VII. B.

City of Chesterfield

690 Chesterfield Pkwy W ● Chesterfield MO 63017-0760
Phone: 636-537-4000 ● Fax 636-537-4798 ● www.chesterfield.mo.us

December 5, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **December 10, 2007** will include the following item for your consideration:

Outdoor Equipment Lot 1 (17585 N. Outer 40 Road): Amended Site Development Plan, Tree Stand Delineation Plan, Landscape Plan, and Amended Architectural Elevations for 4.018 acre tract of land zoned "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf MPD Investments LLC, an Amended Site Development Plan, Tree Stand Delineation Plan, Landscape Plan, and Amended Architectural Elevations for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

1. On February 6, 1989, the City of Chesterfield approved Ordinance 239 which changed the zoning from an "NU" Non-Urban District" to a "C-8" Planned Commercial.

2. On June 3, 1991, the City of Chesterfield approved Ordinance 582 which amended Ordinance 239 to allow the storage of materials along the northeast side of the building adjacent to an existing parking area.

3. On December 3, 2006, approved Ordinance 2411 which changed the zoning from "C-8" Planned Commercial District to "PI" Planned Industrial District.

SUBMITTAL INFORMATION

1. The request is for amended architectural elevations for an existing 30,600 square foot warehouse building to become a retail, office, and warehouse use. Exterior materials will match the existing 8" scored CMU, 8" Glass block and storefront glazing. Roof materials are the existing fully adhered TPO membrane.

2. Additional parking has been added to the front of the building.

3. The landscape plan is in compliance with the City of Chesterfield Tree Manual requirements.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on November 8, 2007. The ARB voted unanimously to recommend approval of Amended Site Development Plan, Landscape Plan and Amended Architectural Elevations to the Planning Commission.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Site Development Plan, Tree Stand Delineation Plan, Landscape Plan, and Amended Architectural Elevations.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

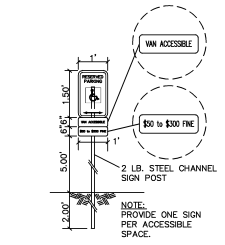
Attachments:
Amended Site Development Plan
Tree Stand Delineation Plan
Landscape Plan
Amended Architectural Elevations

OUTDOOR EQUIPMENT LOT 1
3RD AMENDED SITE DEVELOPMENT PLAN
17485 NORTH OUTER FORTY ROAD
FOR A
"PLANNED INDUSTRIAL" DISTRICT

A TRACT OF LAND BEING LOT 1 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AS RECORDED IN PLAT BOOK 353 PAGE 948, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

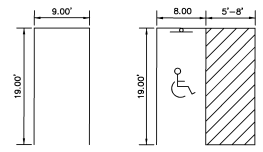
PERTINENT DATA

OWNER (1/9/07)	=	MPD INVESTMENTS, L.L.C. (SPECIAL WARRANTY DEED, DB. 17417, PG. 875)
ADDRESS	=	17485 N. OUTER 40 ROAD CHESTERFIELD, MO 63005
EXISTING ZONING	=	C8
PROPOSED ZONING	=	P.I.
EX. ORDINANCE No.	=	239
LOCATOR NUMBER,s	=	17U52-0148
ACREAGE	=	4.018 Ac.±±
ELECTRIC SERVICE	=	AMERENUE ELECTRIC COMPANY
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
GAS SERVICE	=	LACLEDE GAS COMPANY
PHONE SERVICE	=	SBC
SCHOOL DISTRICT	=	ROCKWOOD R6
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	BONHOMME CREEK
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
WUNNENBERG'S	=	PAGE 20, GRID HH17



HANDICAP PARKING SIGN
(n.t.s.)

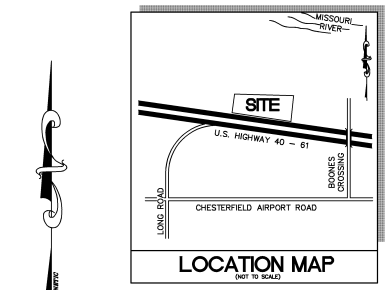
HANDICAP SIGN
(n.t.s.)



TYPICAL PARKING STALLS
(n.t.s.)

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWERS
EXISTING STORM SEWER
PROPOSED STORM SEWERS
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR — 650 —
PROPOSED CONTOUR — 460 —
PROPOSED INTERIM CONTOUR — 460 —
EXISTING SPOT ELEVATION × 455.50
PROPOSED SPOT ELEVATION + 457.25
EXISTING UTILITIES — G — W — T — E —
PROPOSED GAS — G —
PROPOSED WATER 6"W-FIRE 2"W-DOM
PROPOSED UNDERGROUND ELECTRIC — UE —
SET 1/2" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT – EXISTING/PROPOSED
EXISTING LIGHT STANDARD
PROPOSED LIGHT – WALL/POLE
BUSH
SIGN
NOTES PARKING SPACES (18)
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION ( )
HANDICAPPED PARKING
CENTERLINE
EASEMENT
CONCRETE PAVEMENT
TRAFFIC FLOW
PROPOSED DRAINAGE SWALE
PROPOSED SILTATION CONTROL

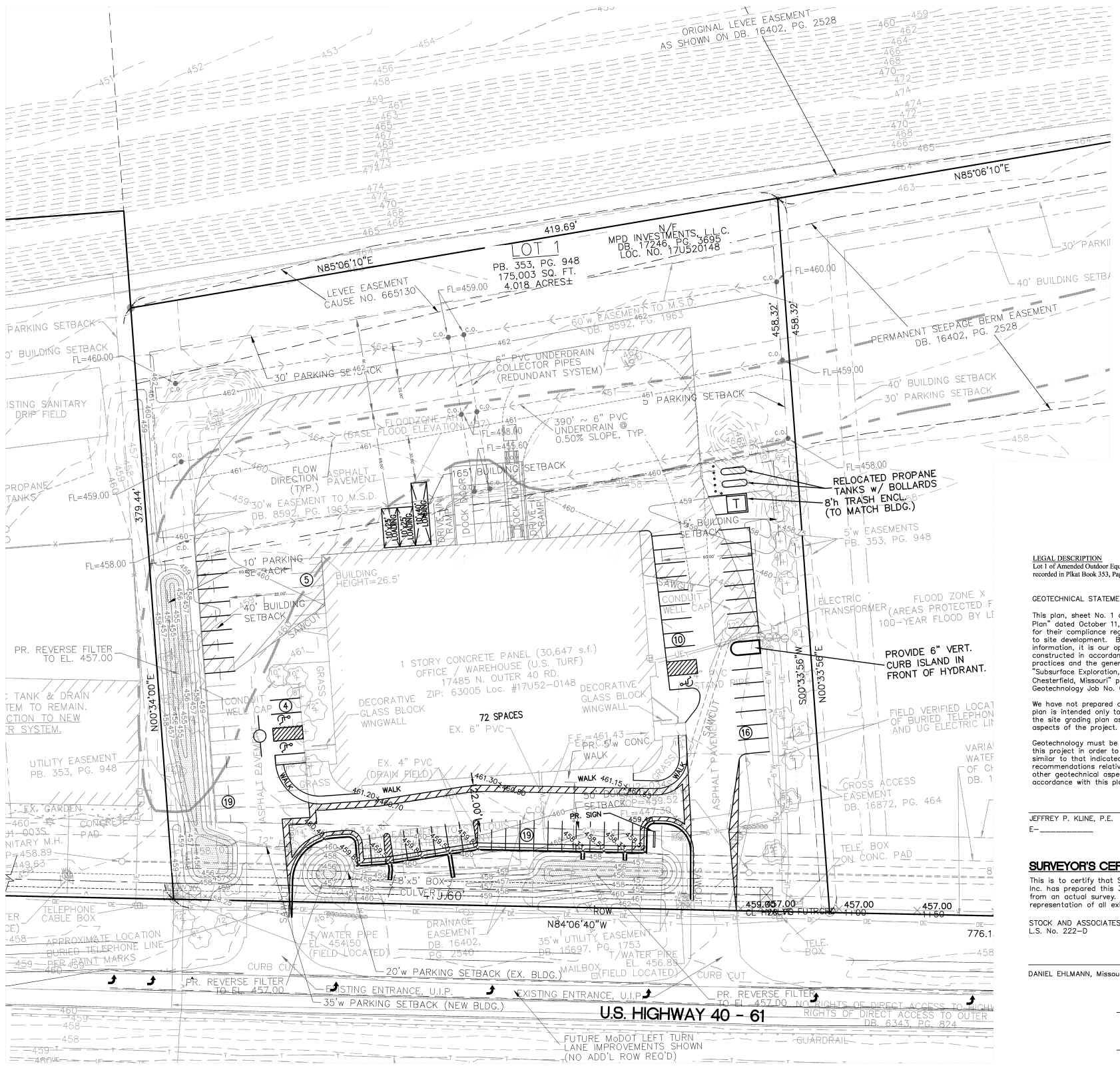


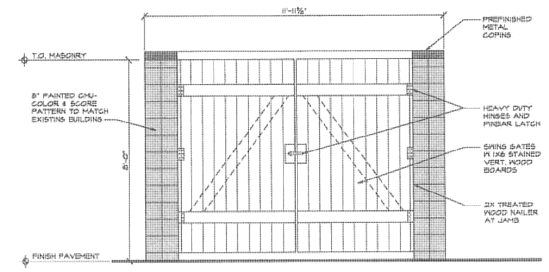
LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

A.T.G. – ADJUST TO GRADE
ASPH. – ASPHALT
BLDG. – BUILDING
CL. – CENTERLINE
CONC. – CONCRETE
C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
ESMT. – EASEMENT
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
O.H. – OVERHEAD WIRES
PVMT. – PAVEMENT
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.P. – POWER POLE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
T.B.A. – TO BE ADJUSTED
T.B.R. – TO BE REMOVED
T.B.R.&R. – TO BE REMOVED & RELOCATED
T.B.V. – TO BE VACATED
TYP. – TYPICAL
U.G. – UNDERGROUND
U.I.P. – USED IN PLACE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(66'W) – RIGHT-OF-WAY WIDTH





TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. AREA CALCULATIONS –
   TOTAL LOT AREA = 175,003 S.F. = 4.018 AC.
   BUILDINGS =30,647 S.F./LOT = 0.175
   PAVEMENT = 70,740 S.F /LOT = 0.404
   OPENSPACE = 73,616 S.F./LOT = 0.421
5. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY ROAD IMPROVEMENT PLAN TRUST FUND.
6. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
8. GRADING AND STORM WATER PER M.S.D., , CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
9. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
10. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
11. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS
13. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED; BASE FLOOD ELEVATION = 457, 459) AND FLOOD ZONE "X" (AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0140 H WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
14. STORMWATER DESIGN SHALL COMPLY WITH CHESTERFIELD VALLEY MASTER STORMWATER PLAN.
15. PARKING CALCULATIONS:
   PARKING REQUIRED:
   RETAIL/OFFICE 16,000 SF @ 4 SPACES/1000 SF = 64 SPACES
   WAREHOUSE: 12 EMPLOYEES @ 2 SPACES/3 EMPLOYEES = 8 SPACES
   TOTAL = 72 SPACES
   PARKING PROVIDED:
   STANDARD 9'x18' SPACES = 69 SPACES
   HANDICAP SPACES = 3 SPACES
   TOTAL = 72 SPACES
   LOADING REQUIREMENTS:
   PROVIDED (2) 10'x25' LOADING SPACES AND (1) 10'x40' LOADING SPACE AS REQUIRED FOR WAREHOUSE SPACE LESS THAN 24,000 SF

Brett Phillips, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ 1003.150 (applicable subsection) "PI" – Planned Industrial (present zoning) of the City of Chesterfield Ordinance No._____, do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
Brett Phillips

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____day of _____, 2007, before me personally appeared Brett Phillips, who being by me duly sworn, did say he is the OWNER of MPD INVESTMENTS, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said Brett Phillips acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

_____
Notary Public

_____
Print Name

My commission expires: _____

This 3rd Amended Site Development Plan was approved by the City of Chesterfield and duly verified on the _____ day of _____ 2007, by the Planning and Development Services Director, authorizing the recording of this 3rd Amended Site Development Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.
CITY OF CHESTERFIELD, MISSOURI

By: _____
Planning and Development Services Director

By: _____
City Clerk

LEGAL DESCRIPTION
Lot 1 of Amended Outdoor Equipment Subdivision, according to the plat thereof recorded in Plkat Book 353, Page 948 of the St. Louis County Records.

GEOTECHNICAL STATEMENT

This plan, sheet No. 1 of 1, titled "3rd Amended Site Development Plan" dated October 11, 2007 has been reviewed by Geotechnology for their compliance regarding geotechnical recommendations related to site development. Based on this review and available subsurface information, it is our opinion that the site may generally be constructed in accordance with the plans, good construction practices and the general recommendations given in our report titled "Subsurface Exploration, Proposed renovations to US Turf Facility, Chesterfield, Missouri" prepared for Keystone Construction Company, Geotechnology Job No. 0966401.71DG, dated August 15, 2007.

We have not prepared any part of this plan and my seal on this plan is intended only to confirm my personal review and approval of the site grading plan as it relates to the geotechnical-related aspects of the project.

Geotechnology must be involved during the construction phase of this project in order to determine if the subsurface conditions are similar to that indicated by the field exploration data, that our recommendations relative to site grading are implemented, and that other geotechnical aspects of site development are performed in accordance with this plan.

_____
JEFFREY P. KLINE, P.E.
E-_____

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this 3rd Amended Site Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

_____
DANIEL EHLMANN, Missouri L.S. No. 2215

GEOTECHNICAL NOTE
CONSULT GEOTECHNICAL REPORT No.0966401.71DG DATED AUG. 15, 2007 BY GEOTECHNOLOGY, INC. (JEFFREY P. KLINE, 314-997-7440) FOR RECOMMENDATIONS RELEVANT TO THIS CONSTRUCTION.
NEW PAVEMENT AREAS ALONG NORTH SIDE OF PARCEL WILL REQUIRE REMOVAL AND RECOMPACTION OF THE EXSITING SOILS AND THE POSSIBILITY OF GEOGRID (TENSAR BX-1100) INSTALLATION.

SITE BENCHMARK
ELEV. 457.78
"IRON ROD" BEING THE SOUTHEAST PROPERTY CORNER OF PROPERTY AT 17401 NORTH OUTER 40 DRIVE.
(U.S.G.S. (NGVD 1929))

ST. LOUIS COUNTY BENCHMARK
12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.
(U.S.G.S. (NGVD 1929))

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER E-25116 REGISTERED PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116

△2 11/26/07 – PER CITY 11/20 COMMENTS
△1 11/16/07 – PER MONARCH FPD 10/22 & CITY 10/25 COMMENTS

OUTDOOR EQUIPMENT LOT 1
3rd AMENDED SITE DEVELOPMENT PLAN

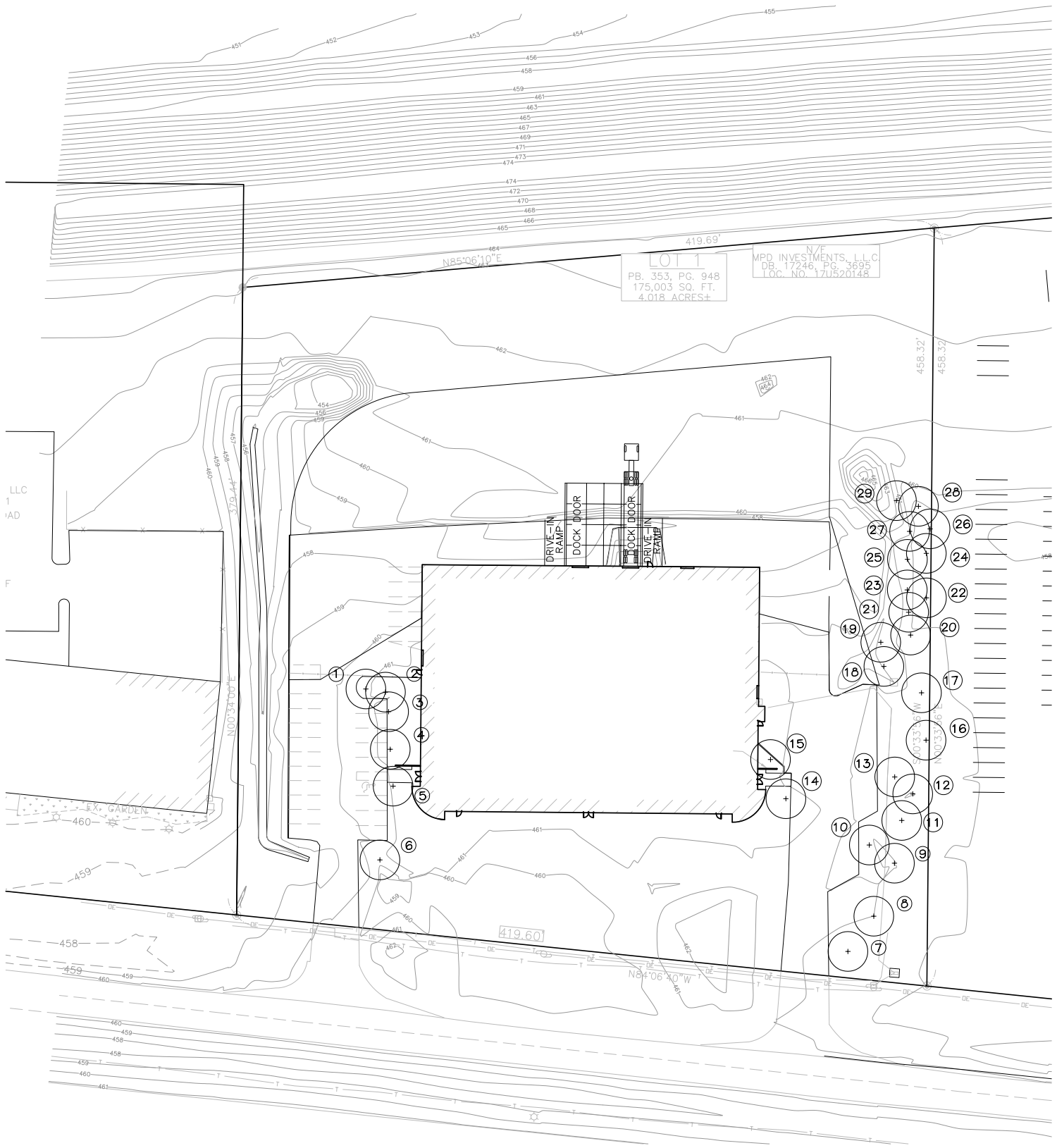
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE	CHECKED BY:	DATE	JOB NUMBER:	SHEET:
J.P.W.	10/11/07	G.M.S.	10/11/07	206-3961.1	1 of 1

PREPARED FOR:
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

OWNER (as of 1/9/07)
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

F:\Draw3900\20639611_BldgC-OldWalkerParcel\3rdAmendedSiteDevelopmentPlan_AfterRezoning\USTurf_3rdASDPAfterRezoning-sht1.dwg, 11/26/2007 9:43:56 AM, KIP 800.pc3



TREE STAND DELINEATION

SCALE 1" = 30'

Tree Stand Delineation

#	Caliper	Type	Canopy	Condition
1	10"	Honeylocust	600 S.F.	6
2	10"	Ash	500 S.F.	10
3	8"	Honeylocust	500 S.F.	2
4	8"	Honeylocust	500 S.F.	6
5	8"	Honeylocust	500 S.F.	8
6	14"	Honeylocust	800 S.F.	8
7	6"	Honeylocust	400 S.F.	4
8	12"	Honeylocust	800 S.F.	9
9	6"	Birch	400 S.F.	9
10	6"	Birch	400 S.F.	9
11	12"	Birch	500 S.F.	6
12	14"	Bald Cypress	600 S.F.	10
13	12"	Pear	500 S.F.	7
14	10"	Honeylocust	500 S.F.	8
15	10"	Honeylocust	500 S.F.	7
16	8"	Pear	400 S.F.	7
17	8"	Pear	400 S.F.	7
18	12"	Birch	500 S.F.	7
19	8"	Bald Cypress	500 S.F.	7
20	6"	Birch	400 S.F.	7
21	6"	Birch	400 S.F.	7
22	6"	Pear	400 S.F.	7
23	8"	Birch	400 S.F.	7
24	10"	Bald Cypress	600 S.F.	7
25	8"	Birch	400 S.F.	7
26	10"	Pear	500 S.F.	7
27	8"	Birch	400 S.F.	7
28	6"	Birch	400 S.F.	7
29	12"	Bald Cypress	600 S.F.	7

TREE STAND DELINEATION NOTES:

1) There are no wooded areas on the property. All existing trees are individual, free-standing trees.

2) There are no monarch trees on the property.

Tree Specialist
Jesse Noel
Hansen's Tree Service
Arborist # MW-4337A

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

Consultants:

17485 North Outer Forty Chesterfield, MO

MPD Investments

Revisions:

Date	Description	No.

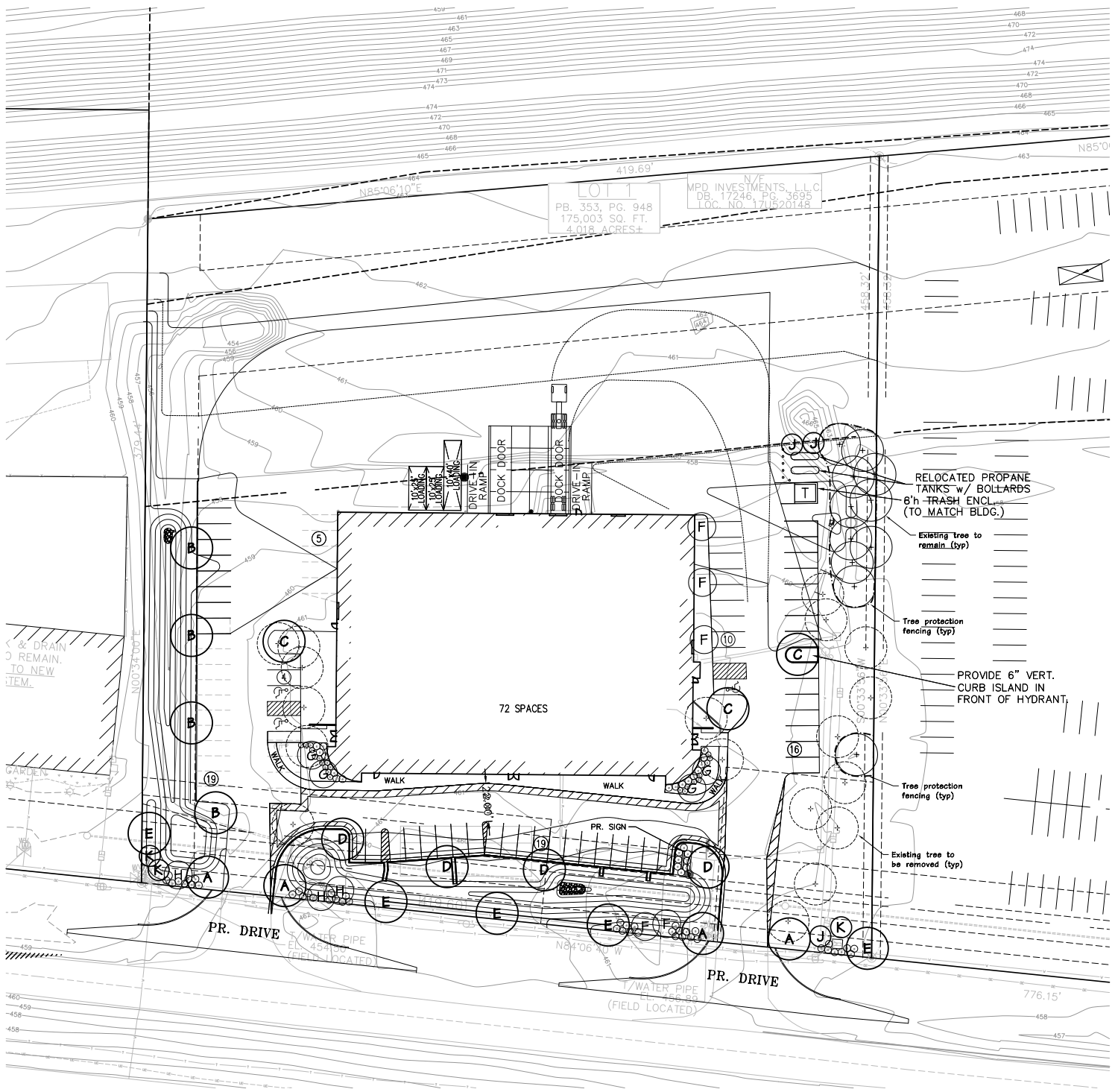
Drawn: BAR
Checked: JAS

loomisAssociates
landscape/architects/planners
707 Sale Ave. Suite 100
St. Louis, Missouri 63112
(314) 727-8555 fax (314) 727-8556
e-mail: loomis@loomisassociates.com

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-1

Date: 11/16/07
Job #: 657.008



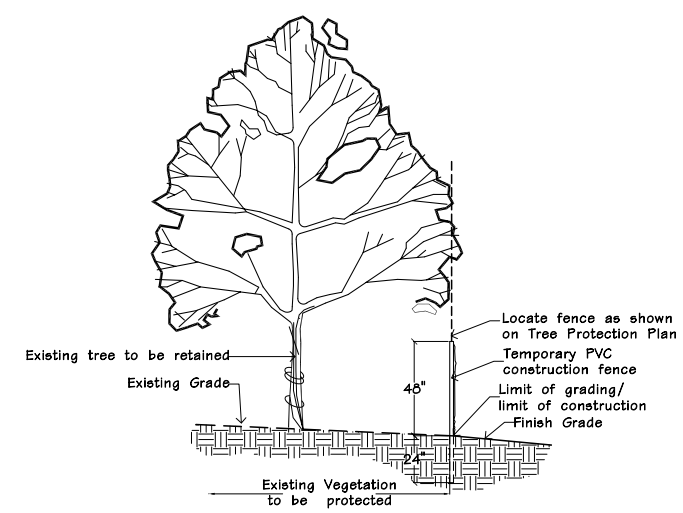
LANDSCAPE PLAN

SCALE 1" = 30'

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
A	4	Acer rubrum 'Franksred'	Red Sunset Maple	2 1/2"	45'+	Deciduous
B	4	Quercus imbricaria	Shingle Oak	2 1/2"	45'+	Deciduous
C	3	Gleditsia triacanthos inermis	Thornless Honeylocust	2 1/2"	45'+	Deciduous
D	4	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2"	45'+	Deciduous
E	5	Zelkova serrata	Japanese Zelkova	2 1/2"	45'+	Deciduous
F	5	Cercis canadensis	Eastern Redbud	2 1/2"	25-30'	Deciduous
G	4	Magnolia soulangiana	Saucer Magnolia	2 1/2"	20-30'	Deciduous
H	3	Crataegus viridis 'Winter King'	Winter King Hawthorn	2 1/2"	25-30'	Deciduous
J	3	Pinus strobus	White Pine	6'	45'+	Evergreen
K	3	Picea glauca	White Spruce	6'	45'+	Evergreen
⊙	21	Ilex glabra 'Shamrock'	Shamrock Inkberry	18-24"		Evergreen
		Spiraea x bumalda 'Goldflame'	Goldflame Spirea	18-24"		Deciduous
		Hypericum frondosum 'Sunburst'	Sunburst Hypericum	18-24"		Deciduous
⊙	67	Ilex 'China Girl'	China Girl Holly	2-3'		Evergreen
		Juniperus chinensis 'Sea Green'	Sea Green Juniper	2-3'		Evergreen
		Viburnum rhytidophyllum	Leatherleaf Viburnum	2-3'		Deciduous

GENERAL NOTES:

1) Canopy of existing tree to remain: 5,100 SF
Canopy of existing trees to be removed: 9,300 SF.
Percentage of canopy to remain: 35.4%.
2) All street trees will be located at least 3' from proposed curb.
3) All street trees will be located at least 10' from all storm sewer structures.
4) Any existing trees to remain that are damaged during construction will be replaced with similar varieties of trees.
5) All turf areas will be seeded.
6) An in-ground irrigation system will be provided.



TREE PROTECTION DETAIL
n.t.s.

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

Consultants:

17485 North Outer Forty Chesterfield, MO

MPD Investments

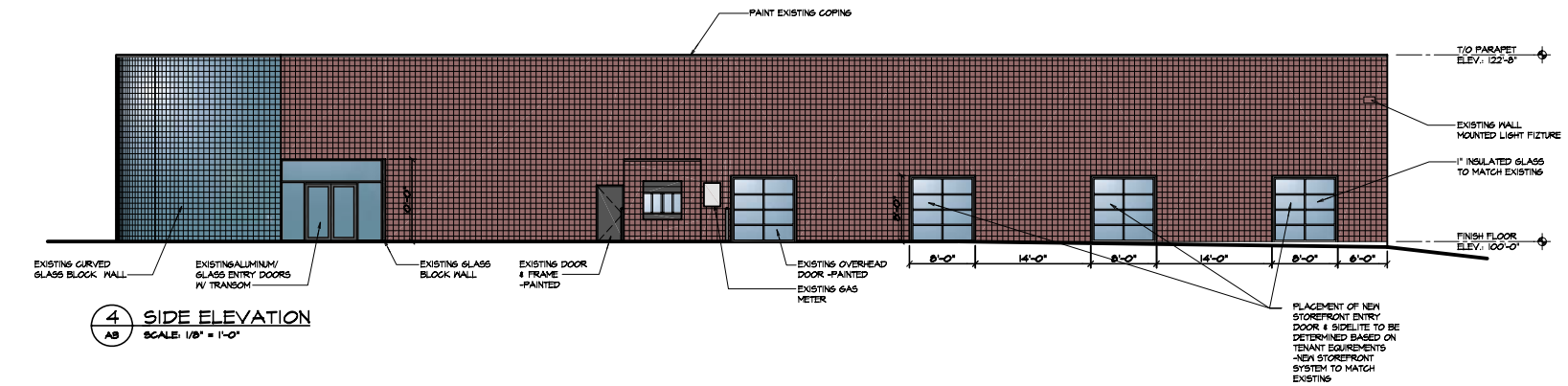
Revisions:

Date	Description	No.
11-16-07	City Comments	1
11-26-07	City Comments	2

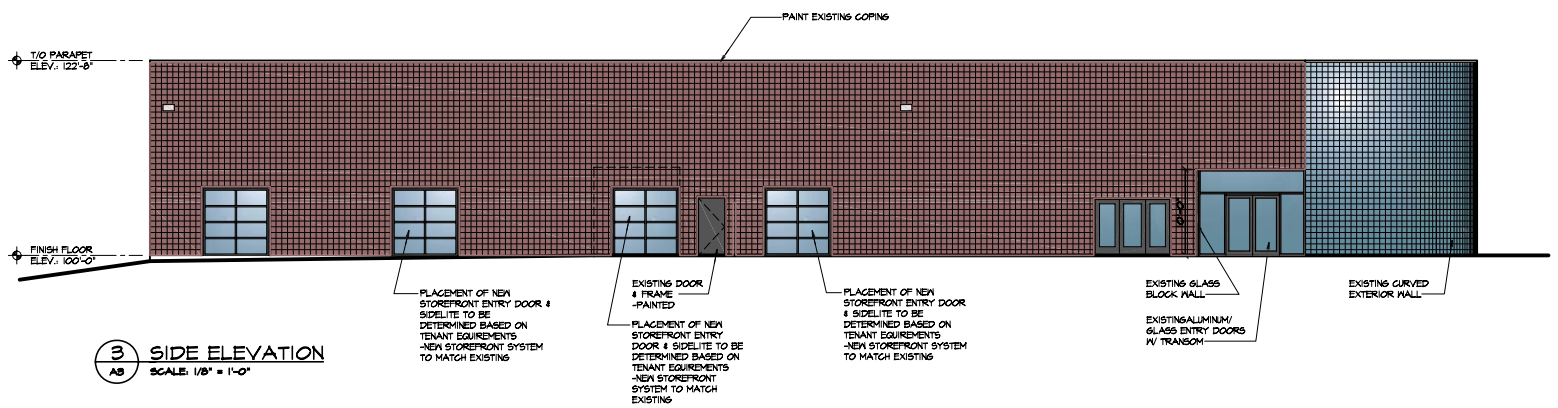
Drawn: BAR
Checked: JAS

loomisAssociates
landscape architects/planners
107 Lakes of Park Drive, Suite 195
Chesterfield, Missouri 63017-2066
636.530.9000 fax: 636.530.9009
e-mail: staff@loomisassociates.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 10/26/07
Job #: 667.008

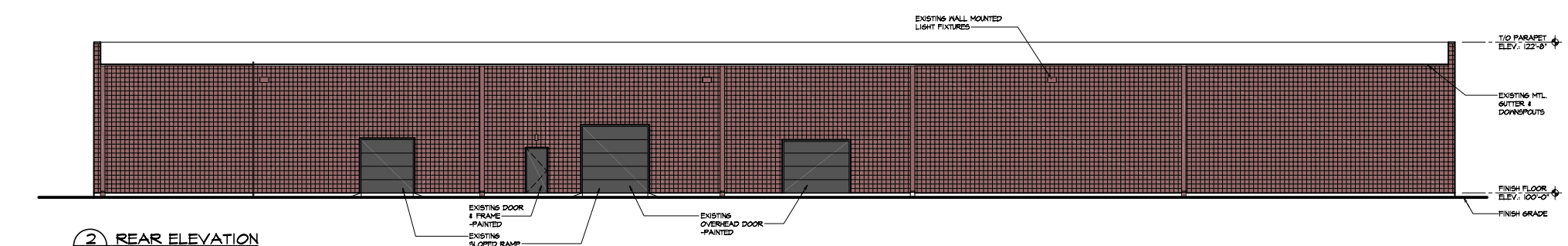


4 A3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

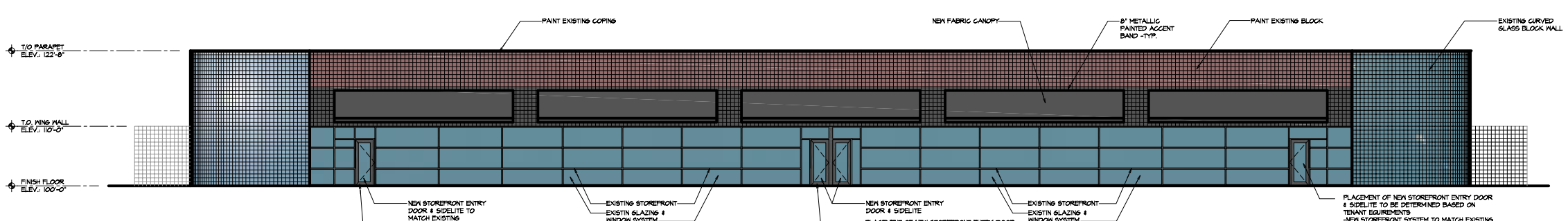


3 A3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

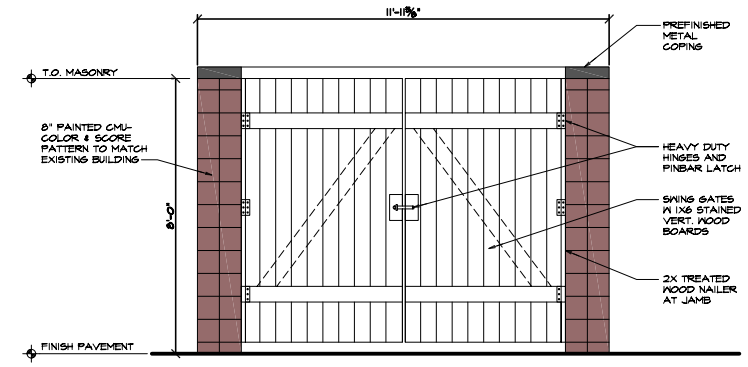
EXTERIOR FINISH LEGEND		
AWNING		SUNBRELLA 4652 GRANITE
BUILDING ACCENT PAINT		SHERWIN WILLIAMS - TRIGORN BLACK 6258
BUILDING PAINT		BENJAMIN-MOORE - BISON BROWN 2113-30
GLAZING		MATCH EXISTING GLAZING
WINDOW FRAME		MATCH EXISTING STOREFRONT COLOR



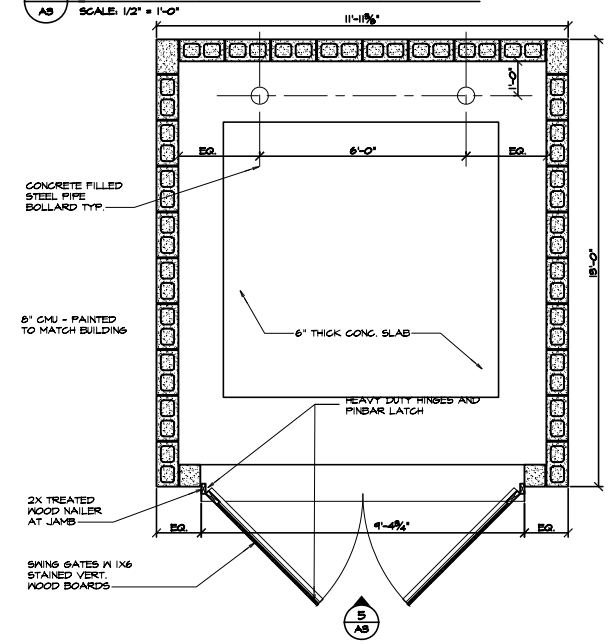
2 A3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 A3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



5 A3 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



6 A3 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

Revisions:

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Drawn By: Checked By:

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