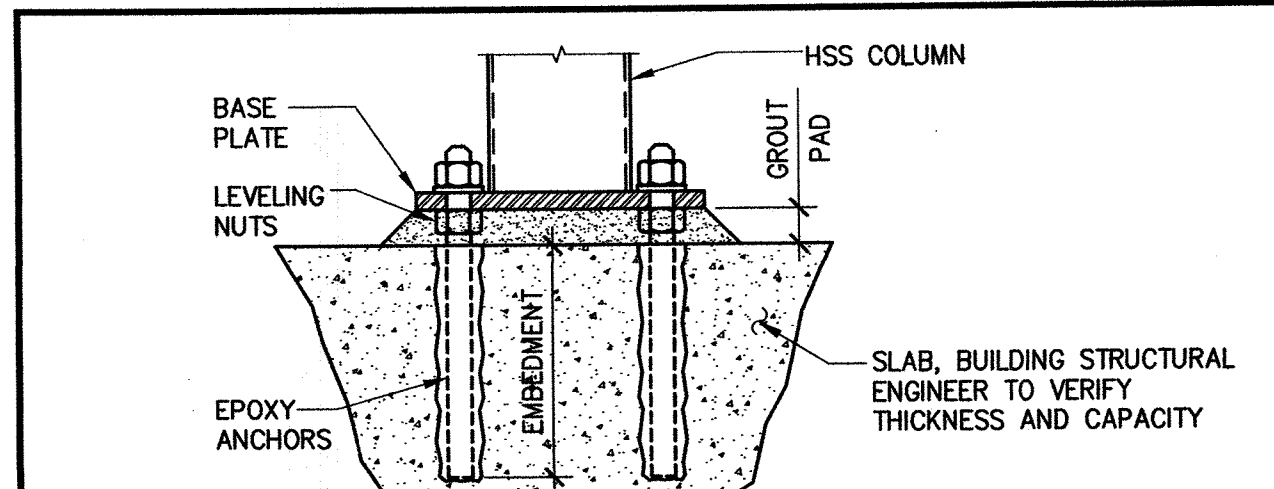
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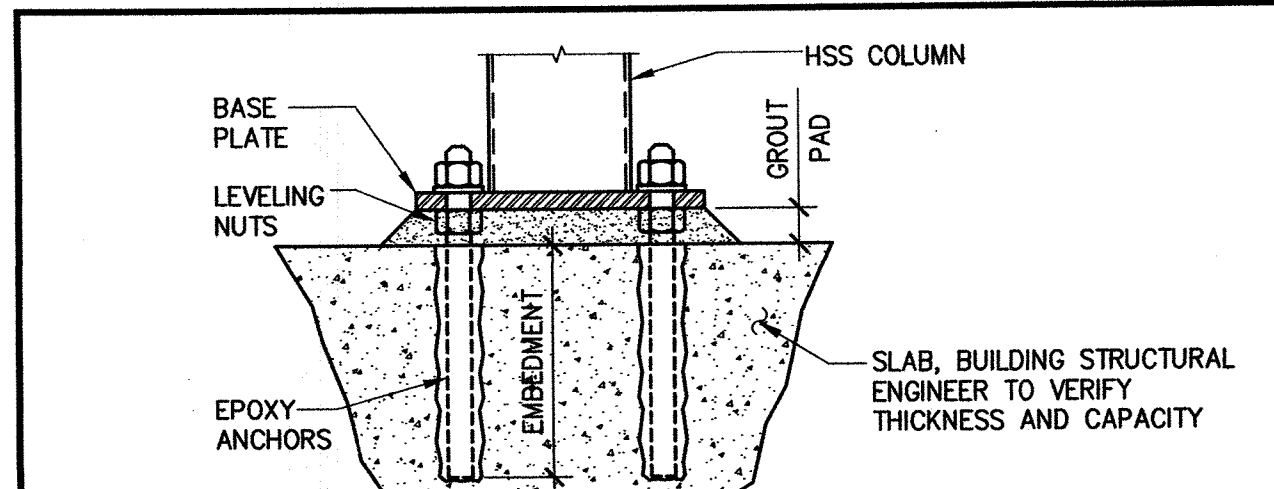
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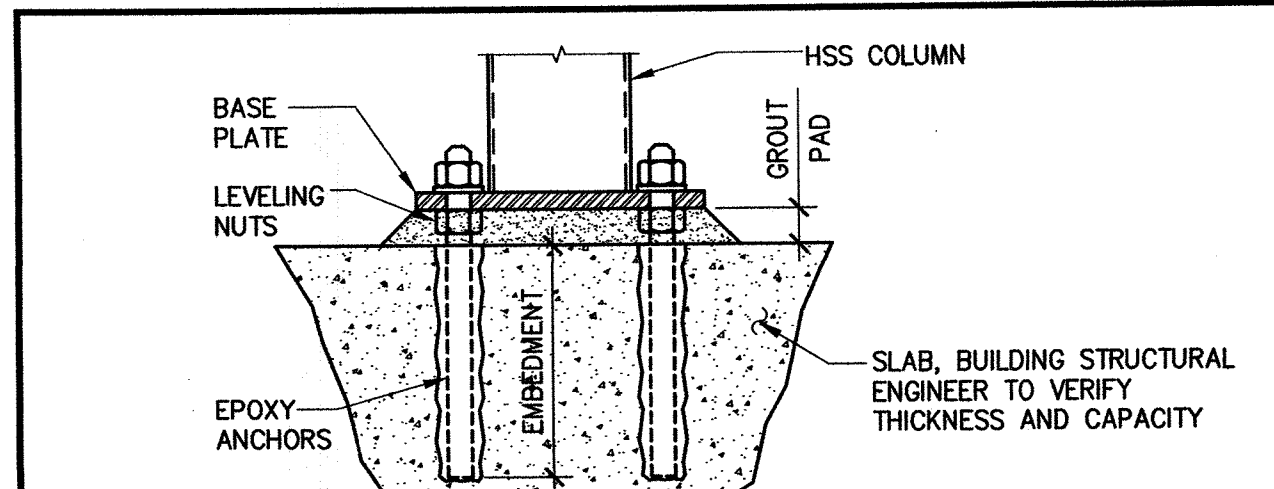
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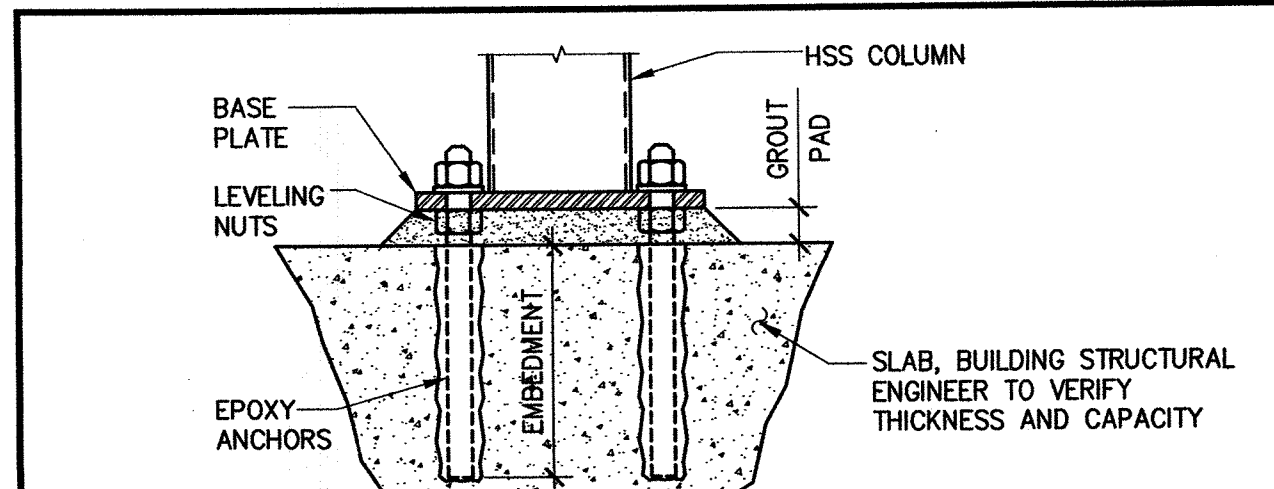
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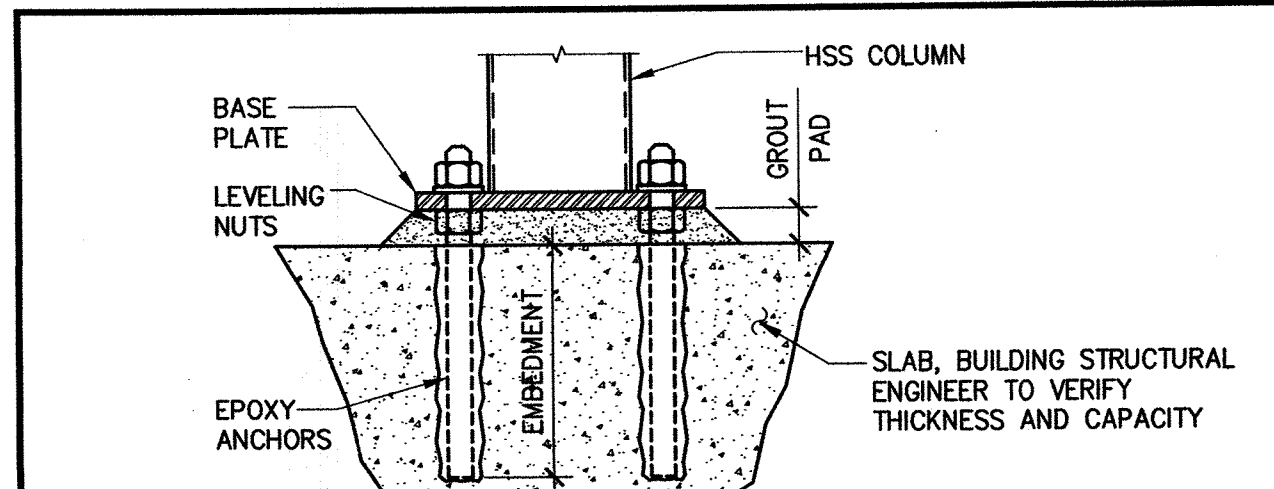
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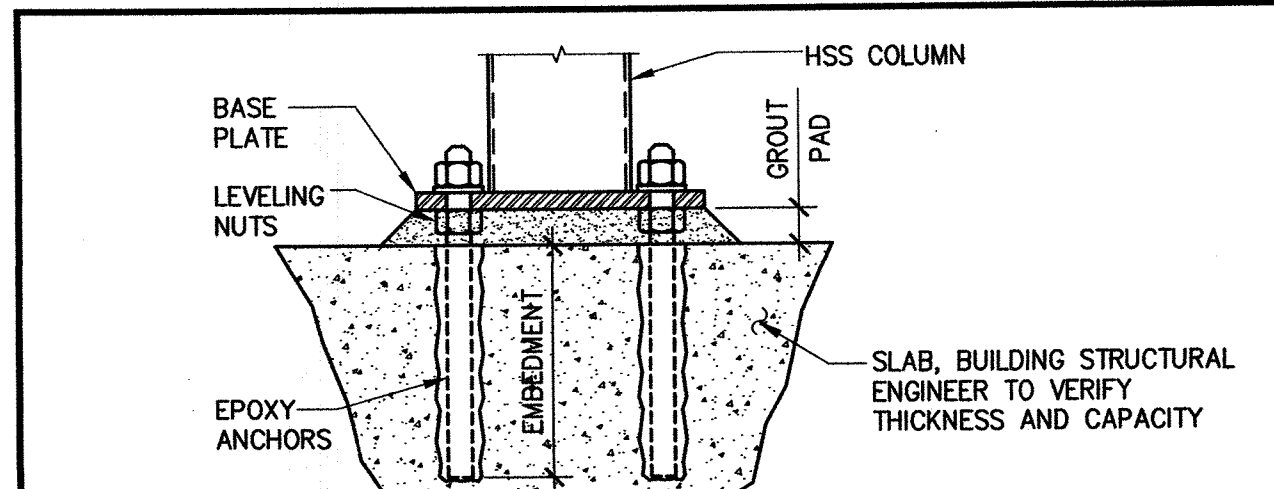
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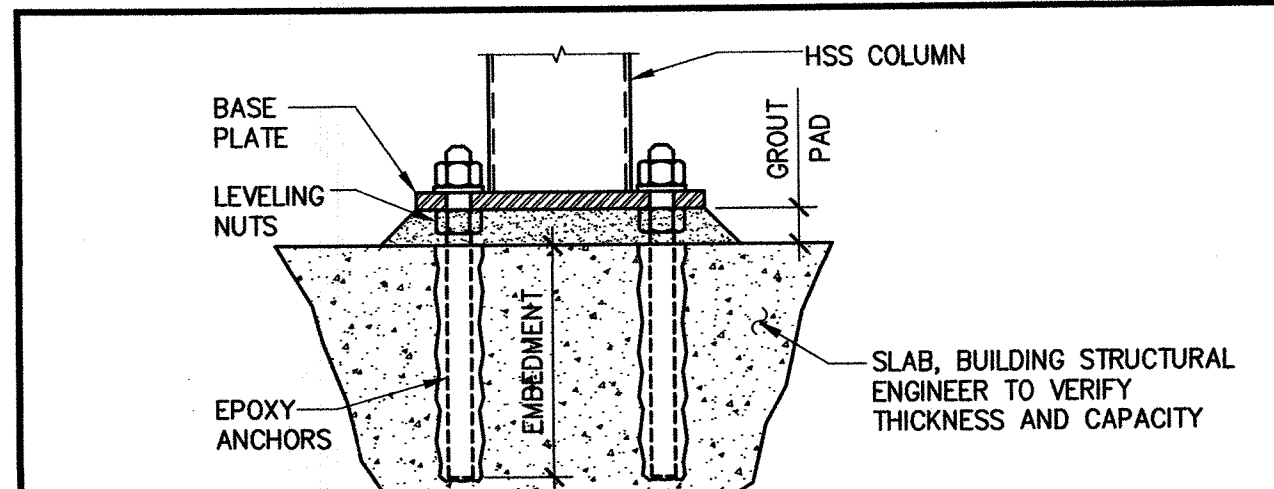
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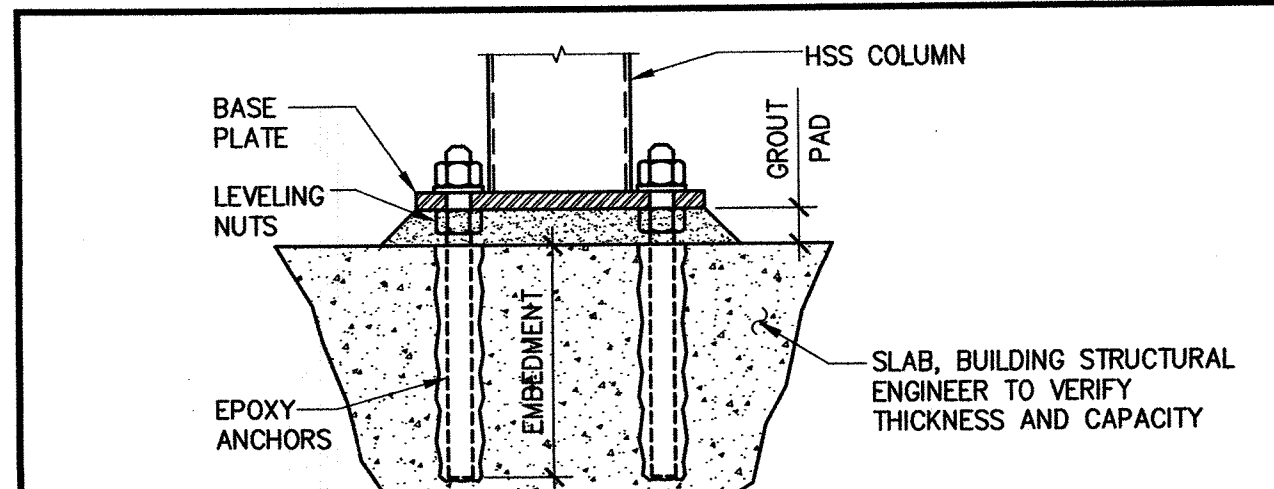
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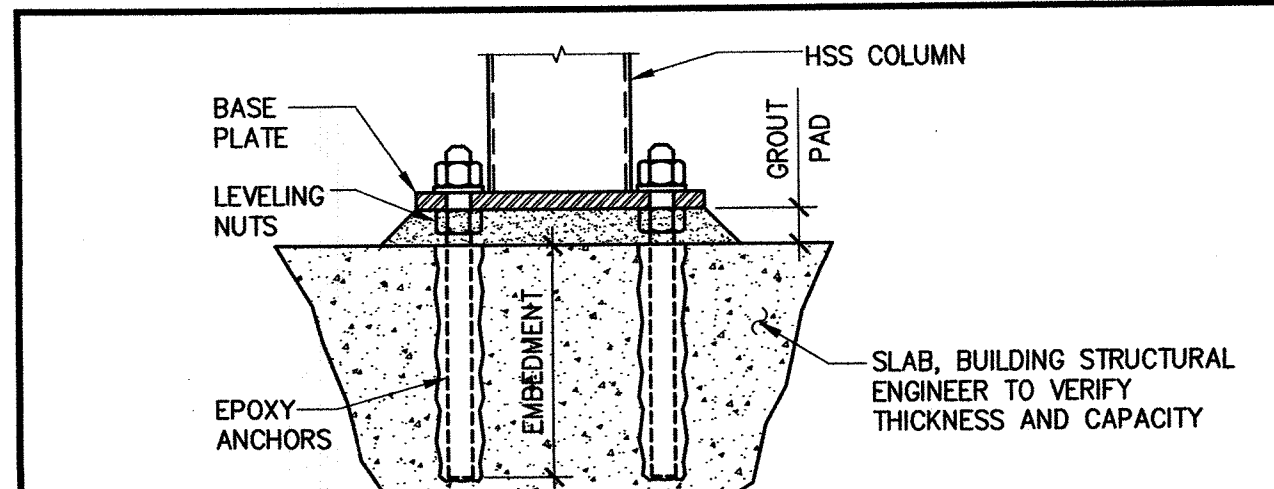
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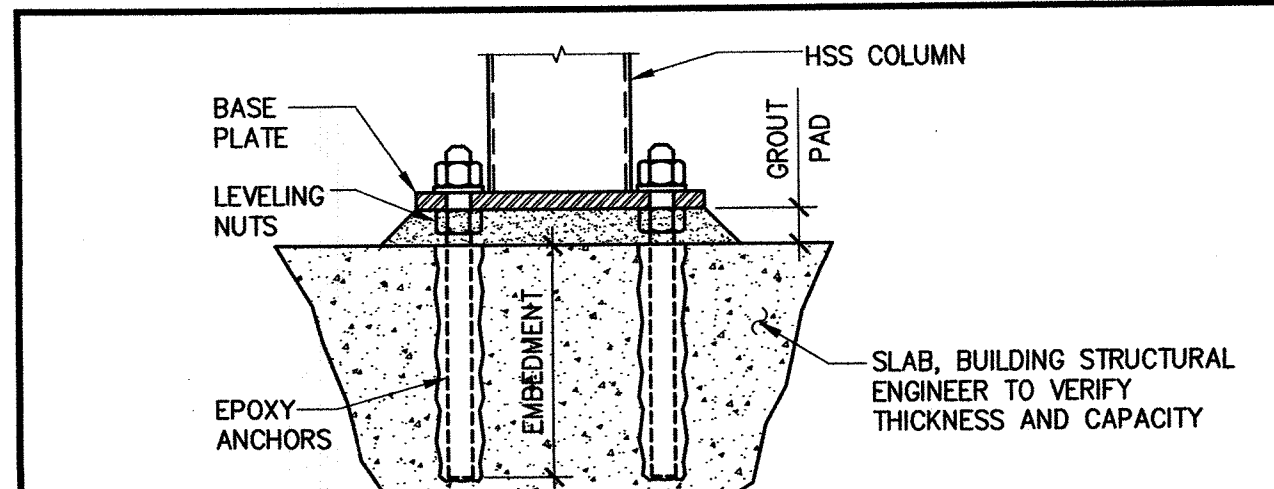
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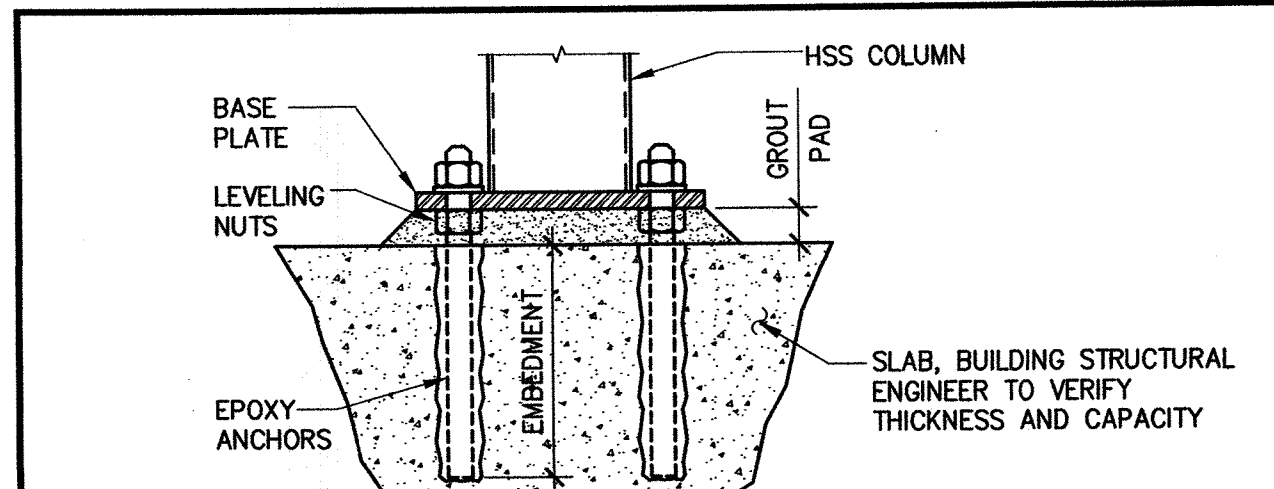
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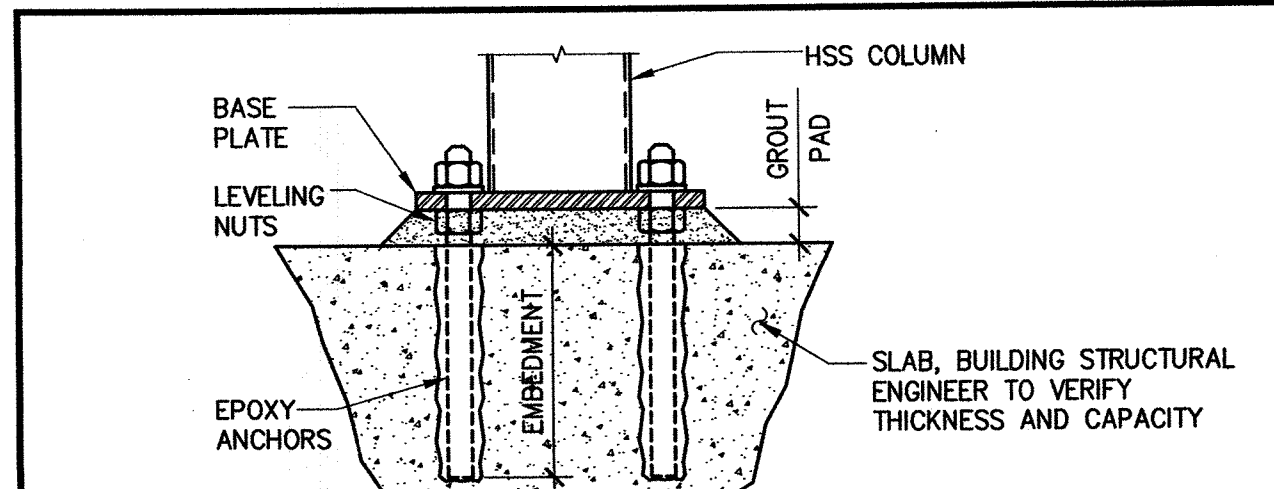
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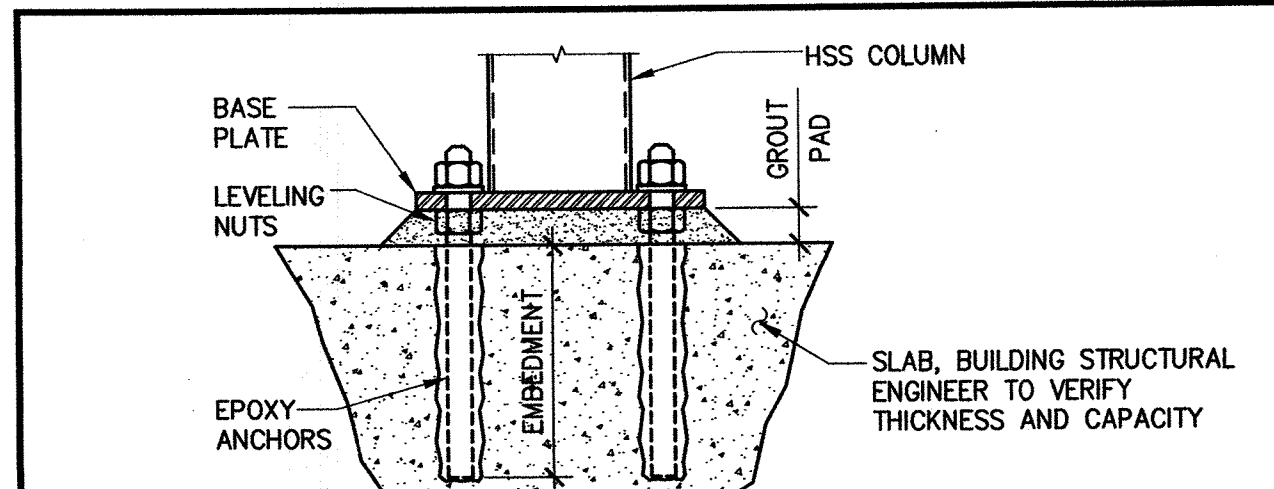
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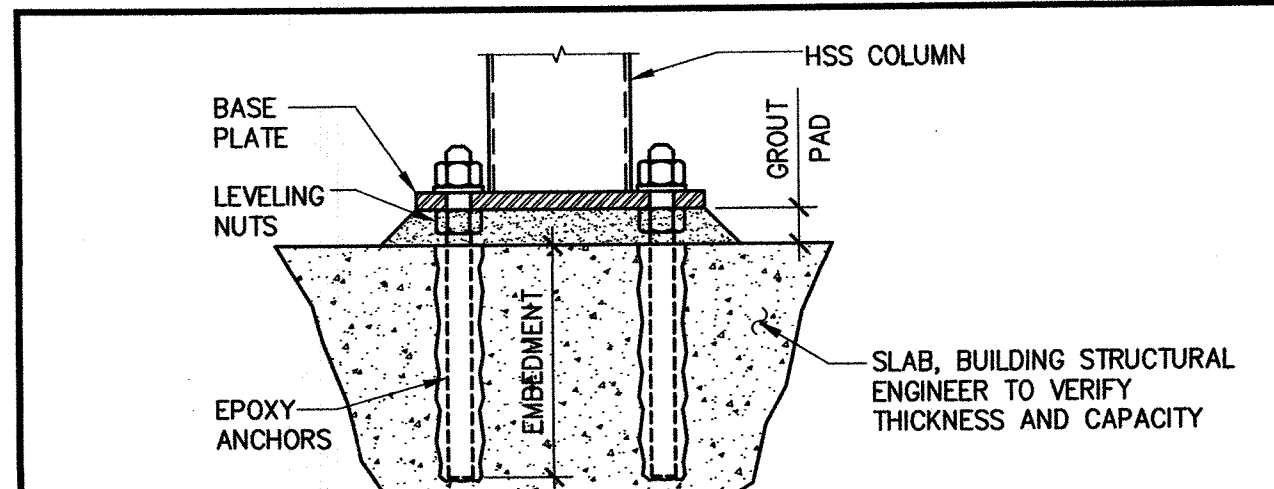
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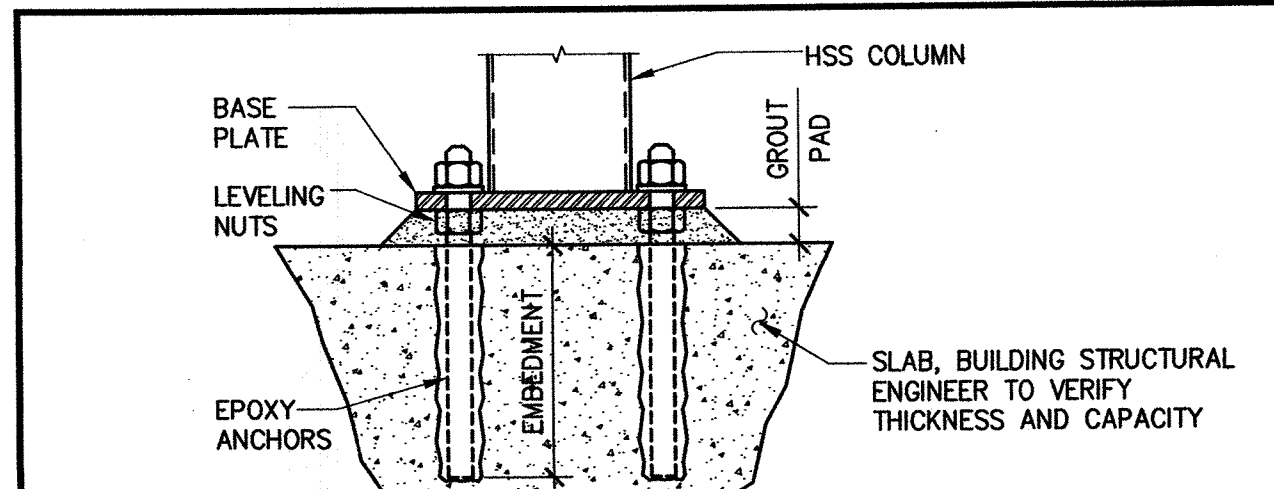
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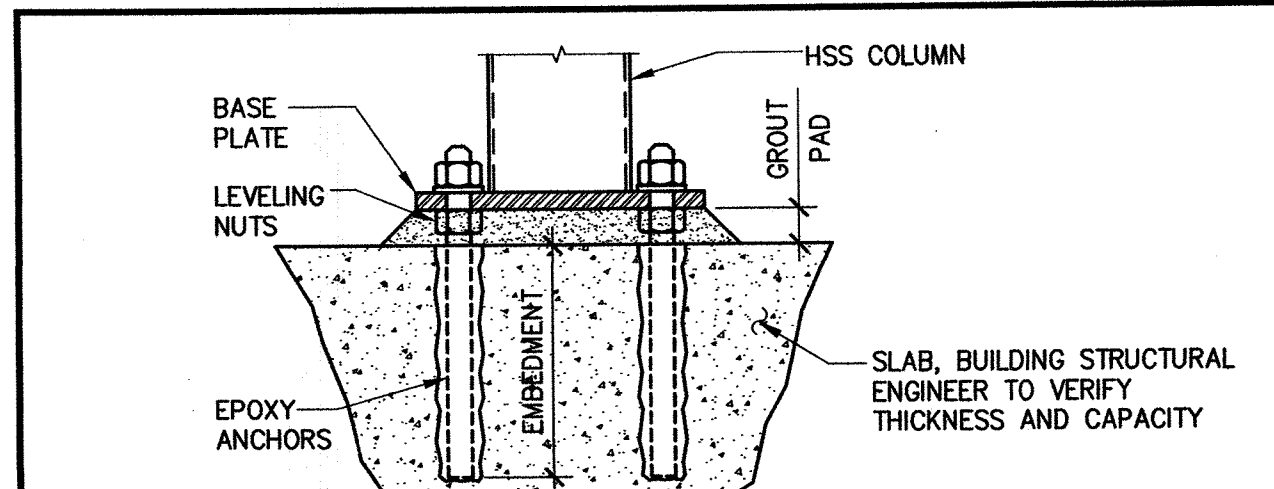
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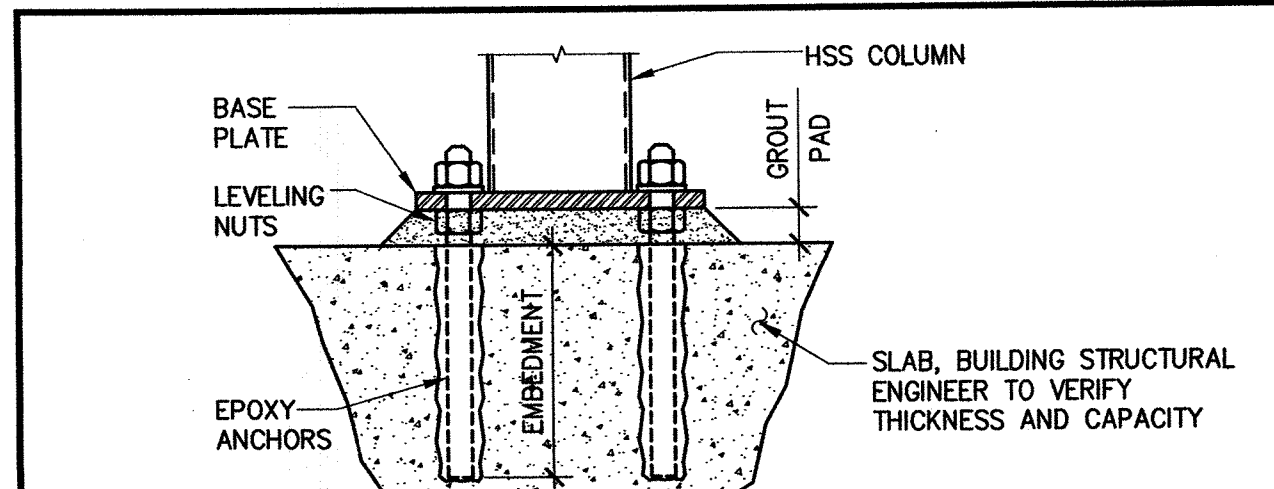
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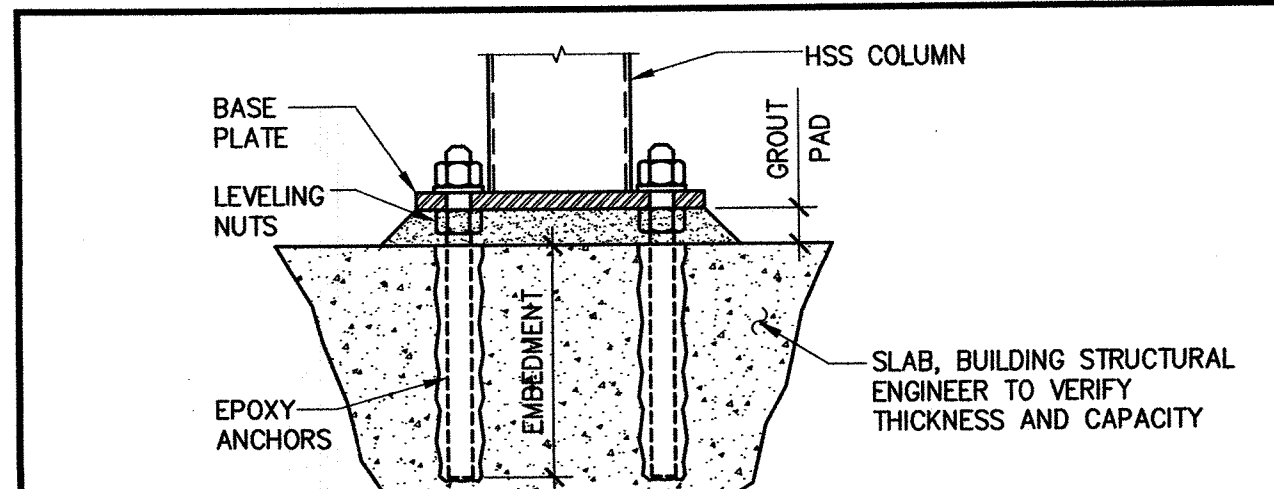
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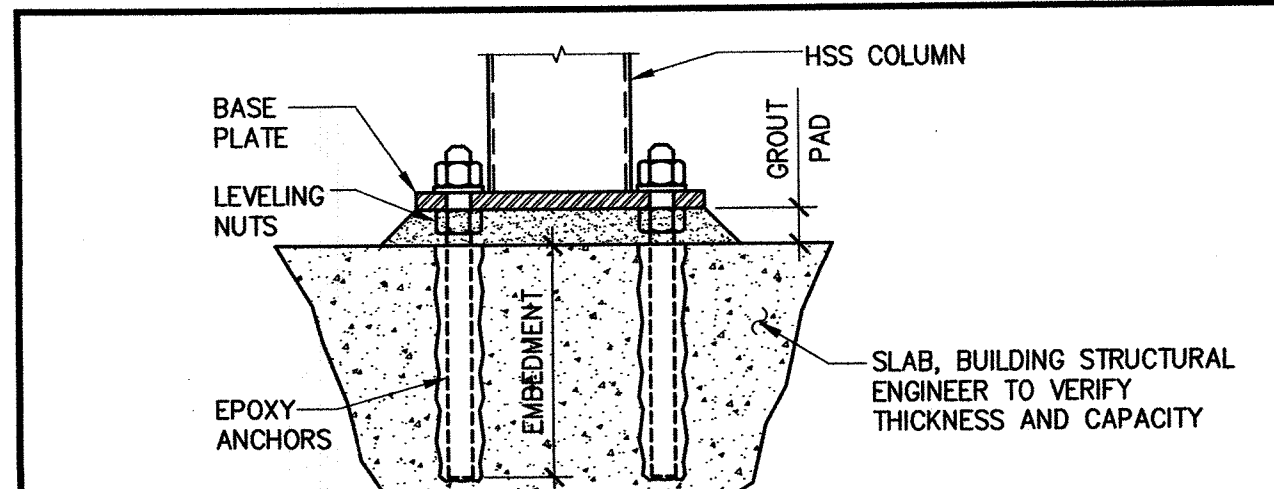
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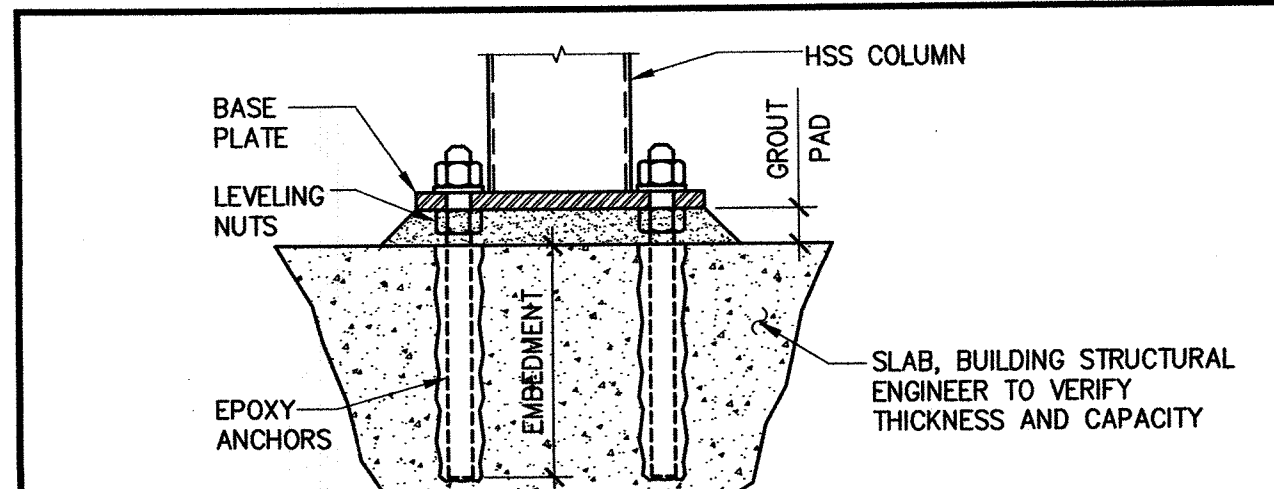
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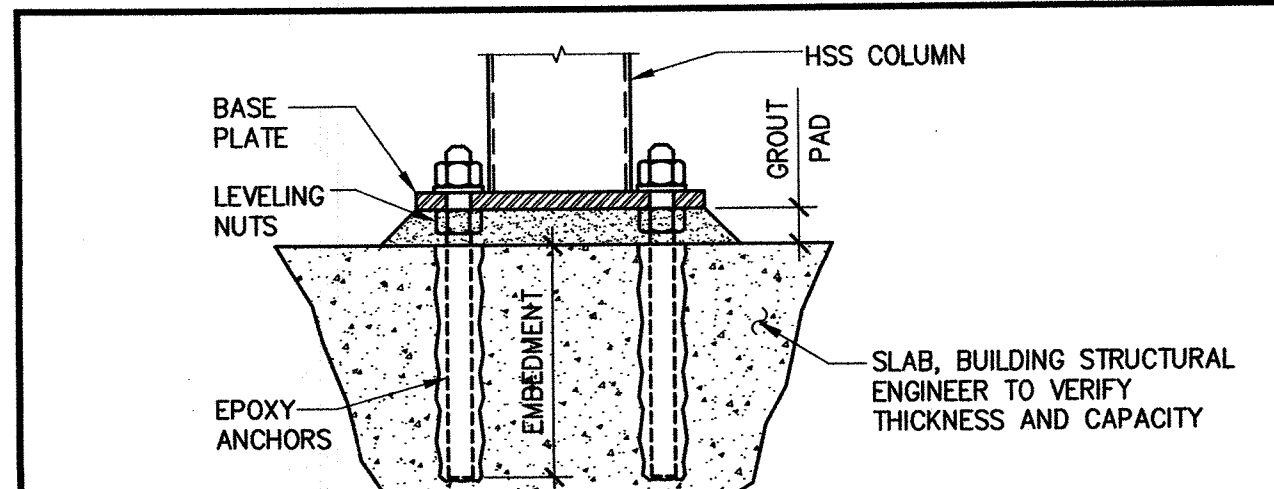
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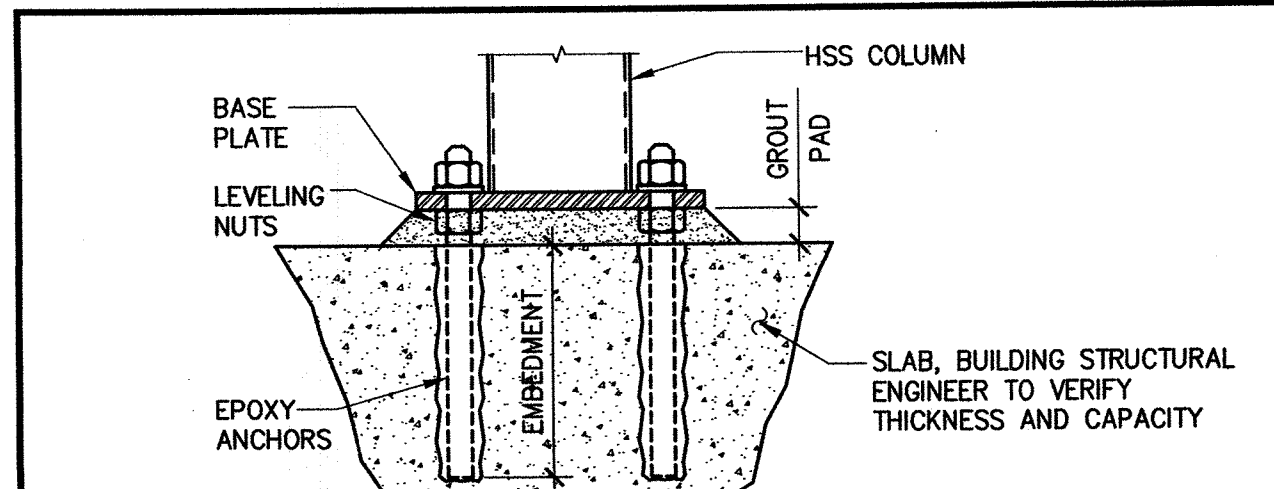
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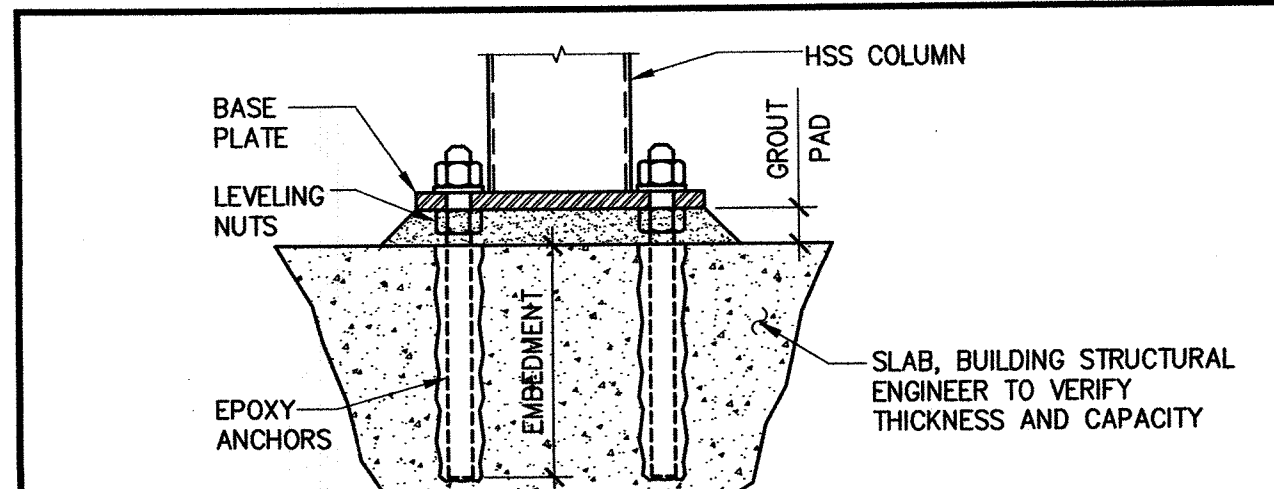
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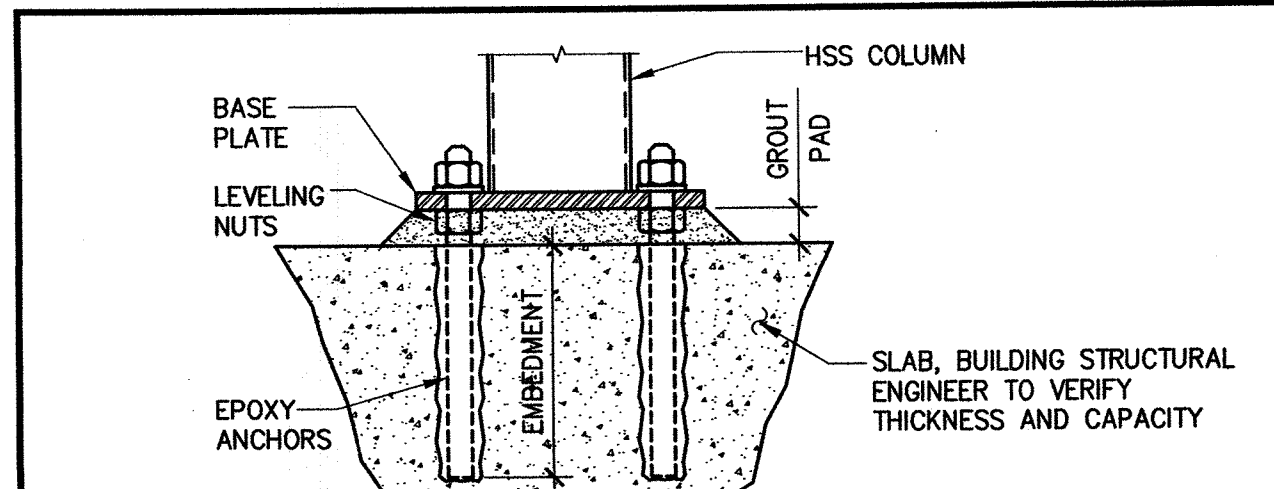
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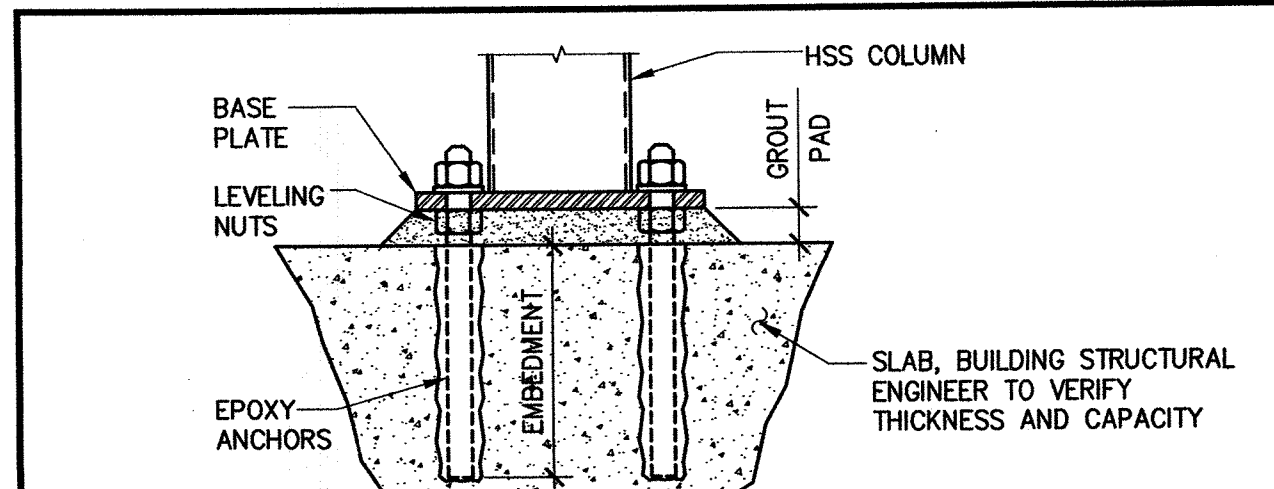
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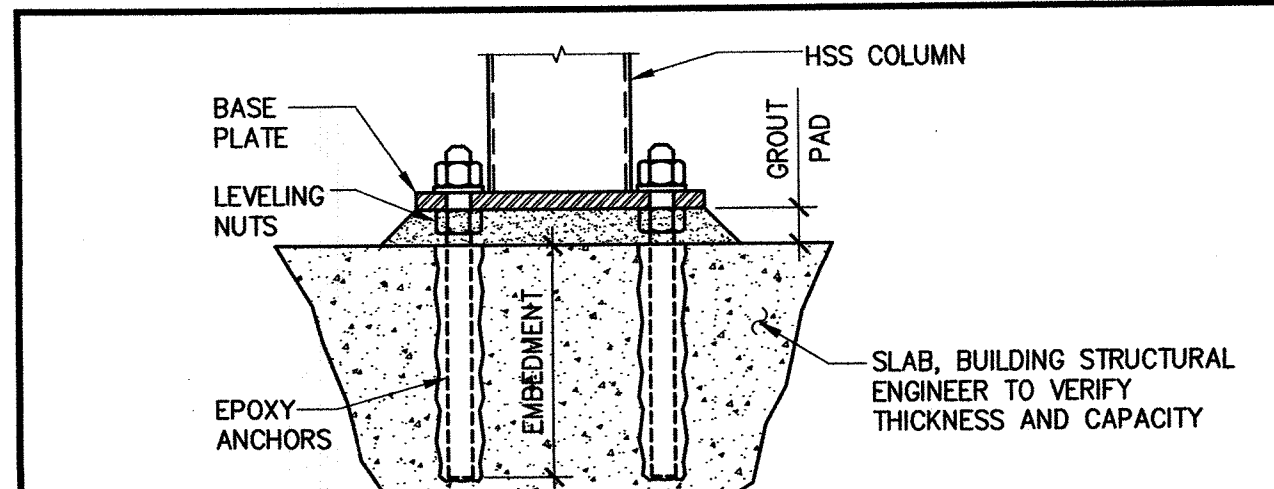
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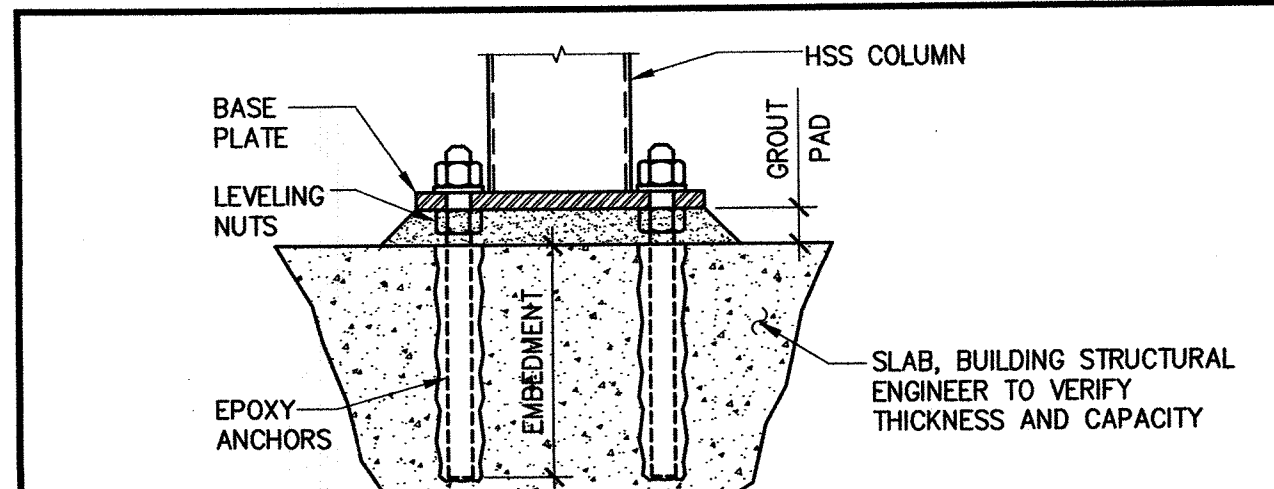
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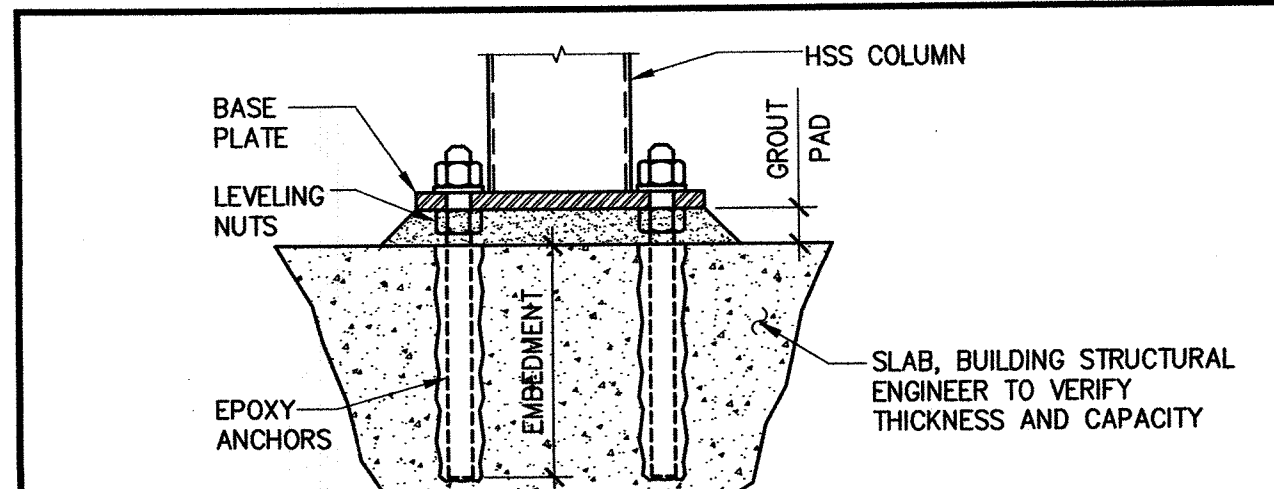
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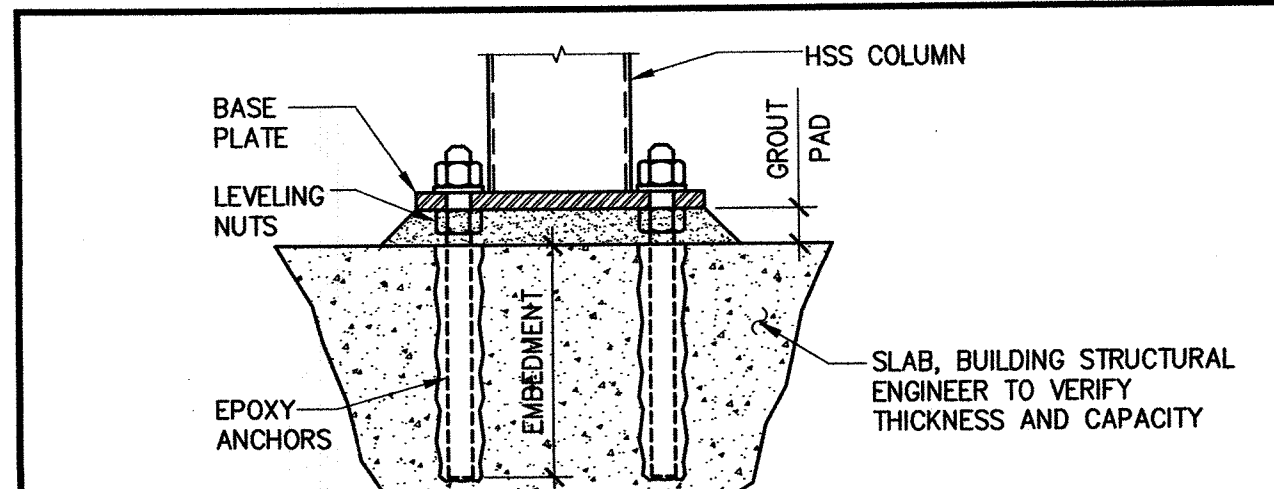
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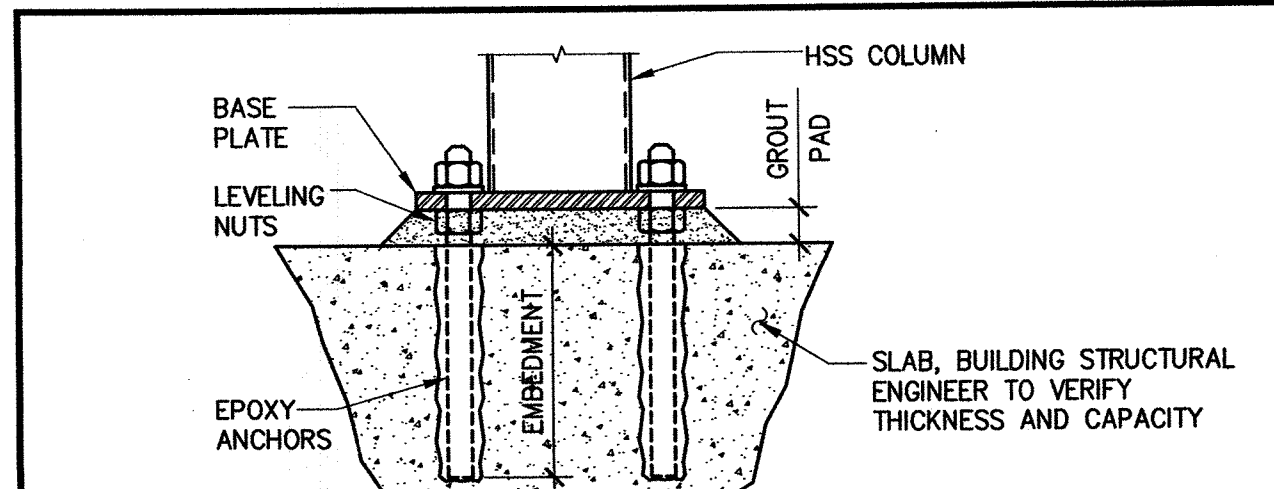
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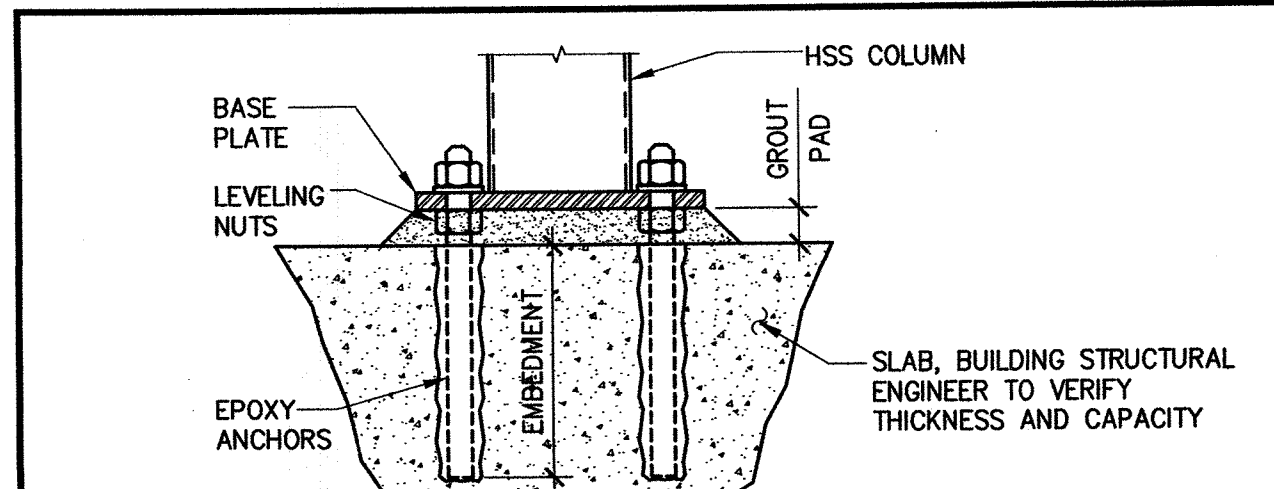
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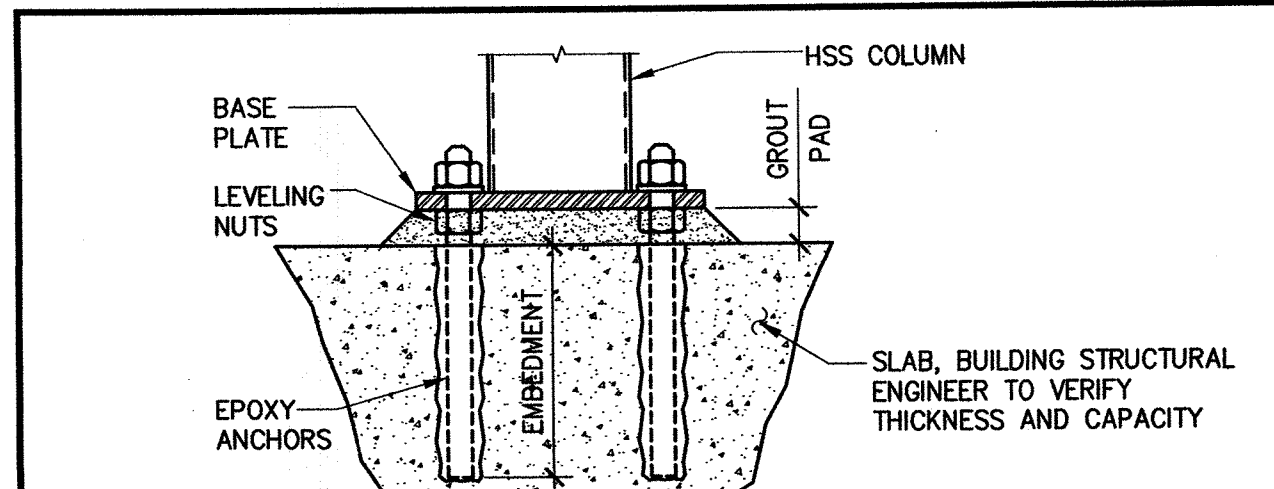
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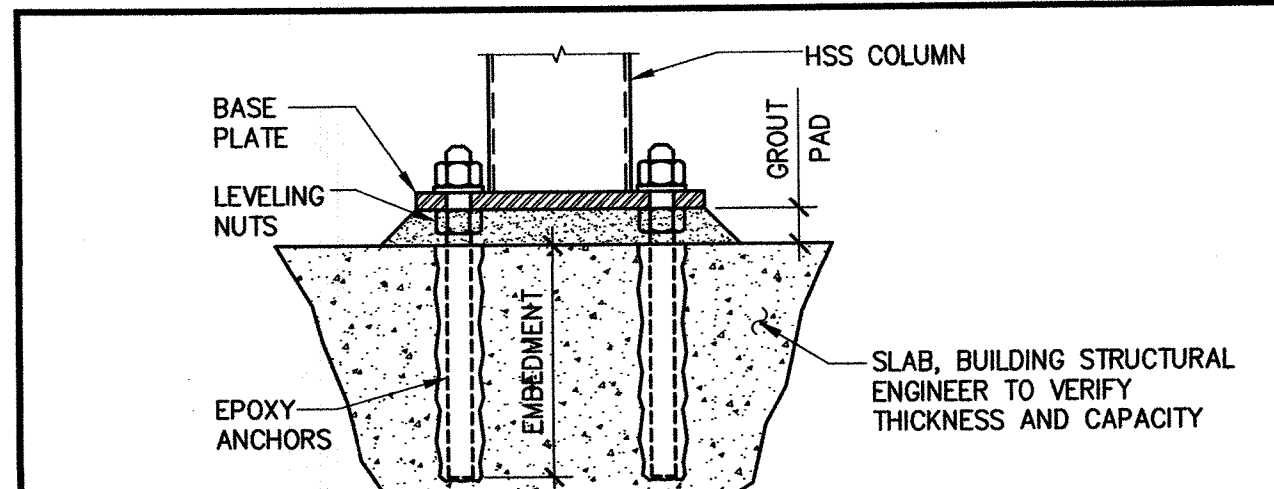
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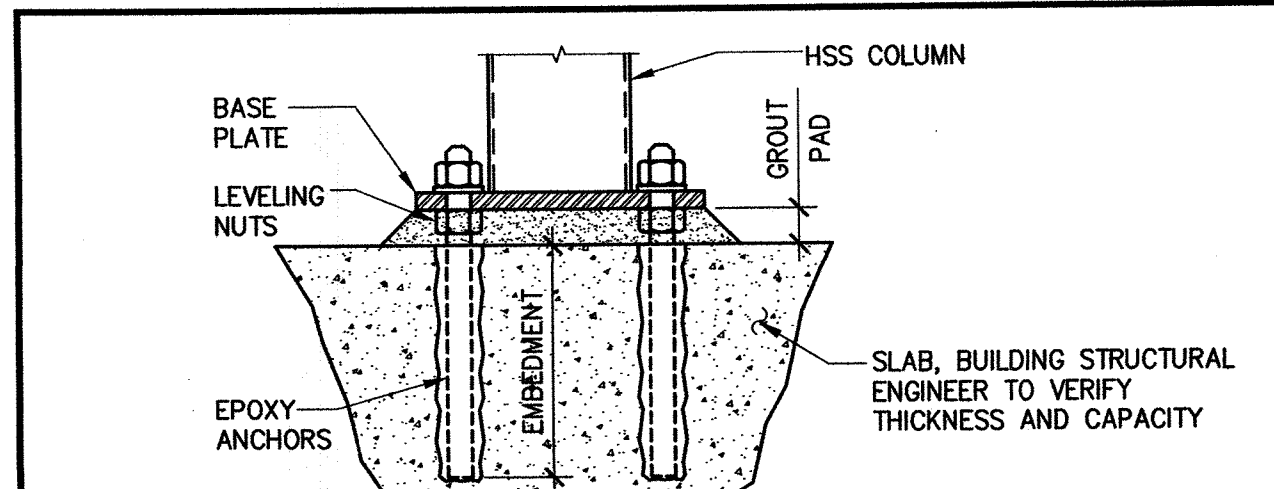
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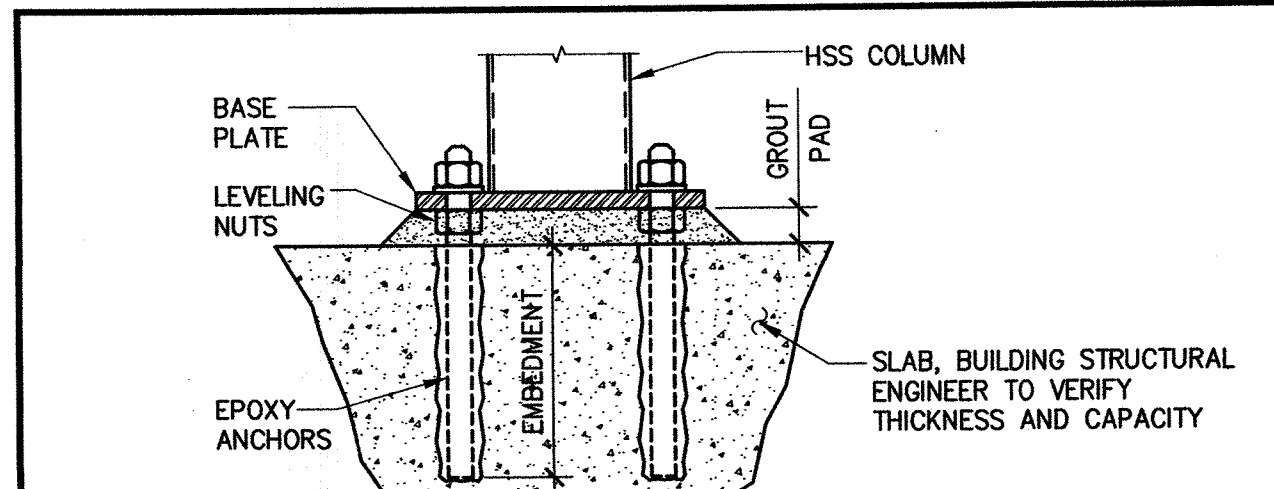
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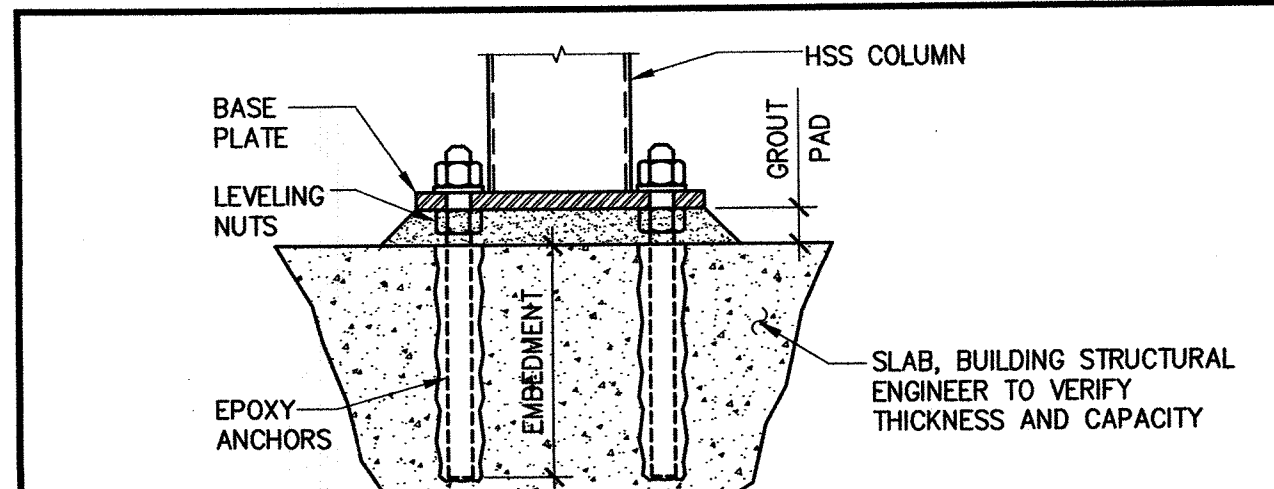
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