

**TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM**

DATE: 2/25/19

Official Receipt Date:

2/26/19

1. APPLICATION TYPE: (CHECK ALL THAT APPLY) *COMPLETE SECTION ON PAGE 2 OR 3

- | | |
|--|--|
| <input type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input checked="" type="checkbox"/> SITE PLAN MODIFICATION | <input type="checkbox"/> SPECIAL USE PERMIT* |
| <input type="checkbox"/> FLOOD HAZARD – MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* |
| <input type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 521 Connecticut Boulevard, East Hartford ZONE: B3

ASSESSORS MAP AND LOT: 5-6-8 PARCEL SIZE (ACRES OR SQ. FT.): 2.61

PROJECT NAME: Hoffman Collision Center and Ford Truck Inventory Parking

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

(See attached Addendum.)

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: The Bakery Center LLC

OWNER ADDRESS: P.O. Box 280916, East Hartford, CT 06128

OWNER PHONE: 860-290-6193

OWNER EMAIL: meri.robert@hoffmanauto.com

OWNER SIGNATURE: _____

PRINT NAME: Jeffrey S Hoffman, Manager

The undersigned owner hereby authorizes: (1) this application, and (2) the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION

☐ CHECK IF PRIMARY CONTACT

☐ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: RRHT Trust Holdings LLC

APPLICANT ADDRESS: 750 Connecticut Boulevard, East Hartford, CT 06108

APPLICANT PHONE: 860-559-9281

APPLICANT EMAIL: bill.kallert@hoffmanauto.com

APPLICANT SIGNATURE: _____

PRINT NAME: Jeffrey S. Hoffman, Manager

5. DESIGN PROFESSIONAL INFORMATION

☐ CHECK IF PRIMARY CONTACT

FIRM: (See attached Addendum.)

PHONE: _____

CONTACT PERSON: _____

EMAIL: _____

**The Bakery Center LLC/RRHT Trust Holdings LLC
521 Connecticut Boulevard
Addendum to Site Plan Modification Application**

Section 2. Site Plan and Project Information

The applicant proposes three modifications to the site plan approved for the Hoffman Collision Center (“Collision Center”) and the Hoffman Ford Trucks parking (“Ford Truck”) as follows:

Ford Truck Parking

The applicant proposes a change in the layout and amount of parking for Ford Trucks inventory parking as seen on the included site plan.

Height of Ford Trucks Ground Sign

Section 210.1 of the Regulations requires that the Site Plan Review Committee review and approve height, size, and location before sign permits may be modified and granted by the Planning and Zoning Commission. Accordingly, the applicant submits a site plan and sign renderings showing a 50% height increase for the Ground Sign associated with the Ford Truck parking. Section 2.15(c)(2) of the Regulations permit Ground Signs of 15 feet in height, and the applicant requests a Ground Sign on Ash Street that is 22.5 feet in height.

Square Footage of Signage

The applicant requests an increase of 50% in the square footage of the signage. Per Section 210.5(c)(1), the Regulations permit one square foot of signage for each lineal foot of the building façade. The applicant is entitled to 175 square feet of signage. As explained above, the applicant proposes and requests a 50% increase in the area of the signage to 262.5 feet, as may be reviewed and approved by the Site Plan Review Committee and granted by the Town Planning and Zoning Commission. The total signage area of 262.5 square feet of signage on the premises will be allocated as follows:

- 115 square feet of signage to each of the Collision Center wall signs
- 32 square feet to the Ford Truck Ground Sign

Section 5. Design Professional Information

Ford Truck Inventory Parking

Firm: Milone & MacBroom
Contact: Tom Daly
Phone: (203) 271-1773
Email: tomd@miloneandmacbroom.com

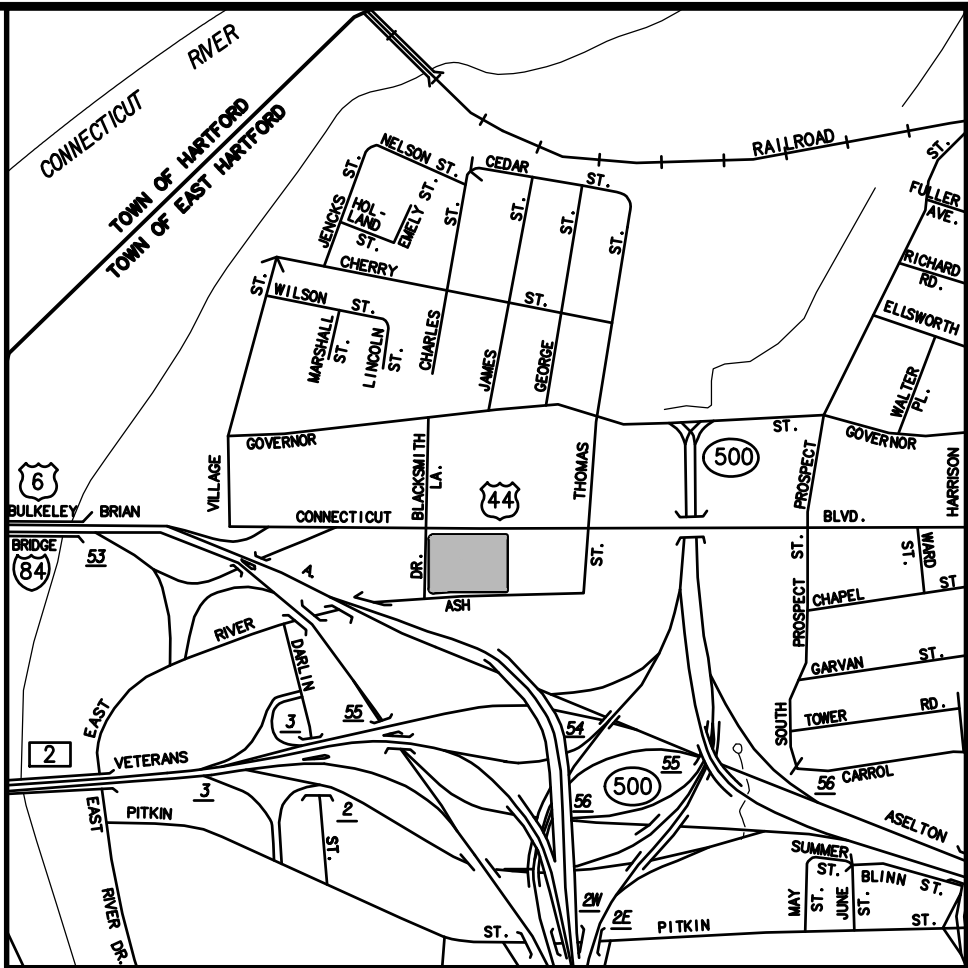
Proposed Signage Package

Firm: Lauretano Sign Group
Contact: Matt Lauretano
Alyson Ibbotson
Phone: (860) 582-0233
Email: matt@lauretano.com
alyson@lauretano.com

FORD TRUCK INVENTORY PARKING - PHASE II

521 CONNECTICUT BOULEVARD
EAST HARTFORD, CONNECTICUT

MMI #1865-30
FEBRUARY 21, 2019
REVISED: MARCH 7, 2019



LOCATION MAP:

GENERAL NOTES

- PROPERTY INFORMATION TAKEN FROM "PROPERTY SURVEY / TOPOGRAPHIC SURVEY PREPARED FOR: HOFFMAN ENTERPRISES, 521 CONNECTICUT BOULEVARD, EAST HARTFORD, CONNECTICUT", SCALE: 1"=20', DATE: MARCH 8, 2018, AND PREPARED BY: MILONE & MACBROOM INC.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON REFERENCED MAP ABOVE.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG": 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF EAST HARTFORD REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 817 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.

ZONING DATA TABLE

ZONE: BUSINESS (B-3) ZONE

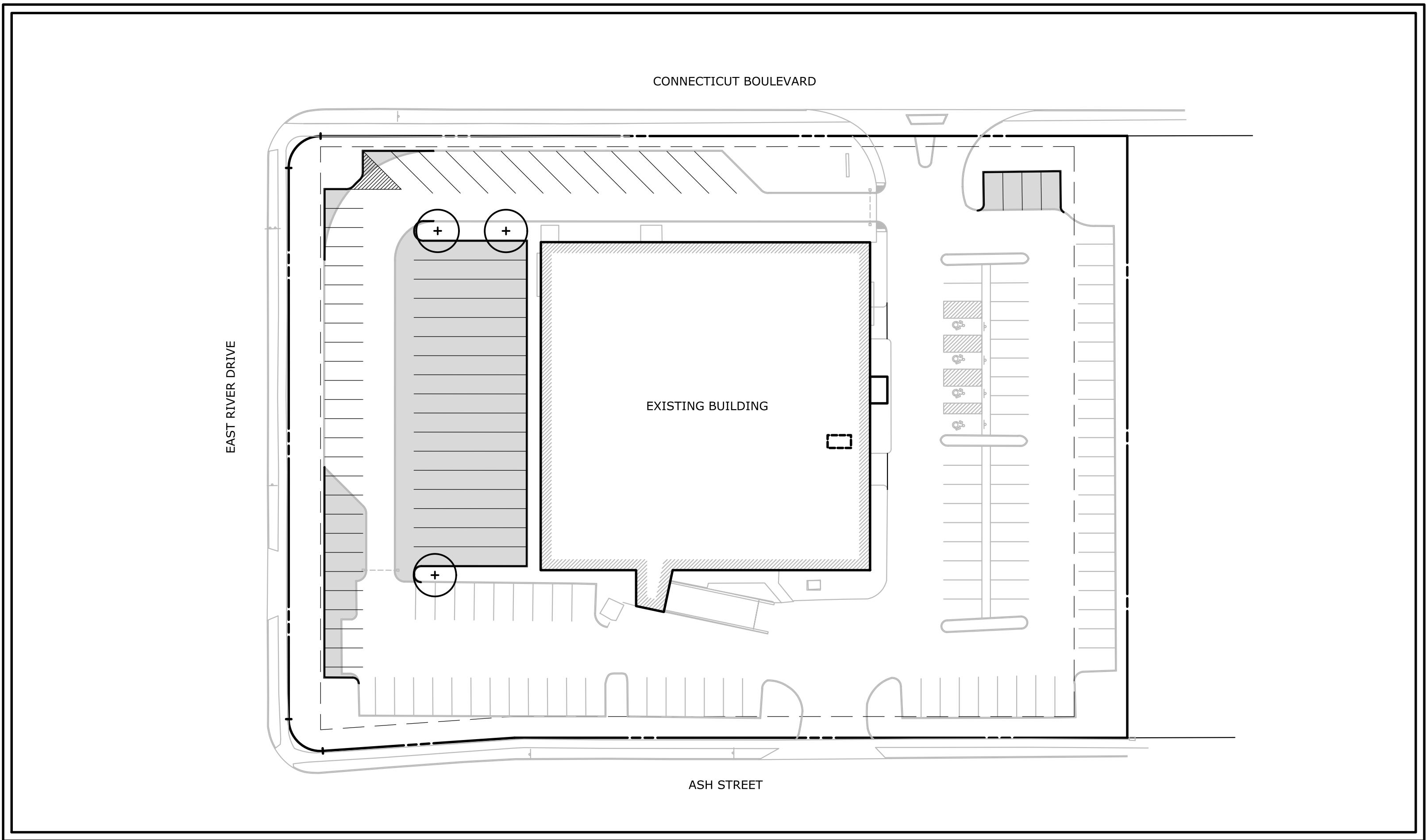
USE: AUTO BODY REPAIR

ZONE	REQUIRED/PERMITTED	PROPOSED
MIN. LOT SIZE	10,000 SQ.FT.	112,151 SQ.FT.
MIN. LOT WIDTH	100 FT.	290 FT.
MIN. STREET FRONTAGE	60 FT.	290 FT.
FRONT YARD	15 FT.	15 FT.
SIDE YARD (NO PARTY WALL)	1 AT 5 FT. AND 1 AT 10 FT.	1 AT 5 FT. AND 1 AT 10 FT.
REAR YARD	25 FT.	25 FT.
LOT COVERAGE (BUILDING)	75%	22
IMPERVIOUS COVERAGE	85%	80%
BUILDING HEIGHT	50' MAX.	26 FT.

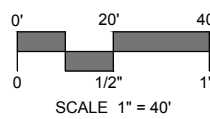
PARKING DATA

REQUIRED/PERMITTED	EXISTING	PROPOSED
80 SPACES*	94 SPACES	98 SPACES**

*AUTO BODY REPAIR = 4 SPACES PER EACH SERVICE STATION
20 SERVICE STATIONS = 80 REQUIRED SPACES
**NOT INCLUDING FORD TRUCK INVENTORY SPACES



PROJECT SITE VICINITY MAP:



PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1775
WWW.MMNC.COM

APPLICANT:

HOFFMAN ENTERPRISES
750 CONNECTICUT BOULEVARD
EAST HARTFORD, CONNECTICUT 06128

LIST OF DRAWINGS

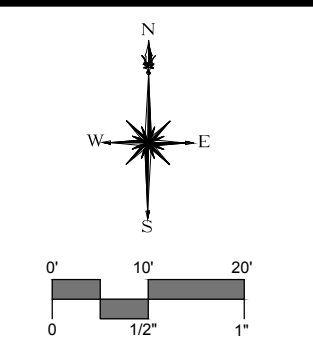
NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	SP	SITE PLAN
04	SE	SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS
05	SD	SITE DETAILS



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1. SURVEY ENTITLED "PROPERTY SURVEY / TOPOGRAPHIC SURVEY PREPARED FOR: HOFFMAN ENTERPRISES, 521 CONNECTICUT BOULEVARD, EAST HARTFORD, CONNECTICUT", SCALE: 1"=20', DATE: MARCH 8, 2018, AND PREPARED BY: MILONE & MACBROOM, INC.

2. PROPOSED INFORMATION FROM PLANNING AND ZONING SUBMISSION ENTITLED "FORD TRUCK INVENTORY PARKING, 521 CONNECTICUT BOULEVARD, EAST HARTFORD, CONNECTICUT, MAP 5, LOT 6-8", DATE: JUNE 5, 2018, LAST REVISED: JULY 26, 2018, PREPARED BY: MILONE & MACBROOM, INC.

[illegible]

AWG DESIGNED	AWG DRAWN	TD CHECKED
1"=20'		
SCALE		
FEBRUARY 21, 2019		
DATE		
1865-30		
PROJECT NO.		
02 OF 05		
SHEET NO.		
EX		
SHEET NAME		

**MILONE &
MACBROOM**

99 REALTY DRIVE
CHESHIRE, CT 06640
203.271.1773
WWW.MMINC.COM

DESCRIPTION	DATE	BY
TOWN COMMENTS	3/07/2019	AWG

AWG DESIGNED	AWG DRAWN	TR CHECKED
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1"=20'

SCALE

FEBRUARY 21, 2015

DATE

1865-30

PROJECT NO.

03 OF 05

SHEET NO.

SP

SHEET NAME



Drawing: V:\DESIGN\1865-30-02\CAD\W-DRAWINGS\DWG Layout Table Set
 Plotted by: ANDREW On this date: Thu, 2019 March 7 - 10:15am

STORMWATER MAINTENANCE PROGRAM

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY. THE STORMWATER SYSTEM CONSISTS OF PIPING AND CATCH BASINS AND DETENTION BASINS.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG OF ALL INSPECTION AND CLEANING SHALL BE MAINTAINED BY THE OWNER AND BE AVAILABLE FOR INSPECTION.

A. CATCH BASINS

CATCH BASINS ARE DESIGNED WITH 2-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED WEEKLY THROUGHOUT CONSTRUCTION AND POST CONSTRUCTION TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEEPED IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPING SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING.

SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.

B. PAVEMENT SWEEPING

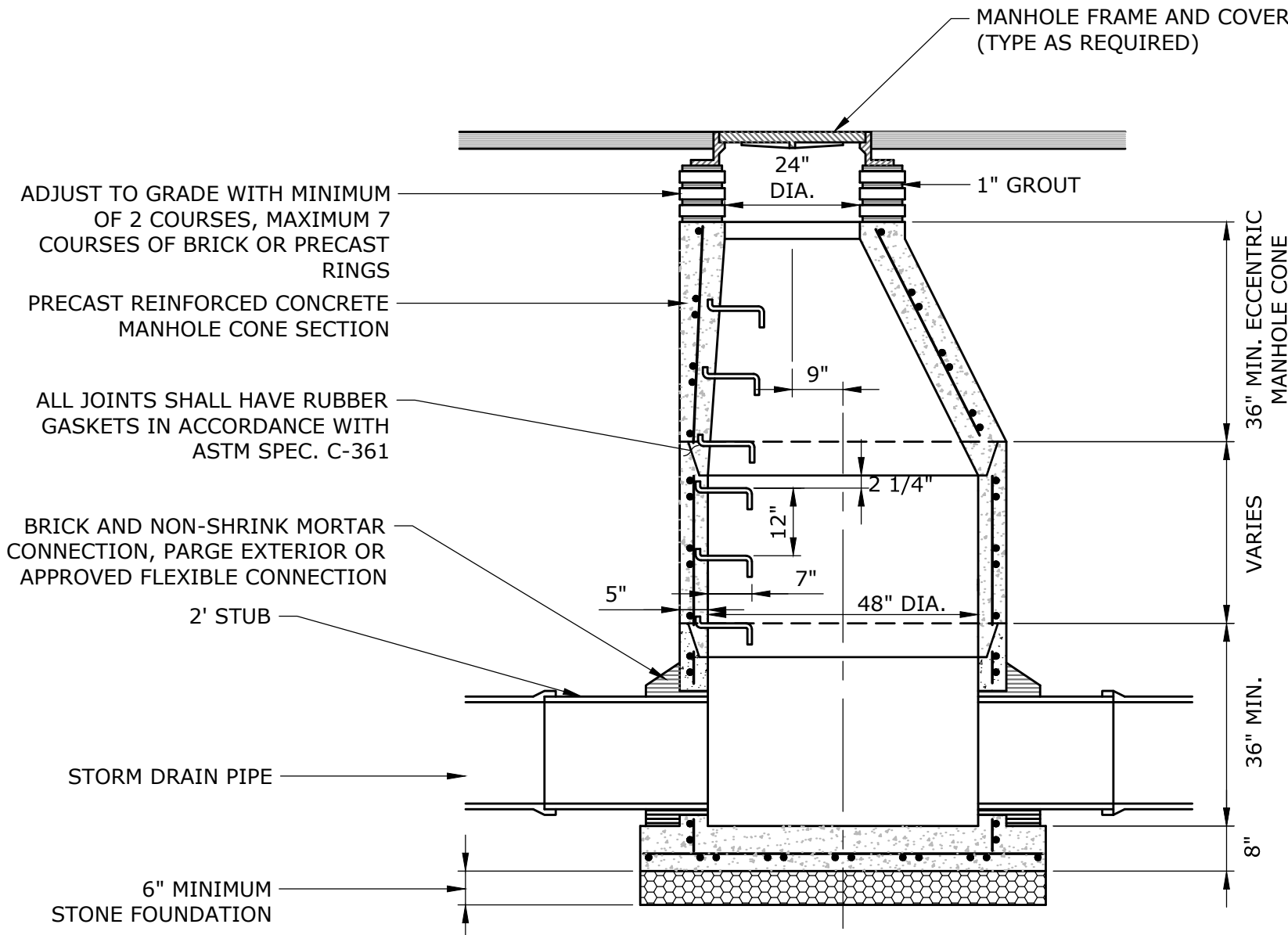
THE ROADWAY SHALL BE SWEEPED ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15. SALT ALTERNATIVES SHALL BE USED DURING WINTER MONTHS FOR DEICING.

C. UNDERGROUND DETENTION SYSTEMS

THE UNDERGROUND DETENTION GALLEY SYSTEMS SHALL BE COMPLETELY CLEANED OF ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION. THE GALLERIES SHALL BE INSPECTED QUARTERLY, AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND ANY REPAIRS MADE TO THE UNITS AS REQUIRED TO ENSURE PROPER FUNCTIONING OF THE STRUCTURES. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.

D. LAWN AND VEGETATED AREAS

VEGETATED COVER OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.

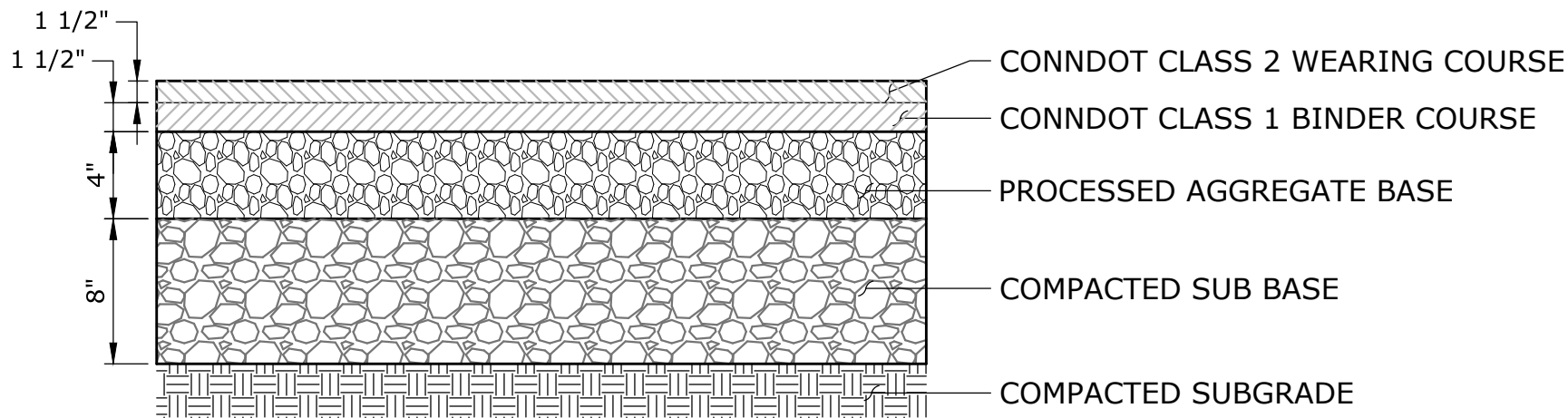


NOTES:

1. 5' OR 6' DIAMETER PRECAST BASES MAY BE REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" OF INSIDE DIAMETER.

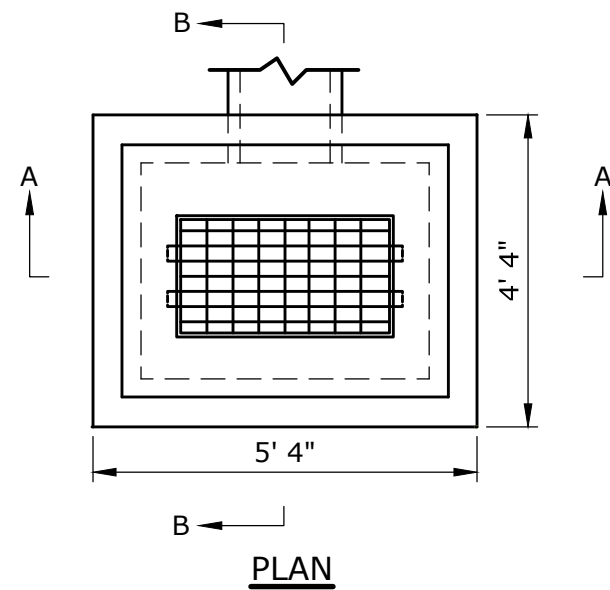
PRECAST CONCRETE STORM DRAINAGE MANHOLE

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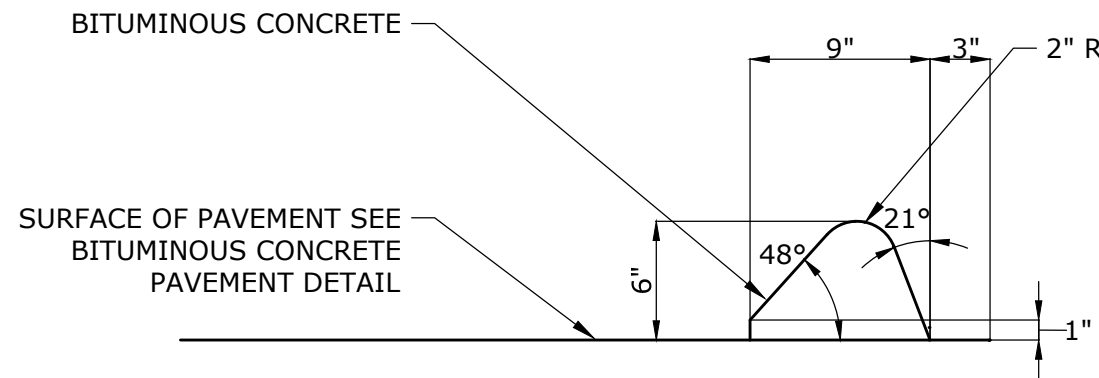
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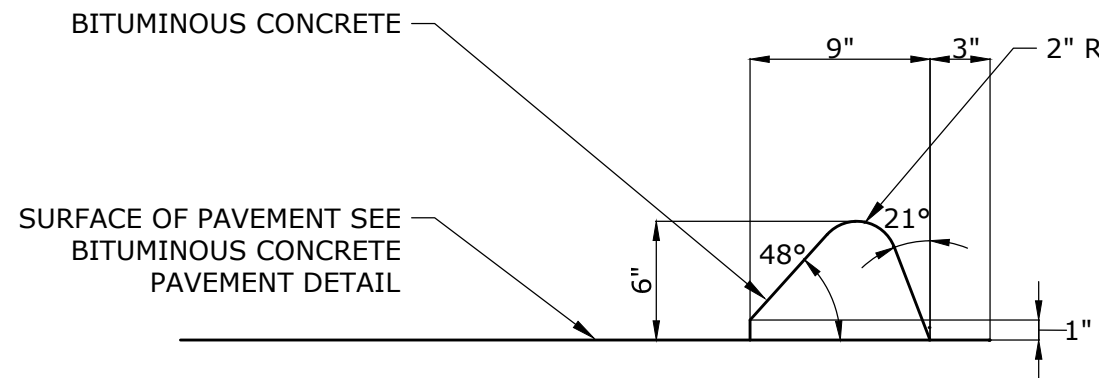
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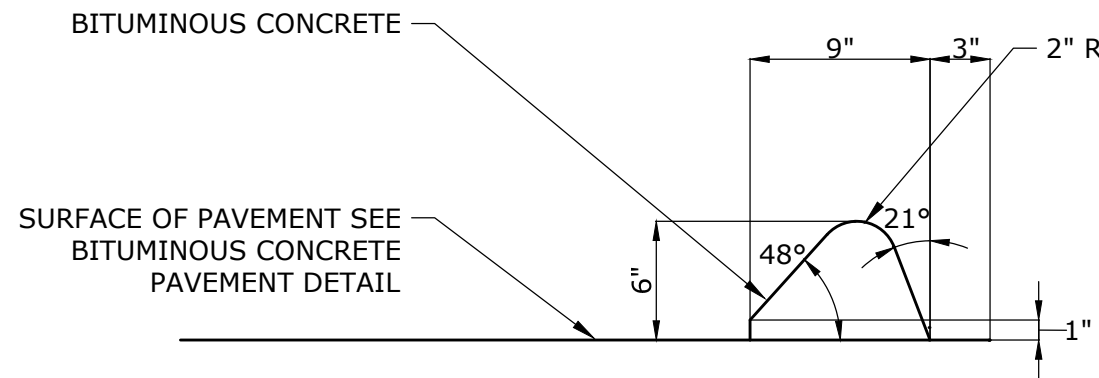
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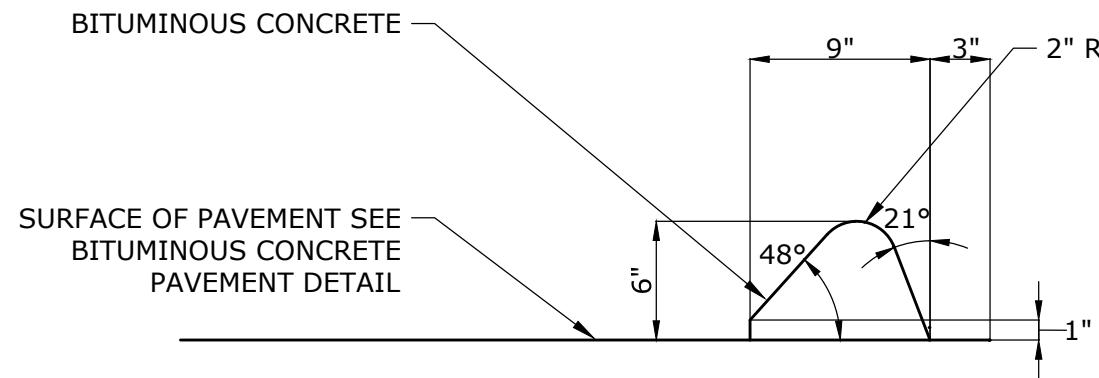
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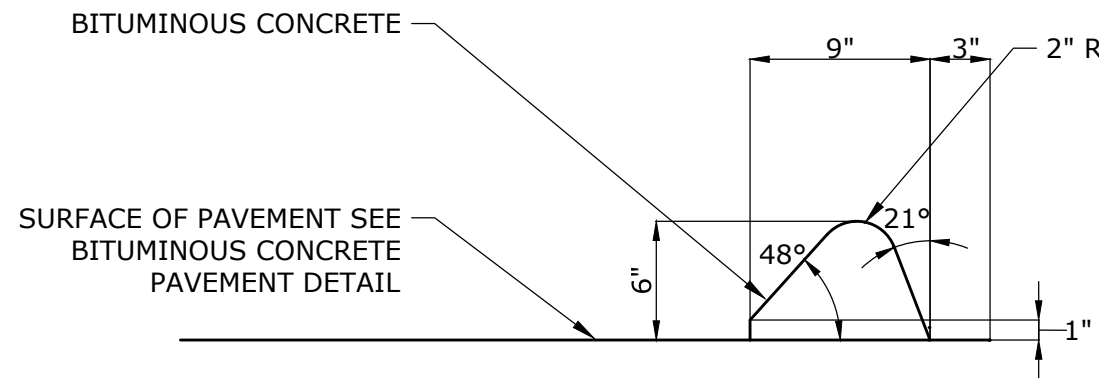
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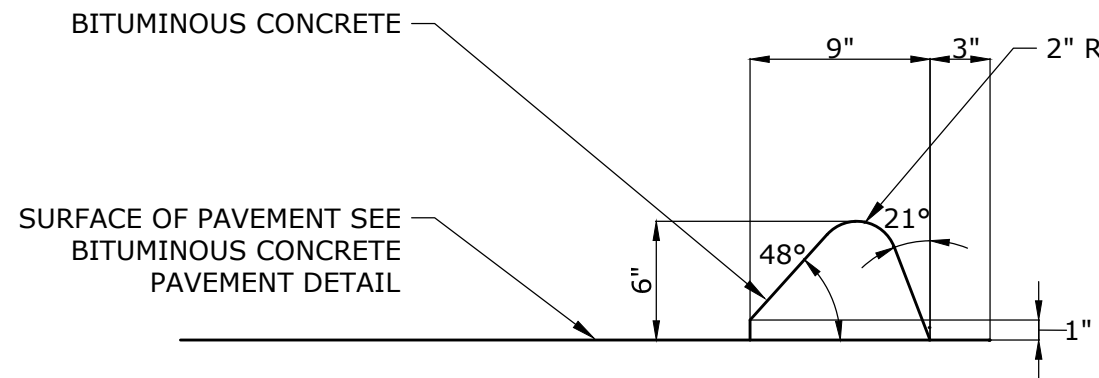
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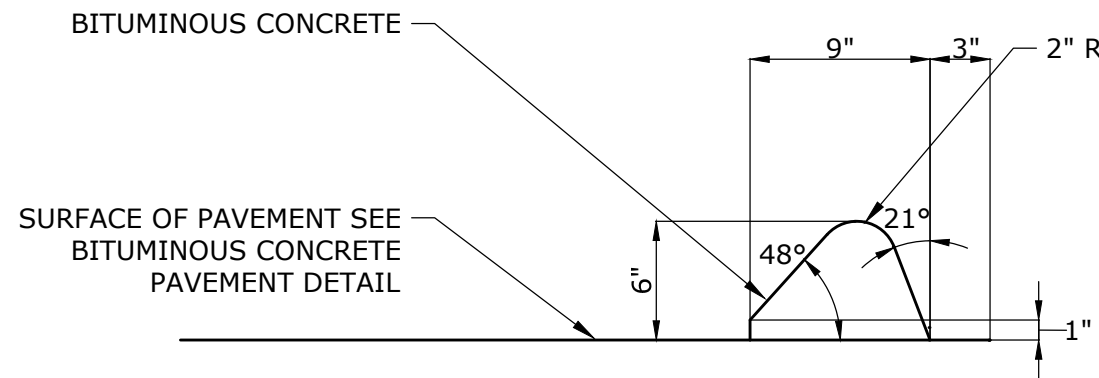
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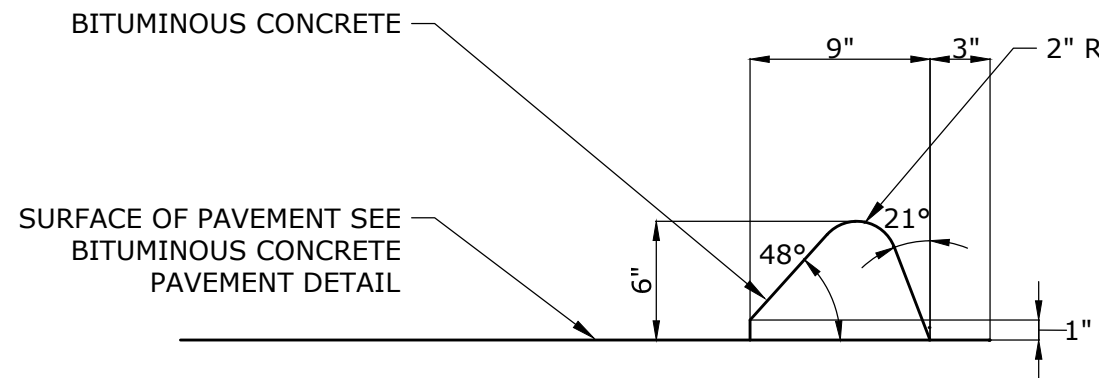
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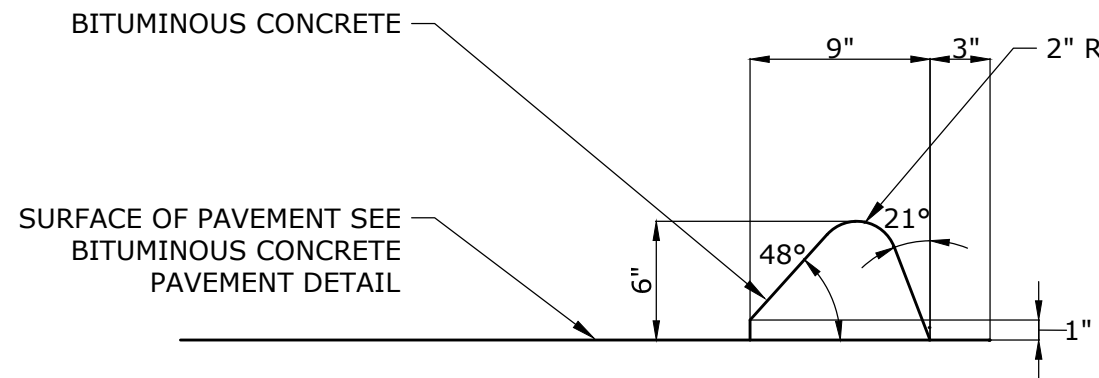
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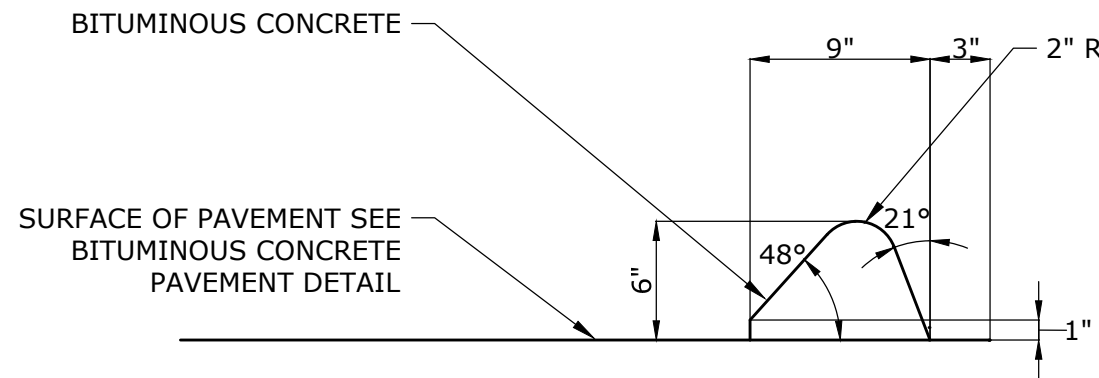
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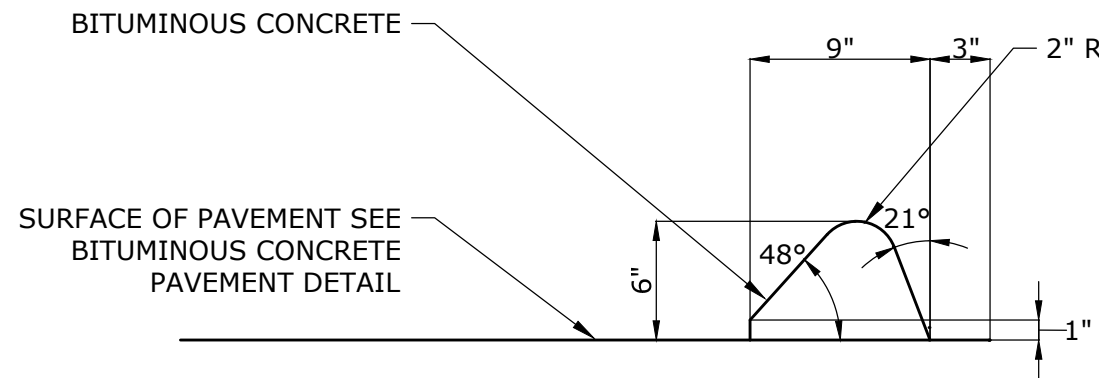
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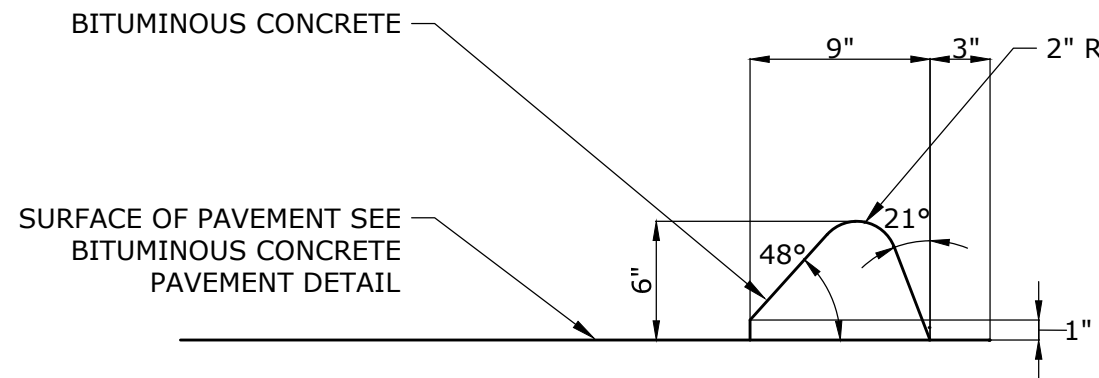
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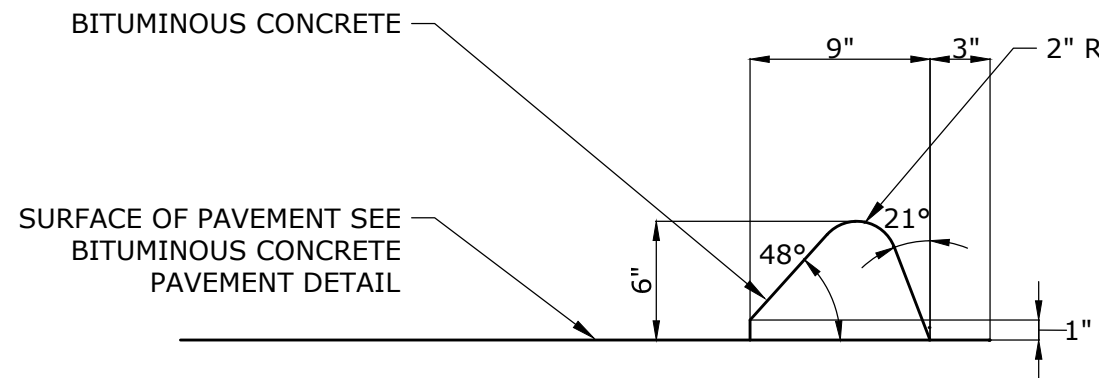
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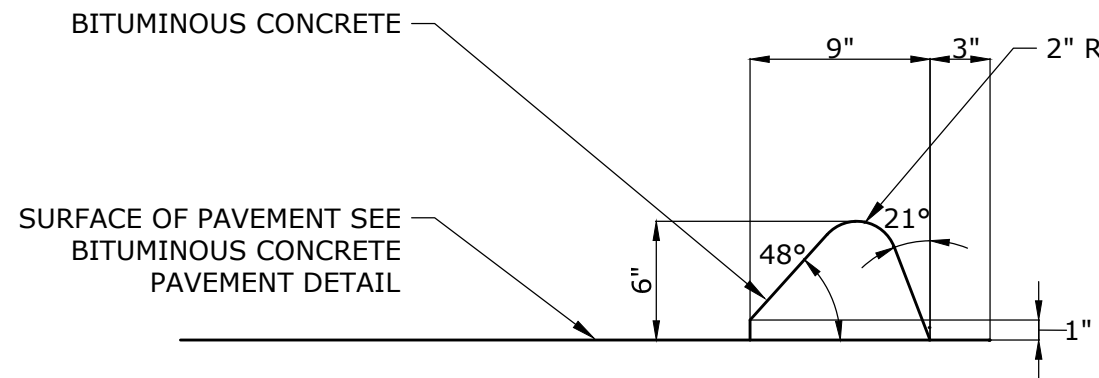
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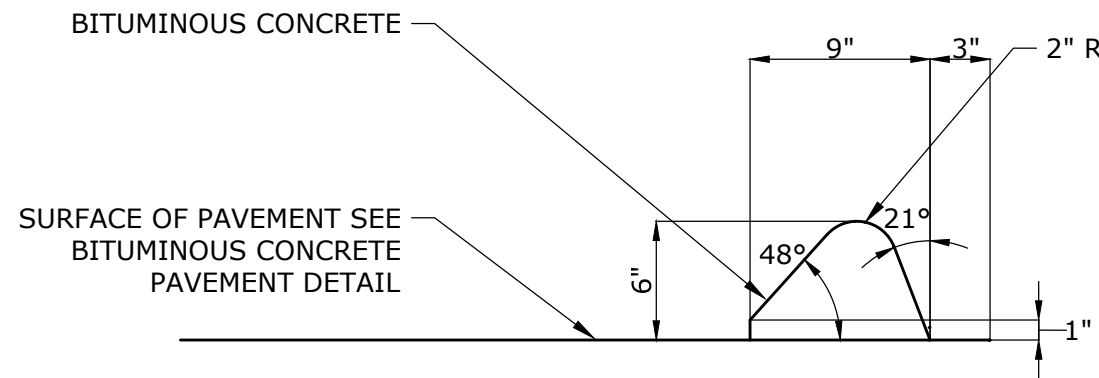
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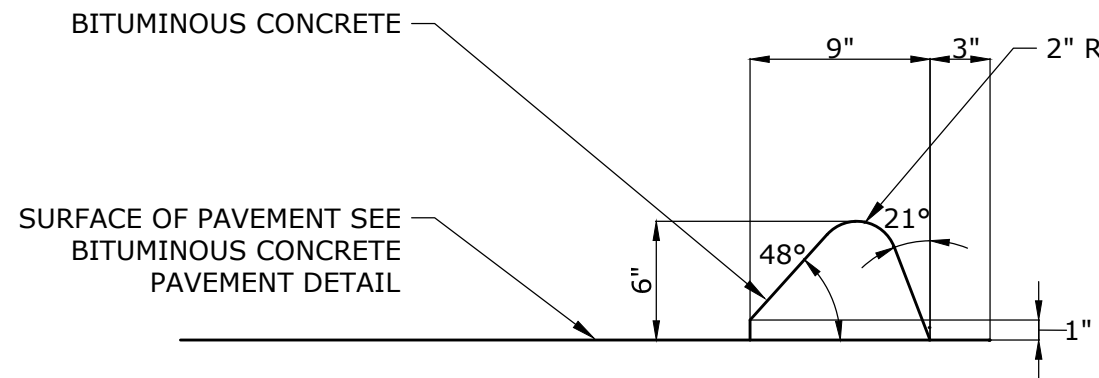
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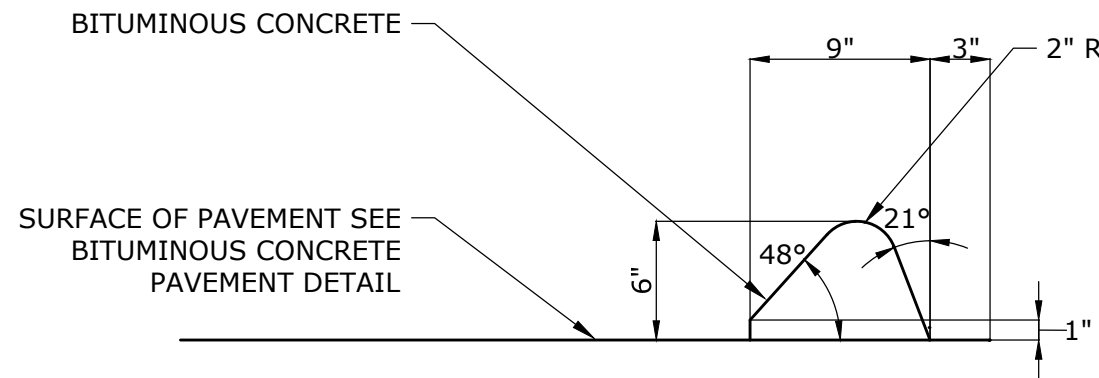
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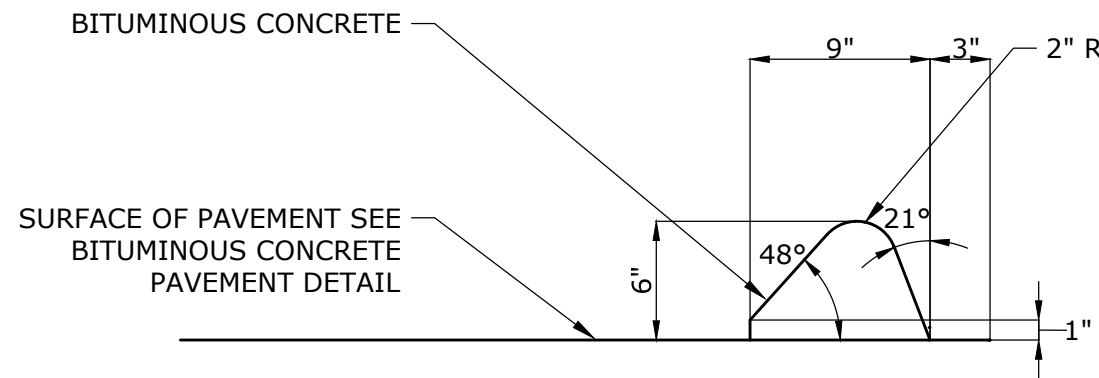
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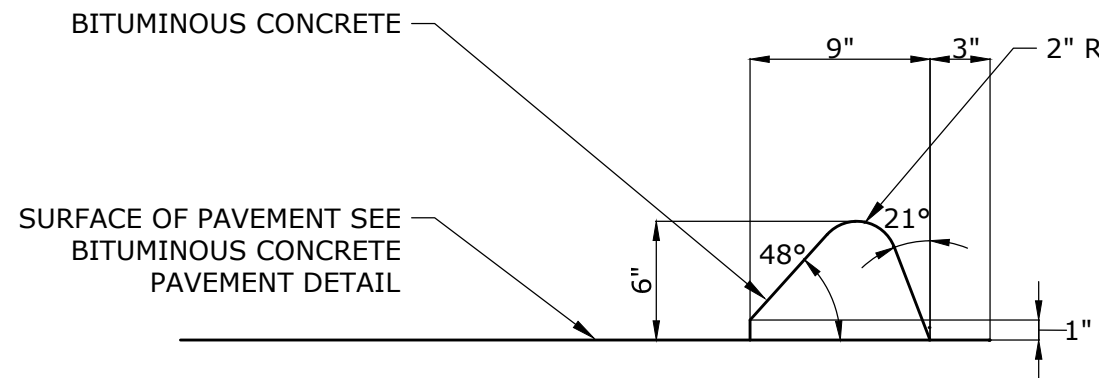
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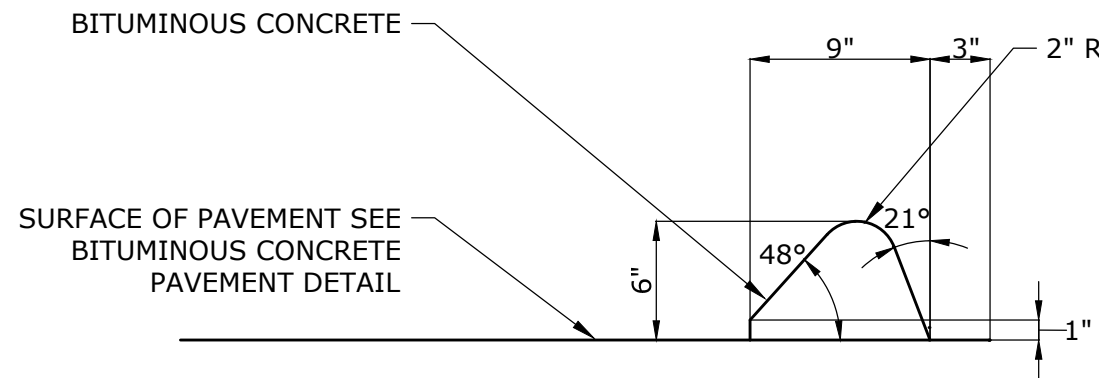
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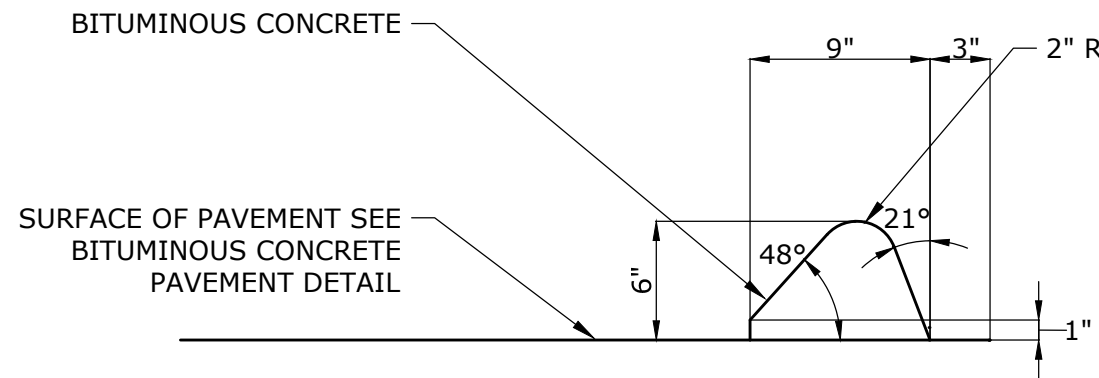
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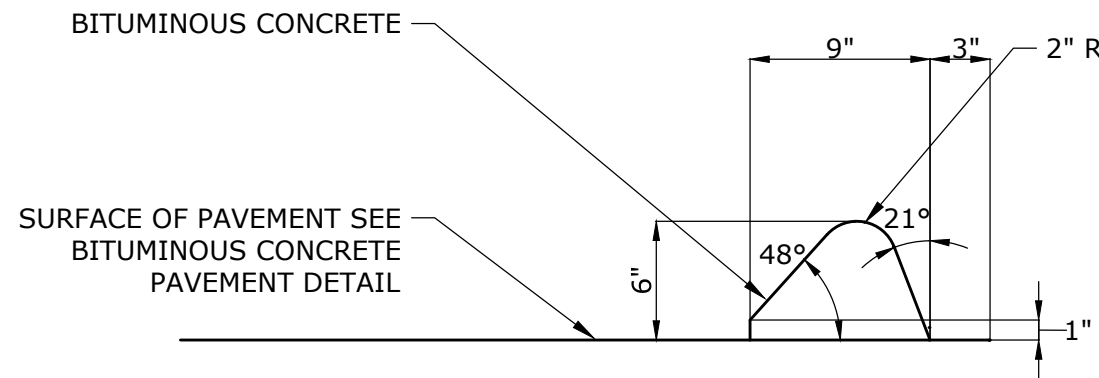
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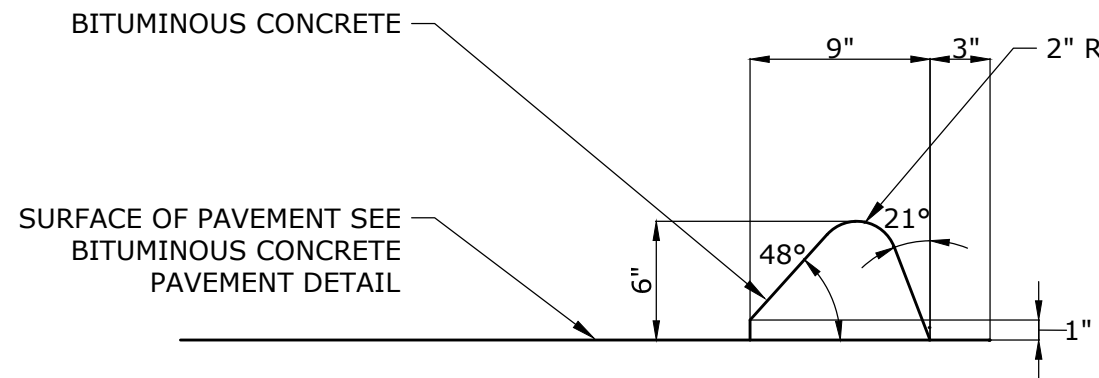
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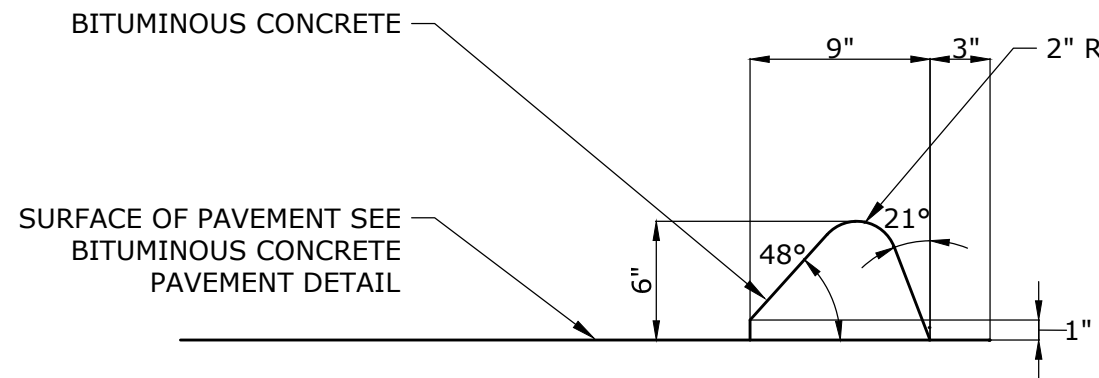
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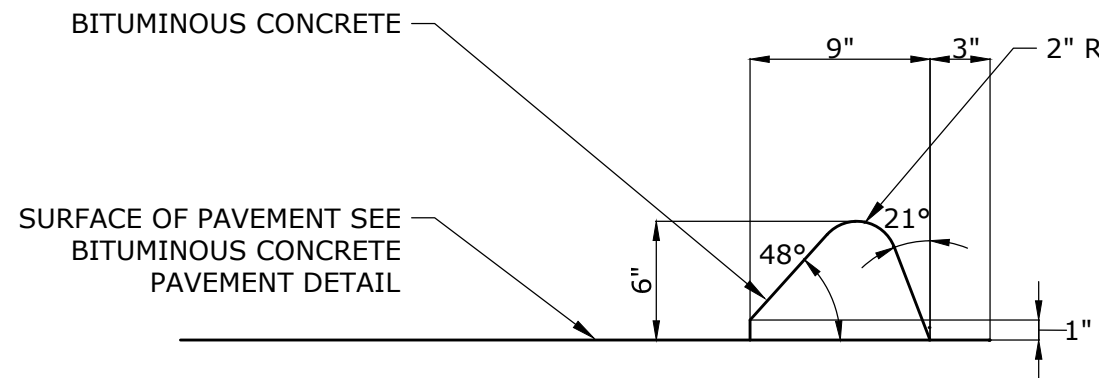
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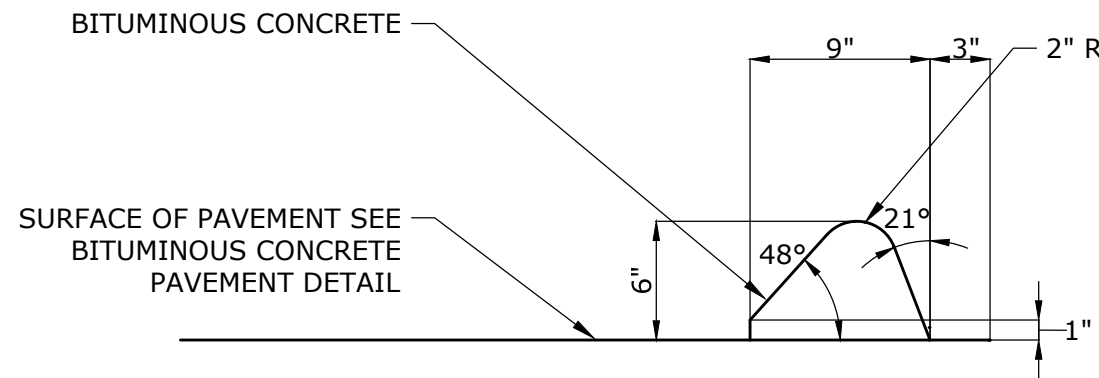
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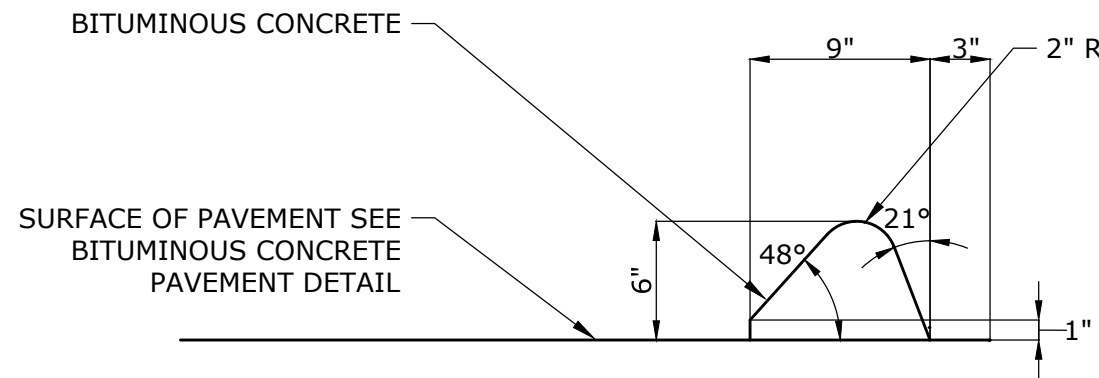
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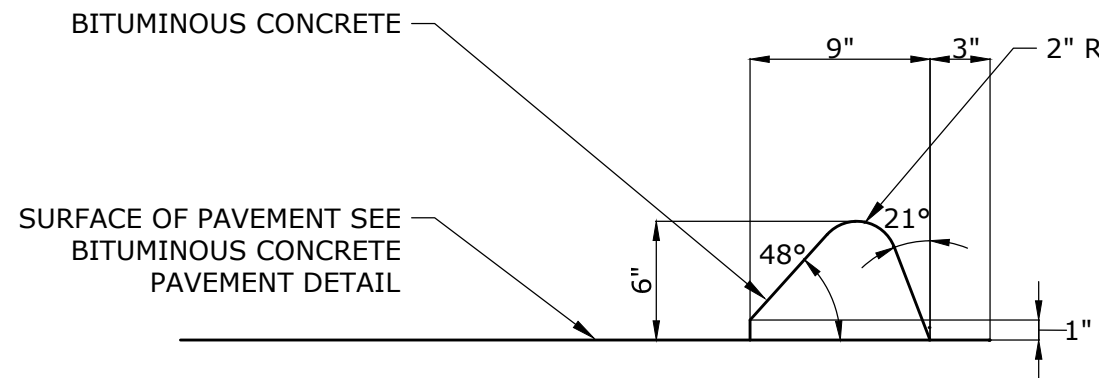
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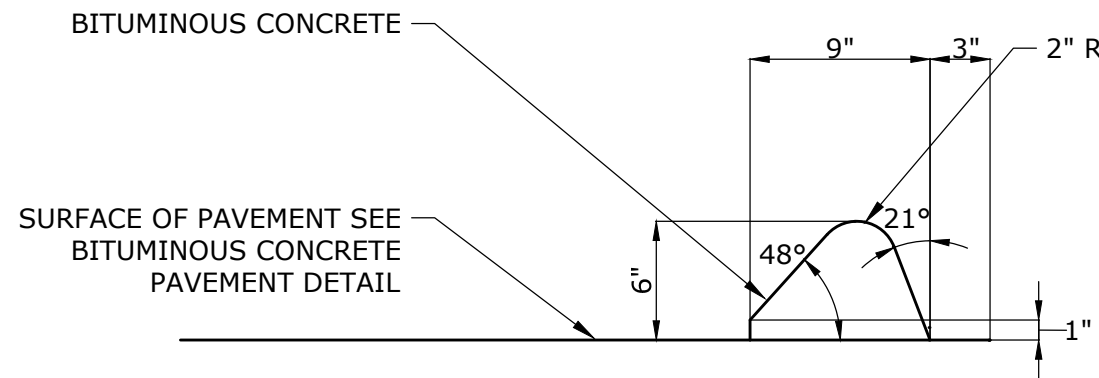
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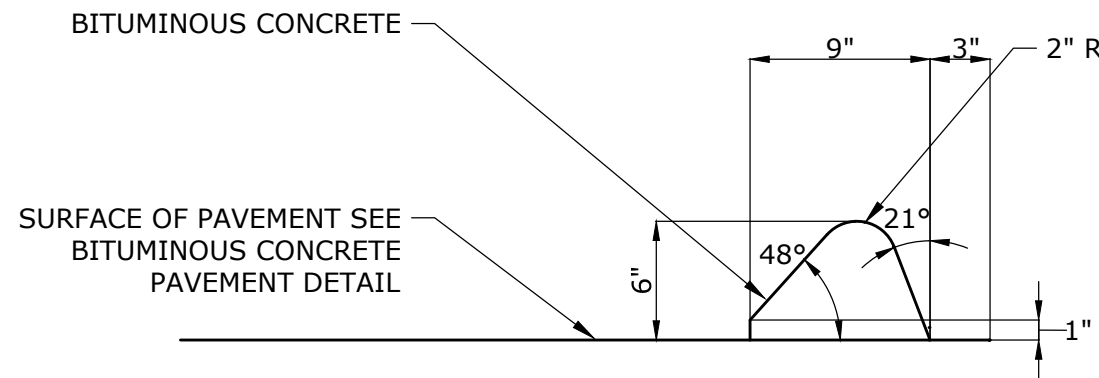
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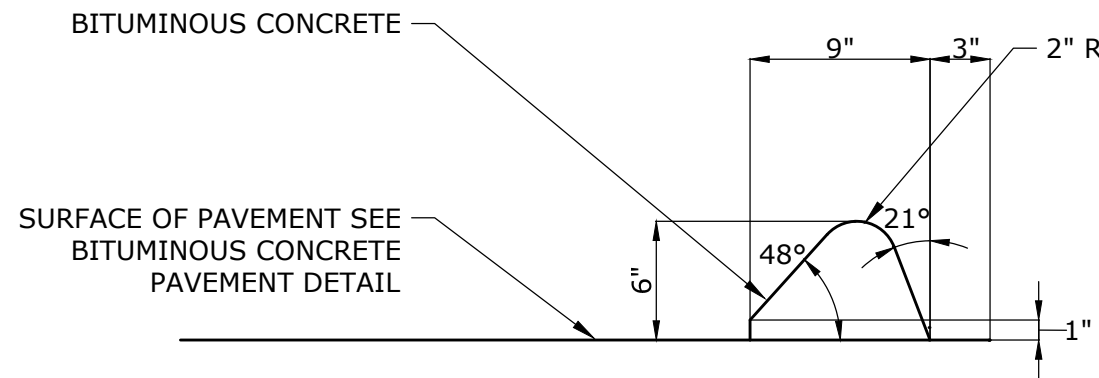
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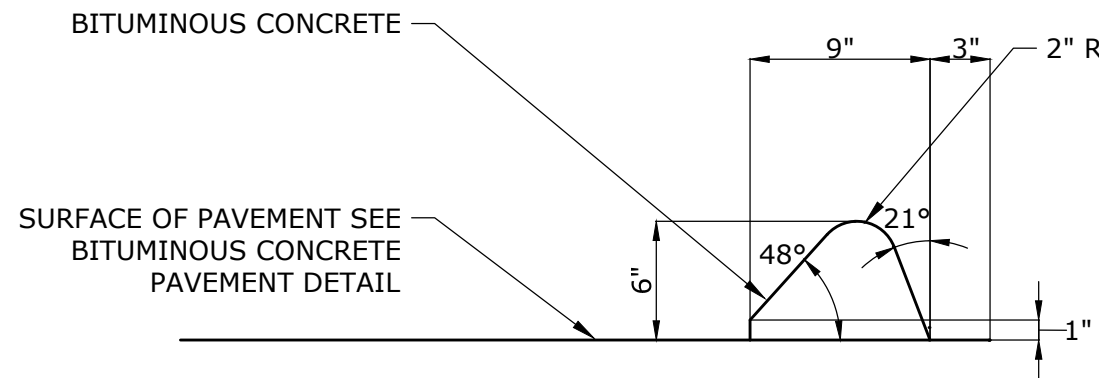
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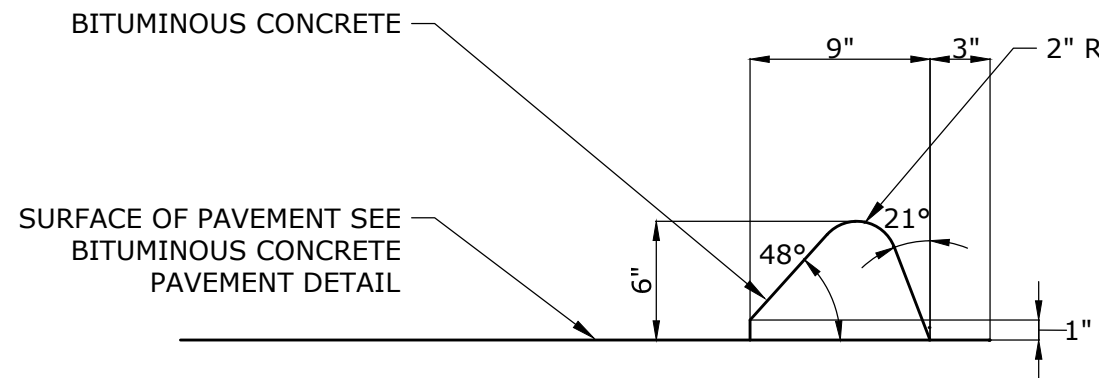
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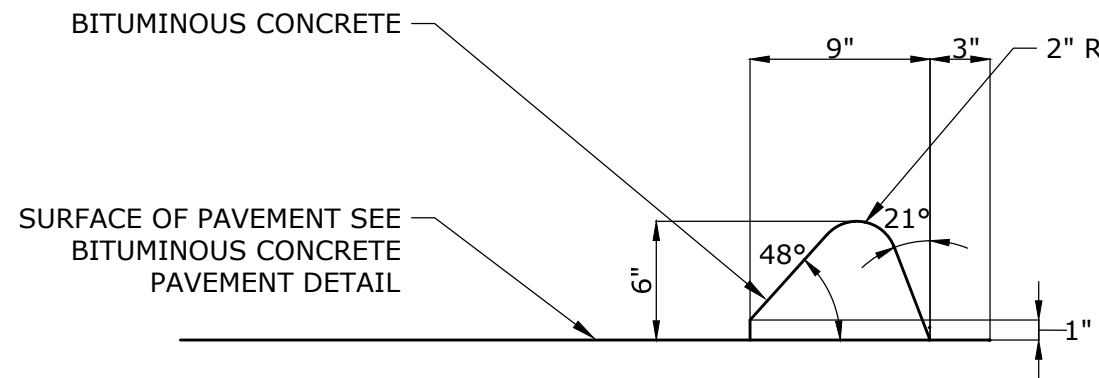
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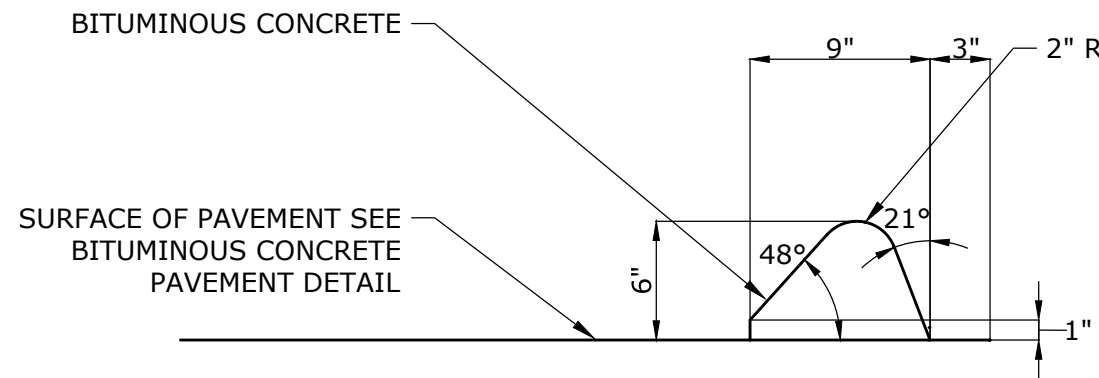
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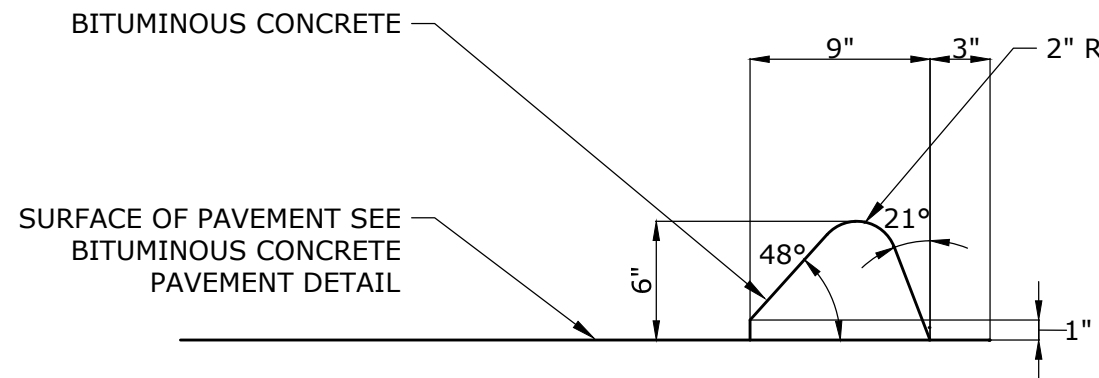
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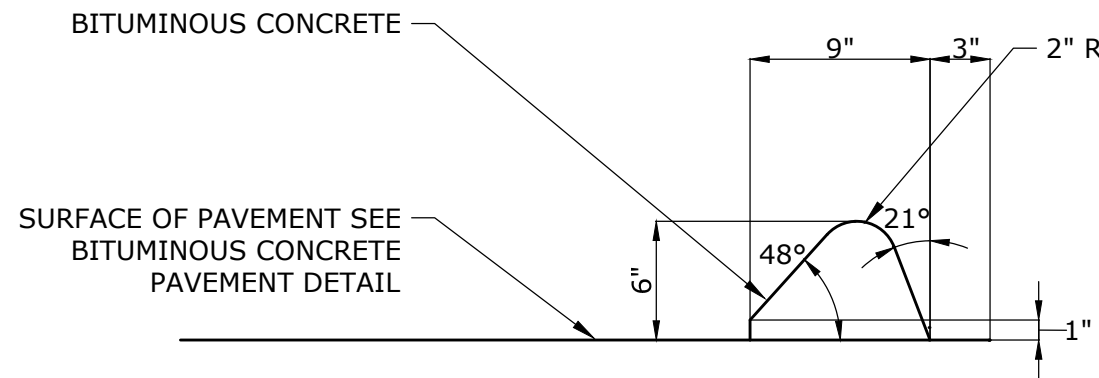
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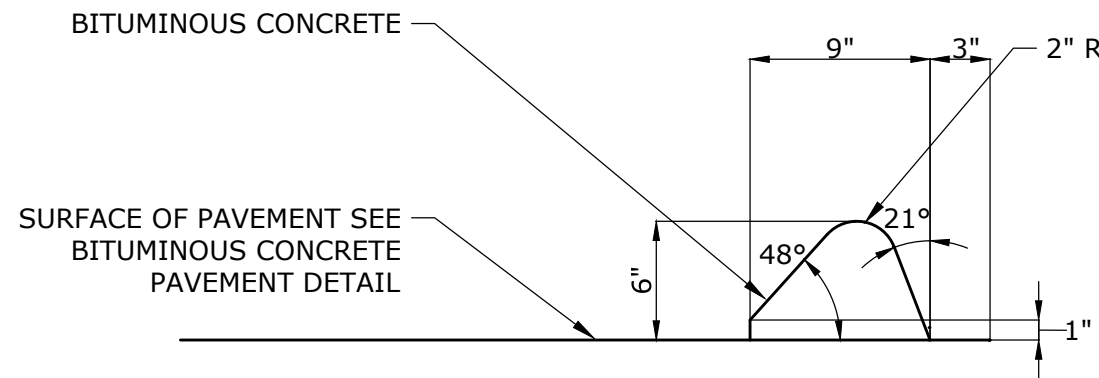
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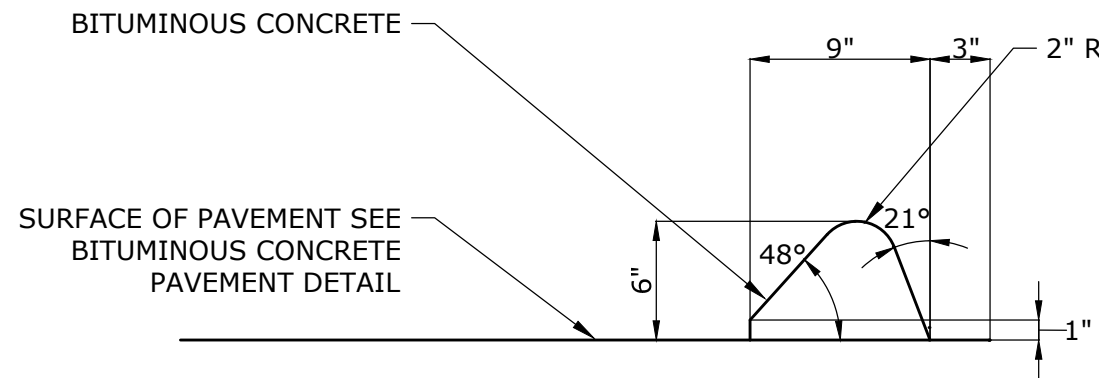
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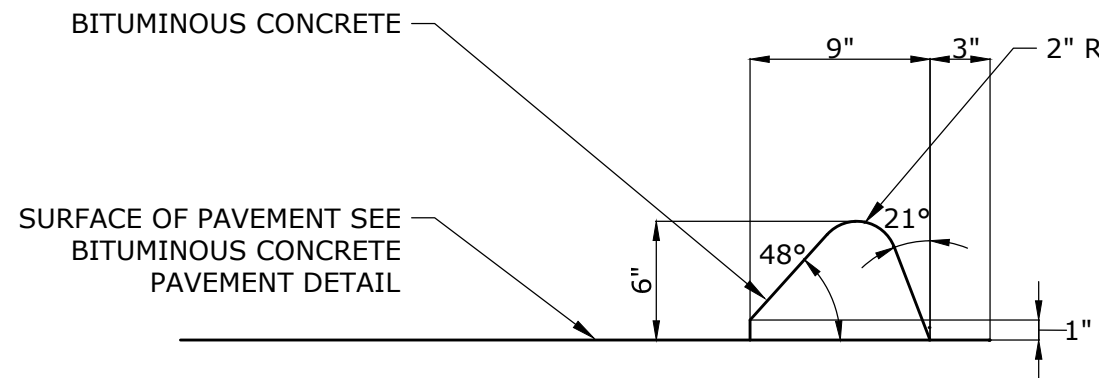
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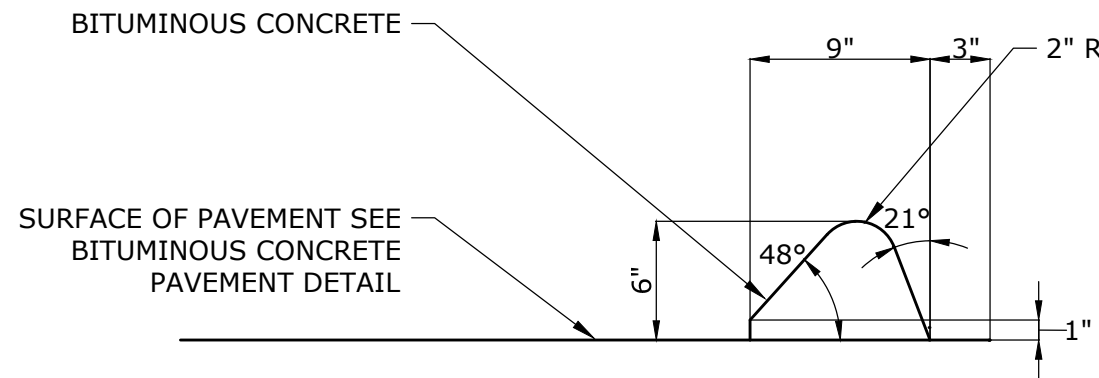
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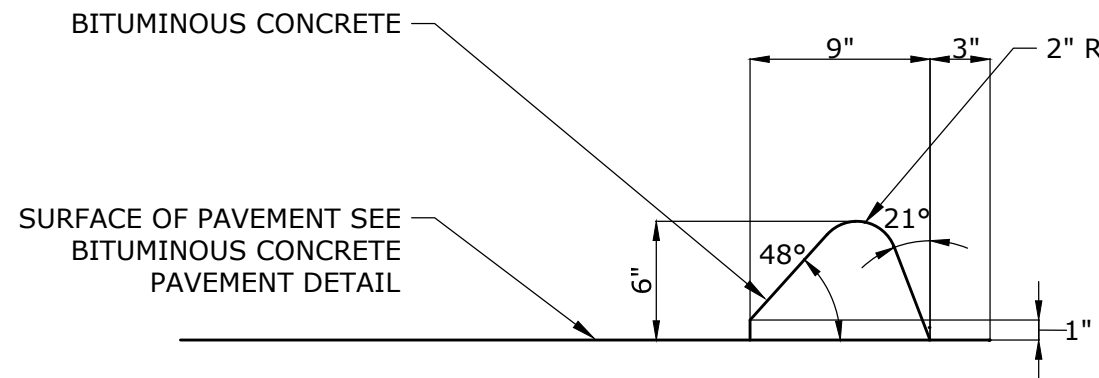
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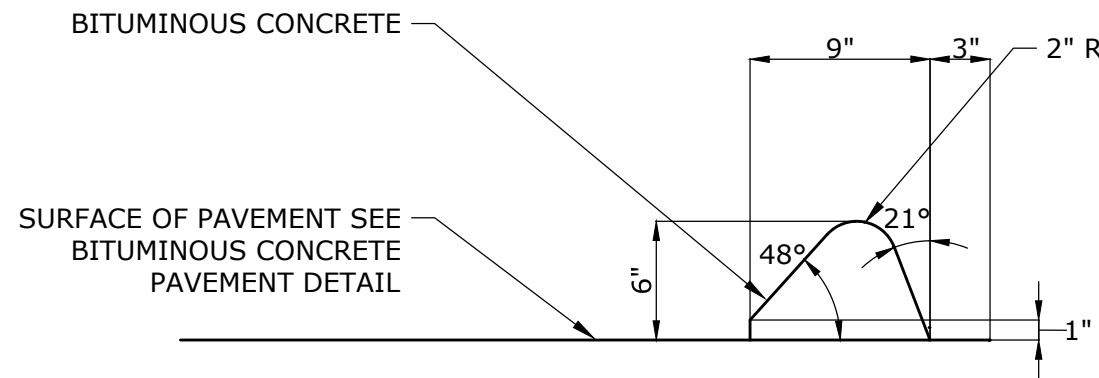
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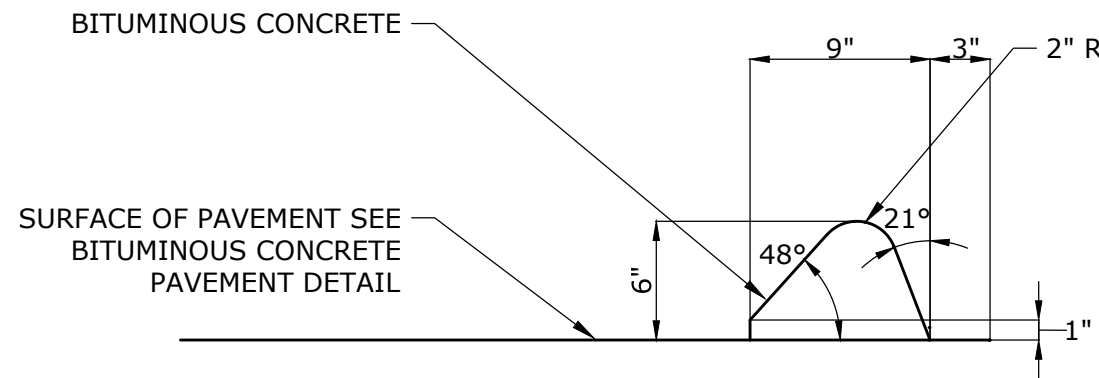
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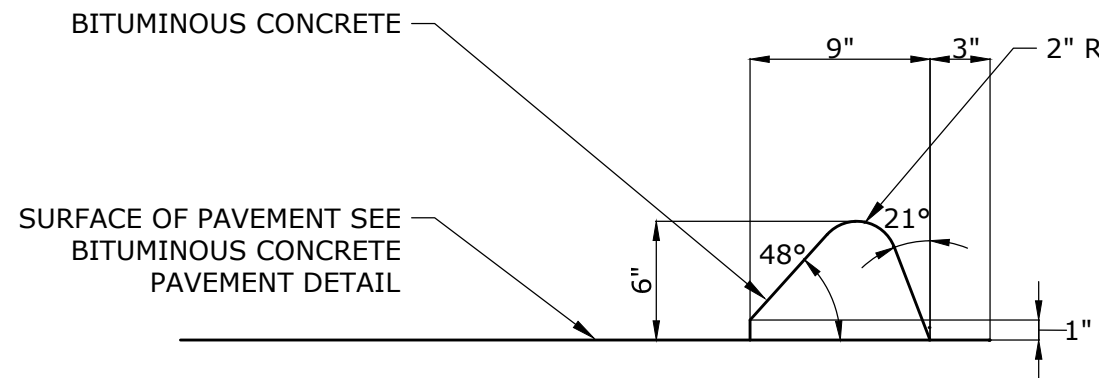
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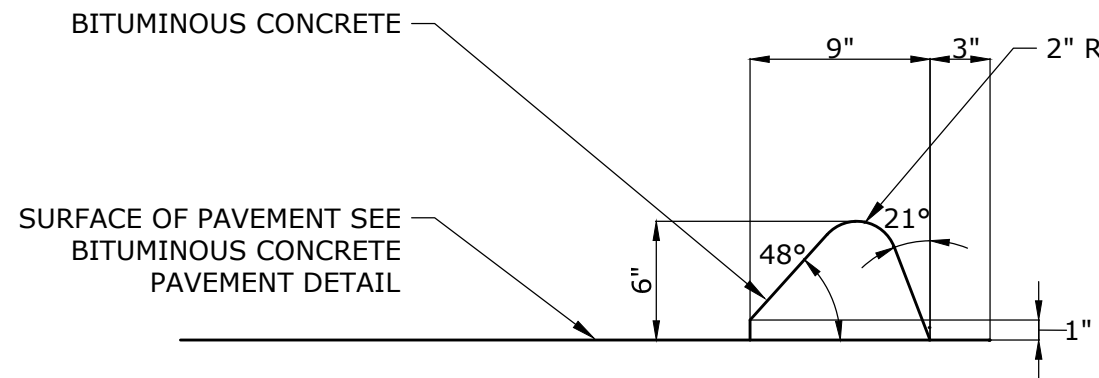
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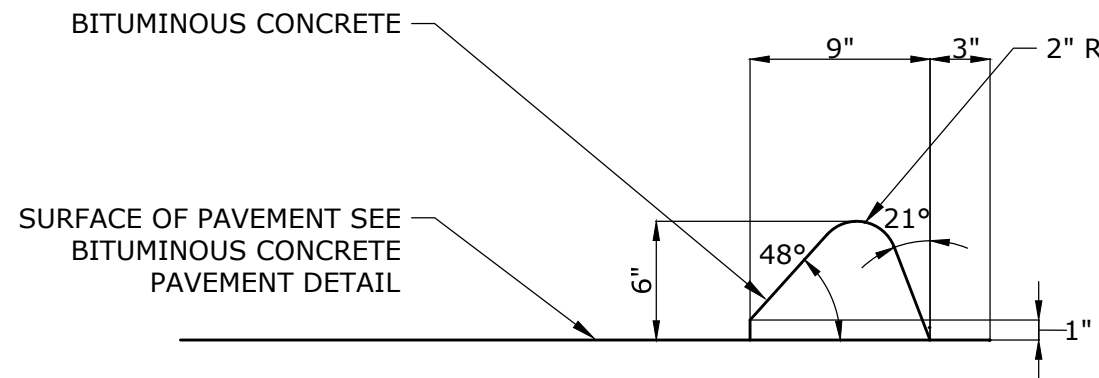
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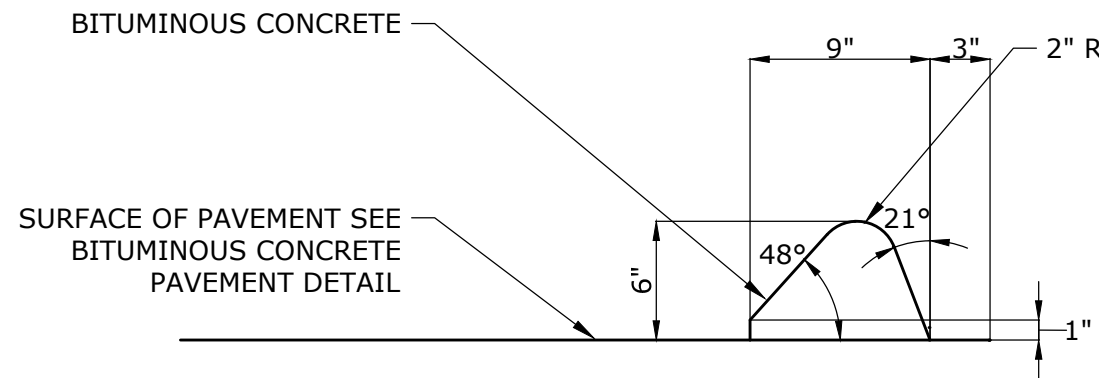
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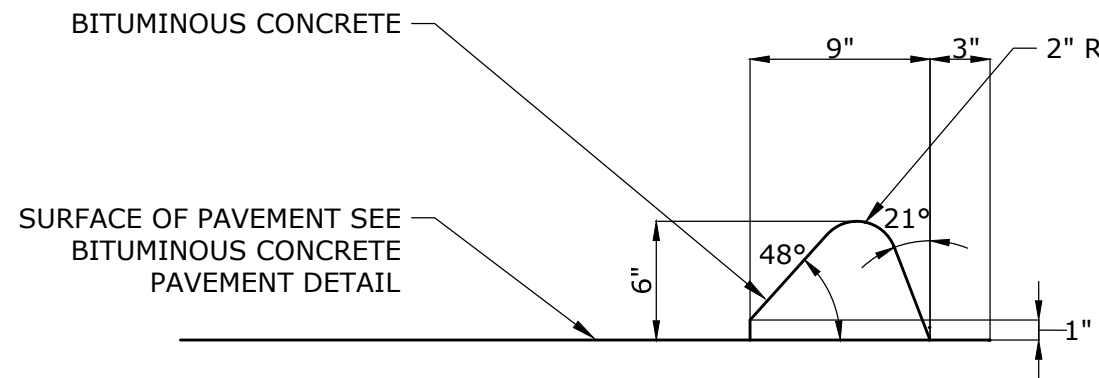
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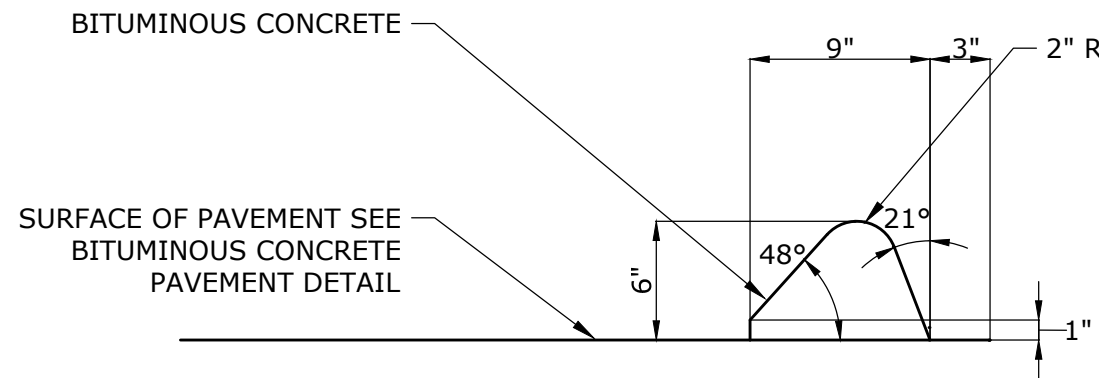
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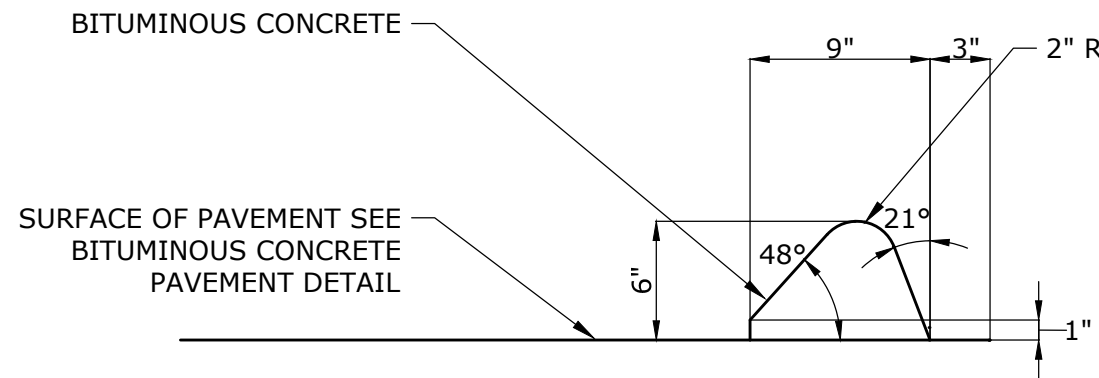
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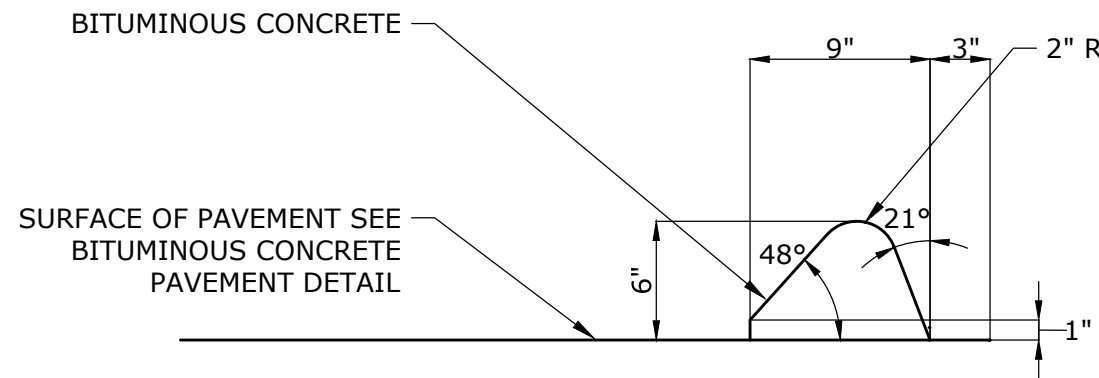
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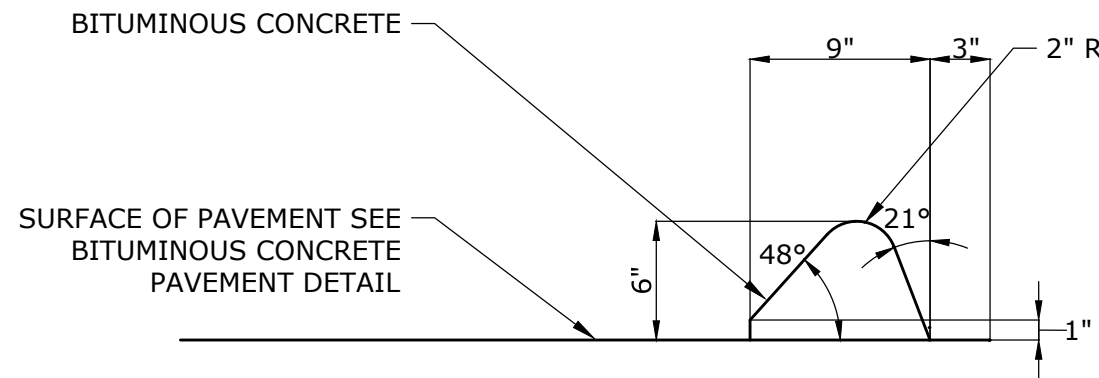
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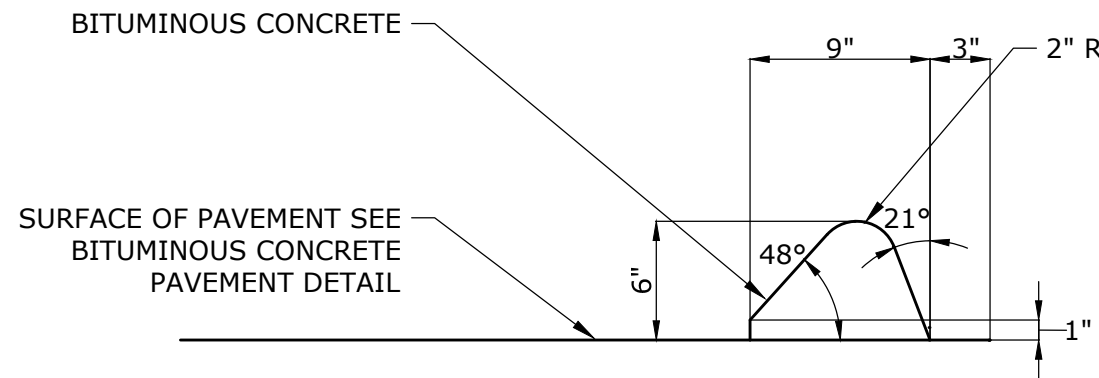
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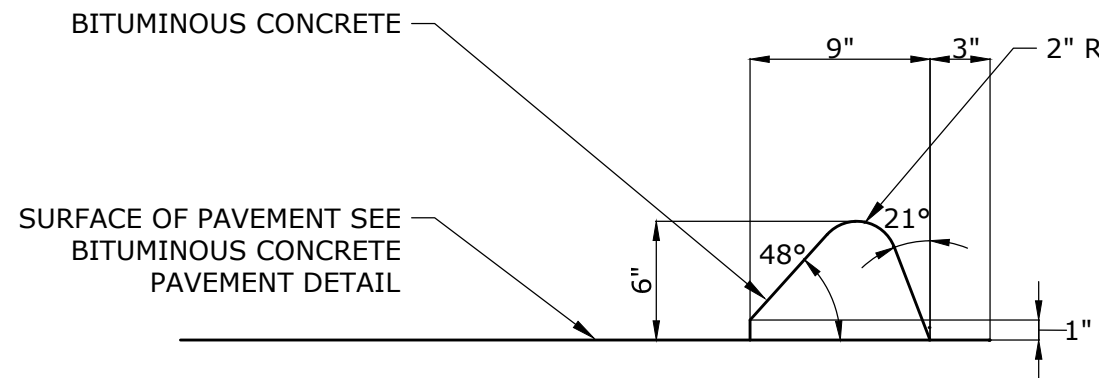
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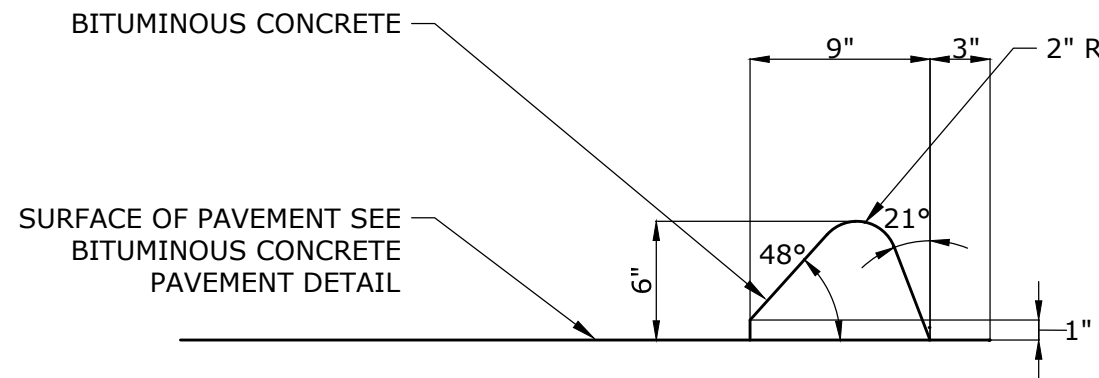
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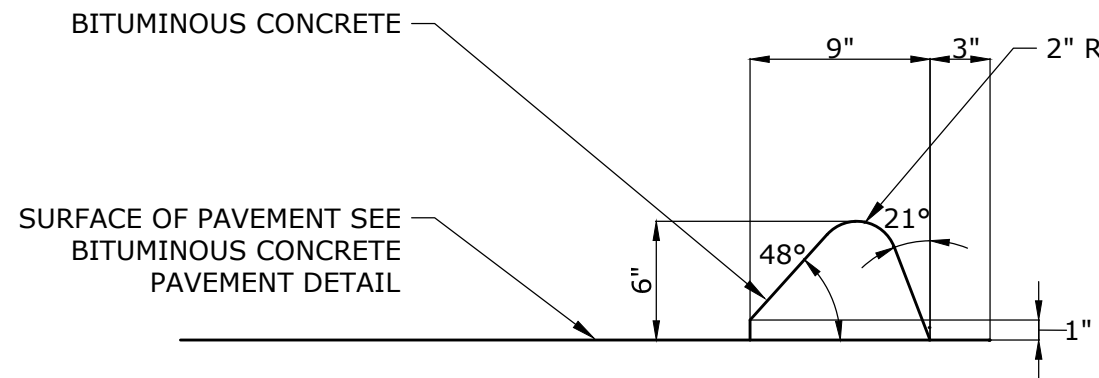
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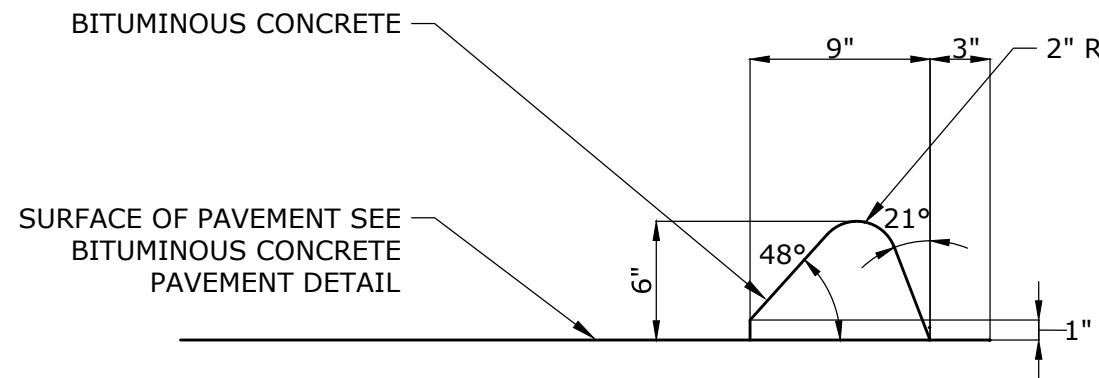
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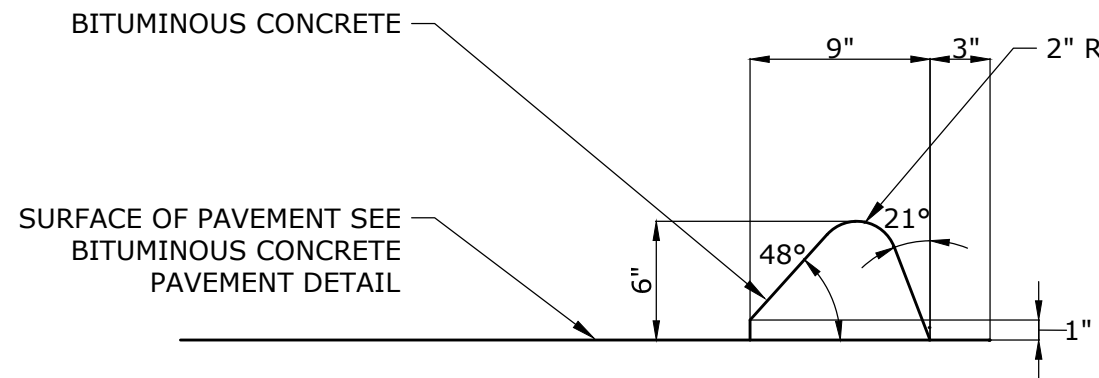
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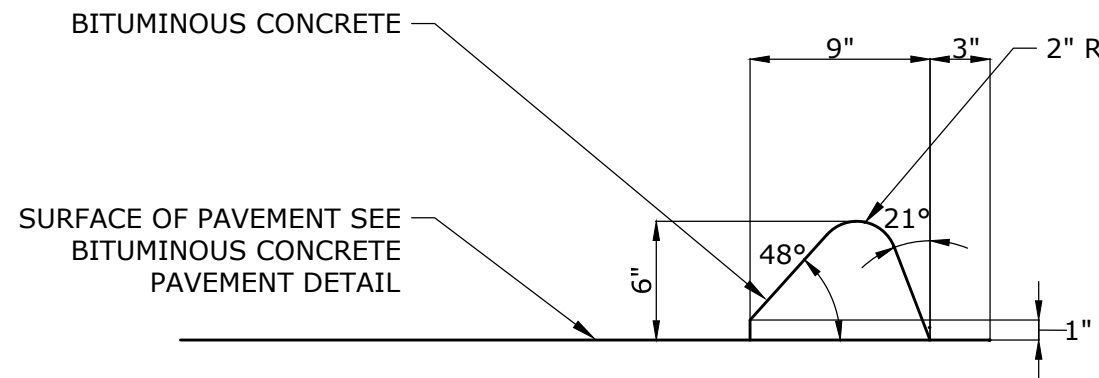
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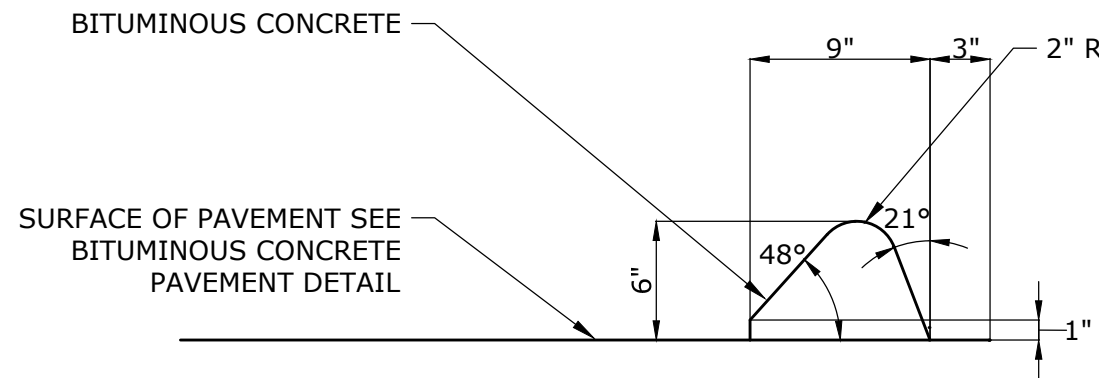
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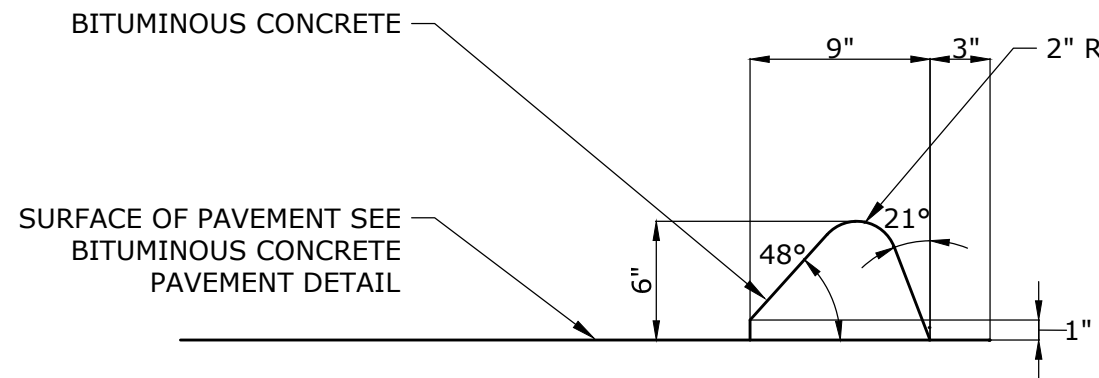
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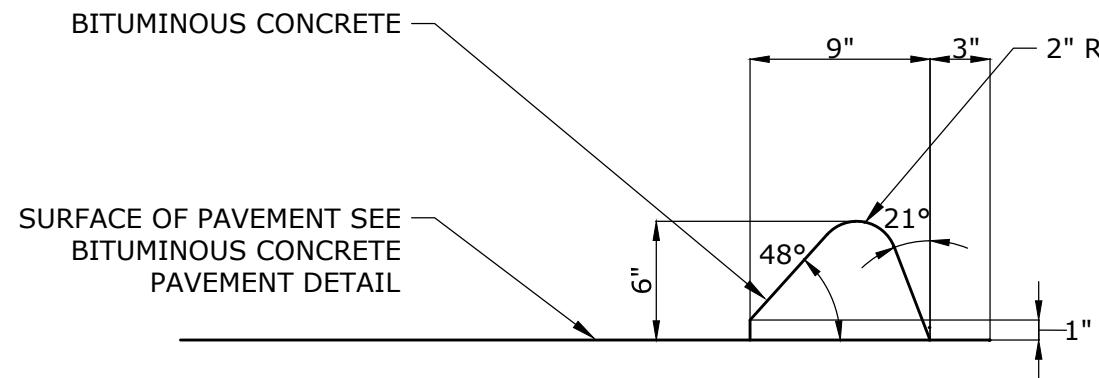
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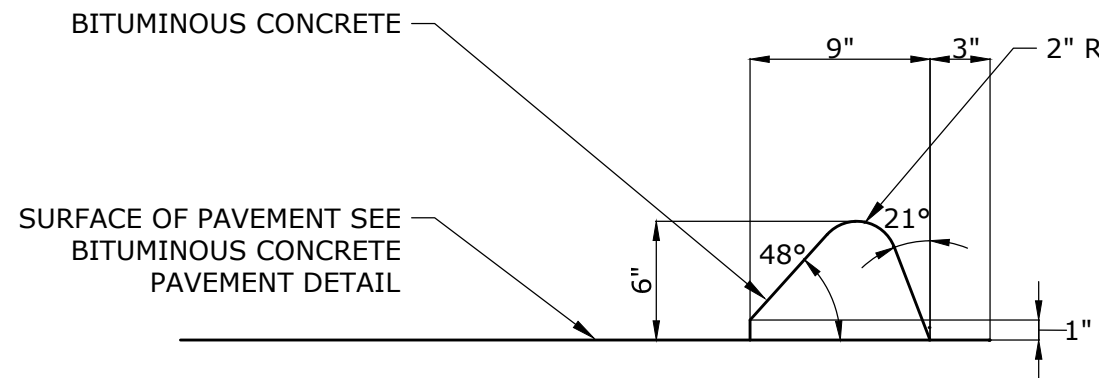
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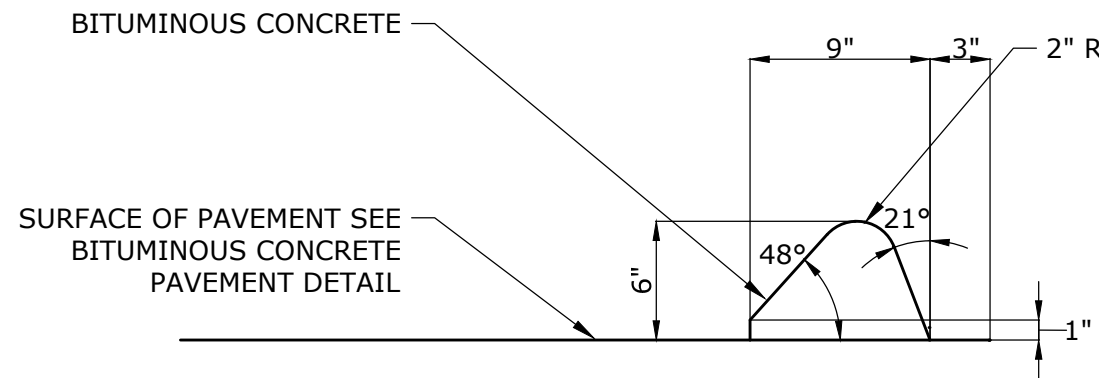
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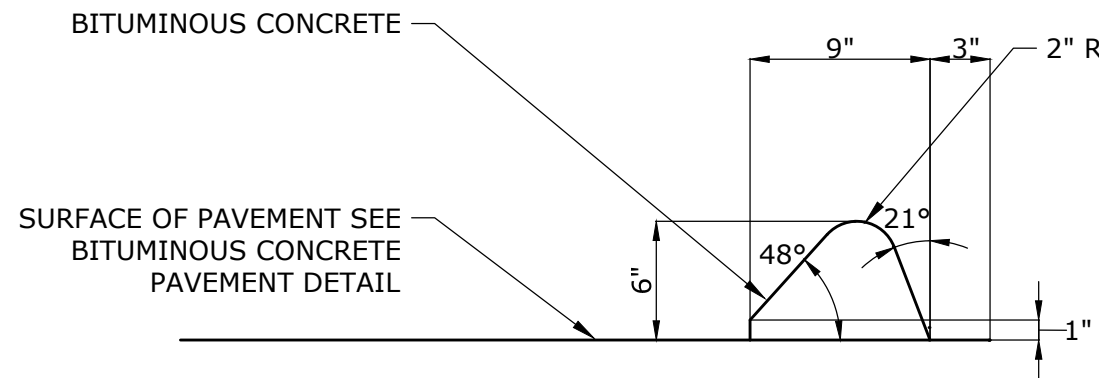
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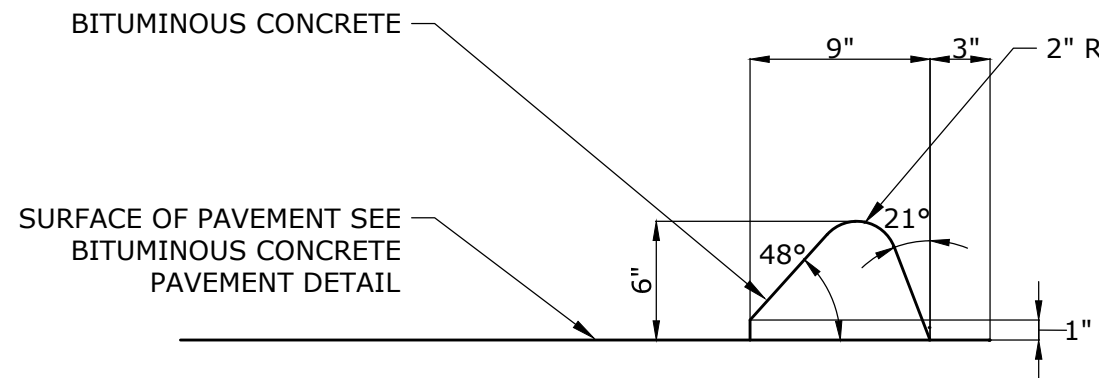
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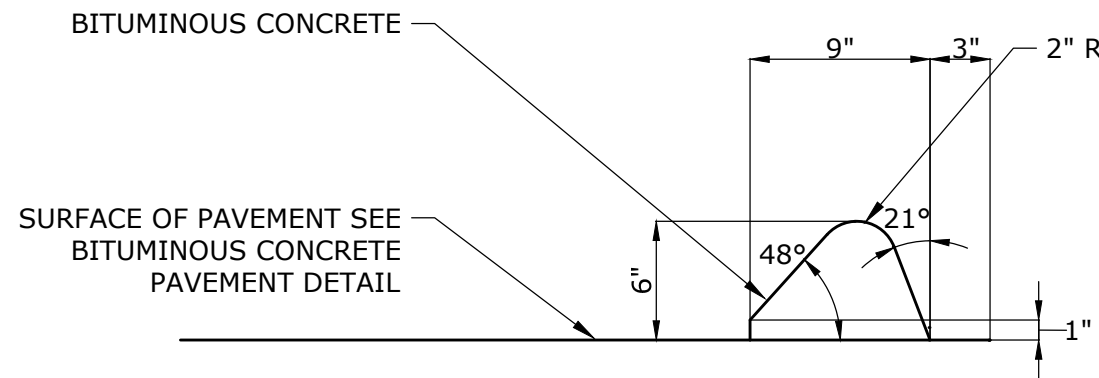
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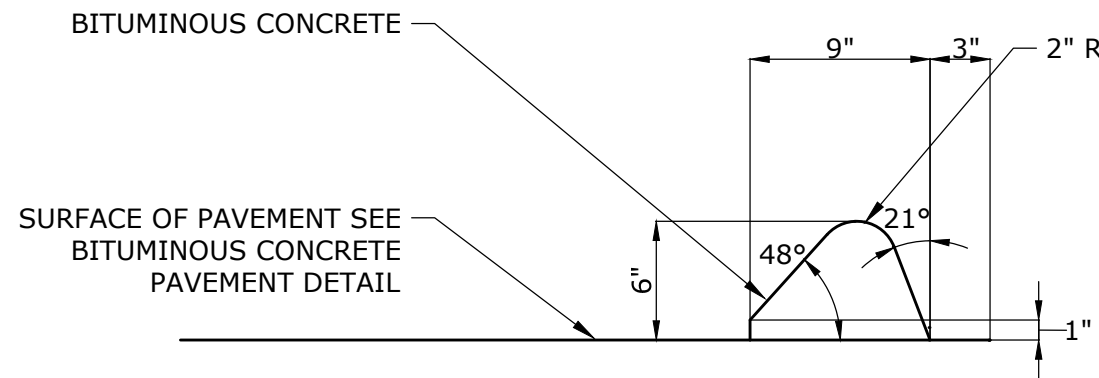
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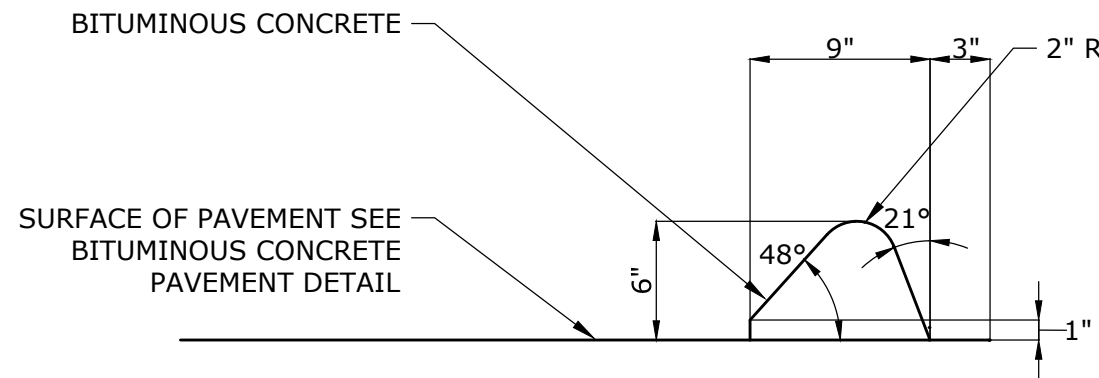
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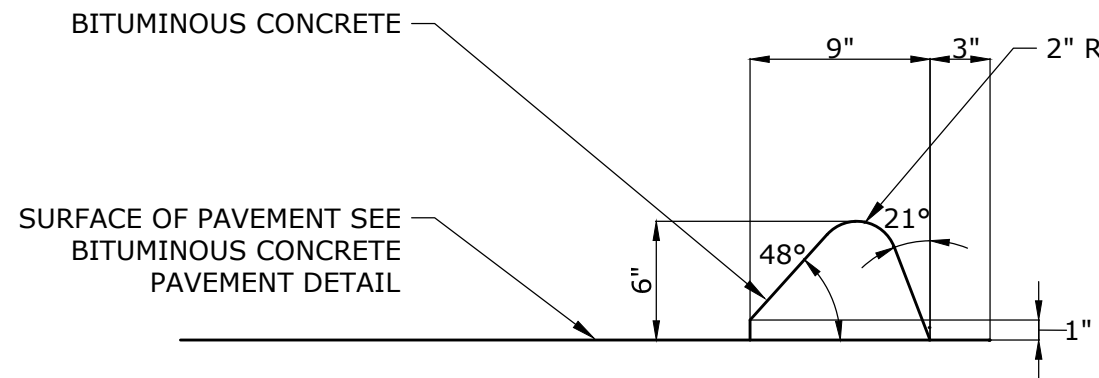
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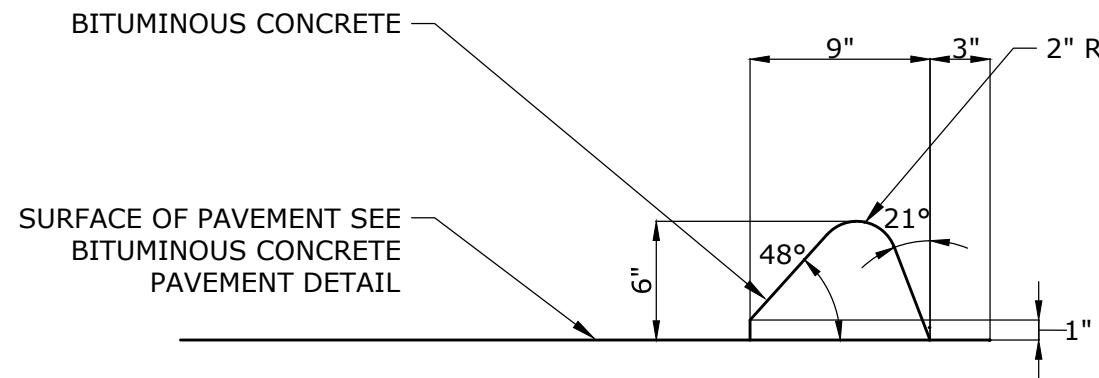
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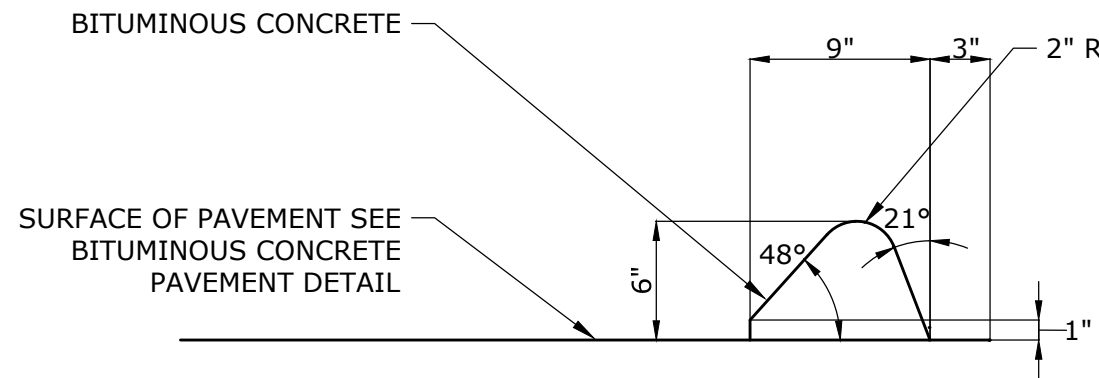
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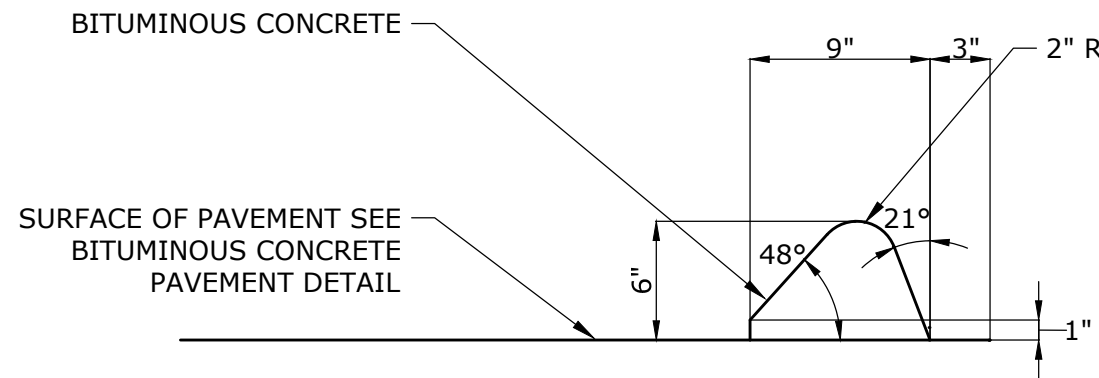
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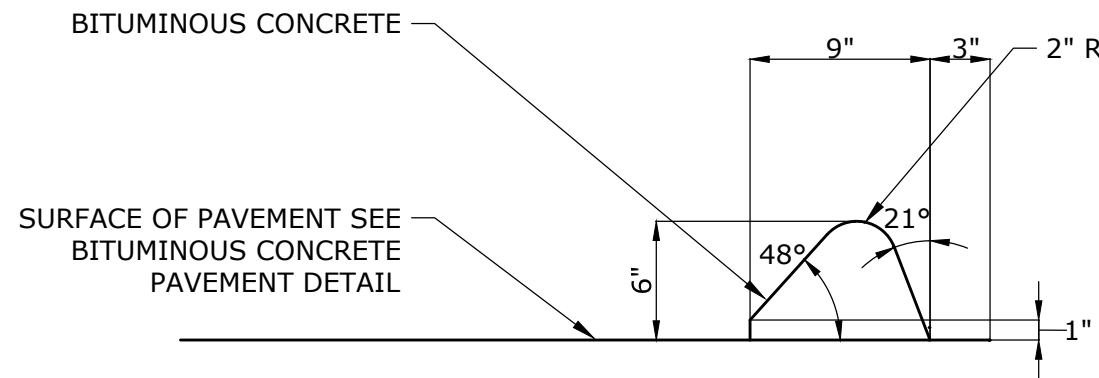
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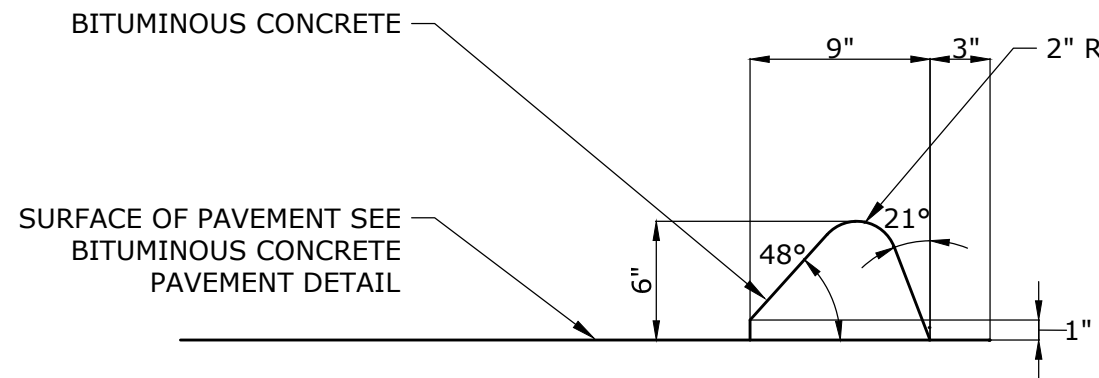
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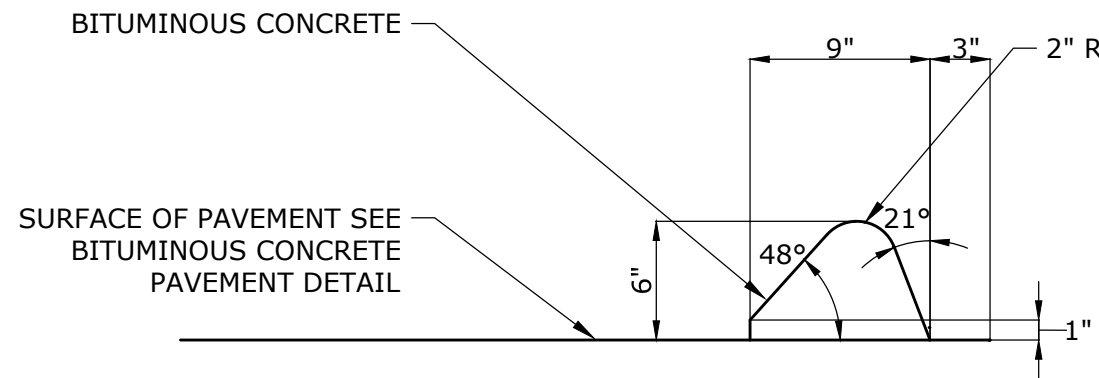
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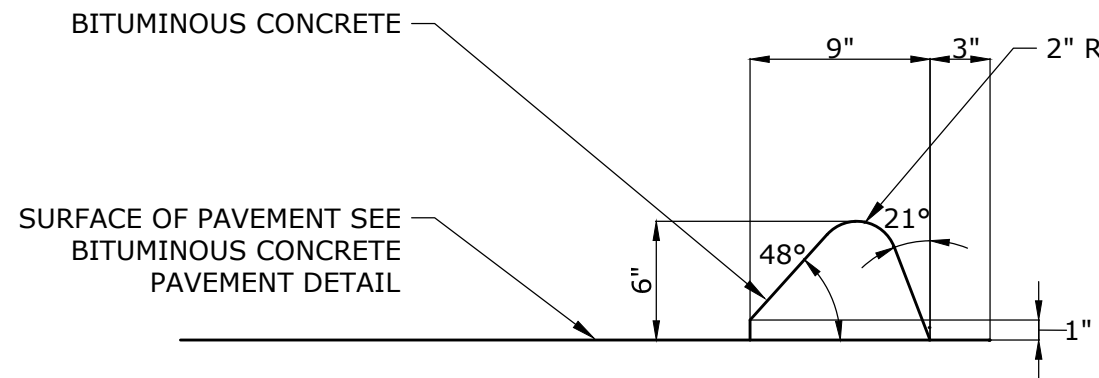
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