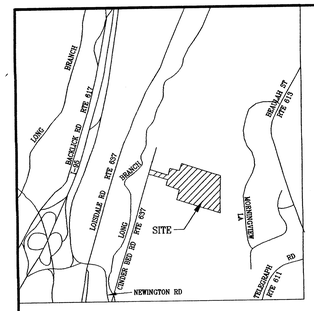
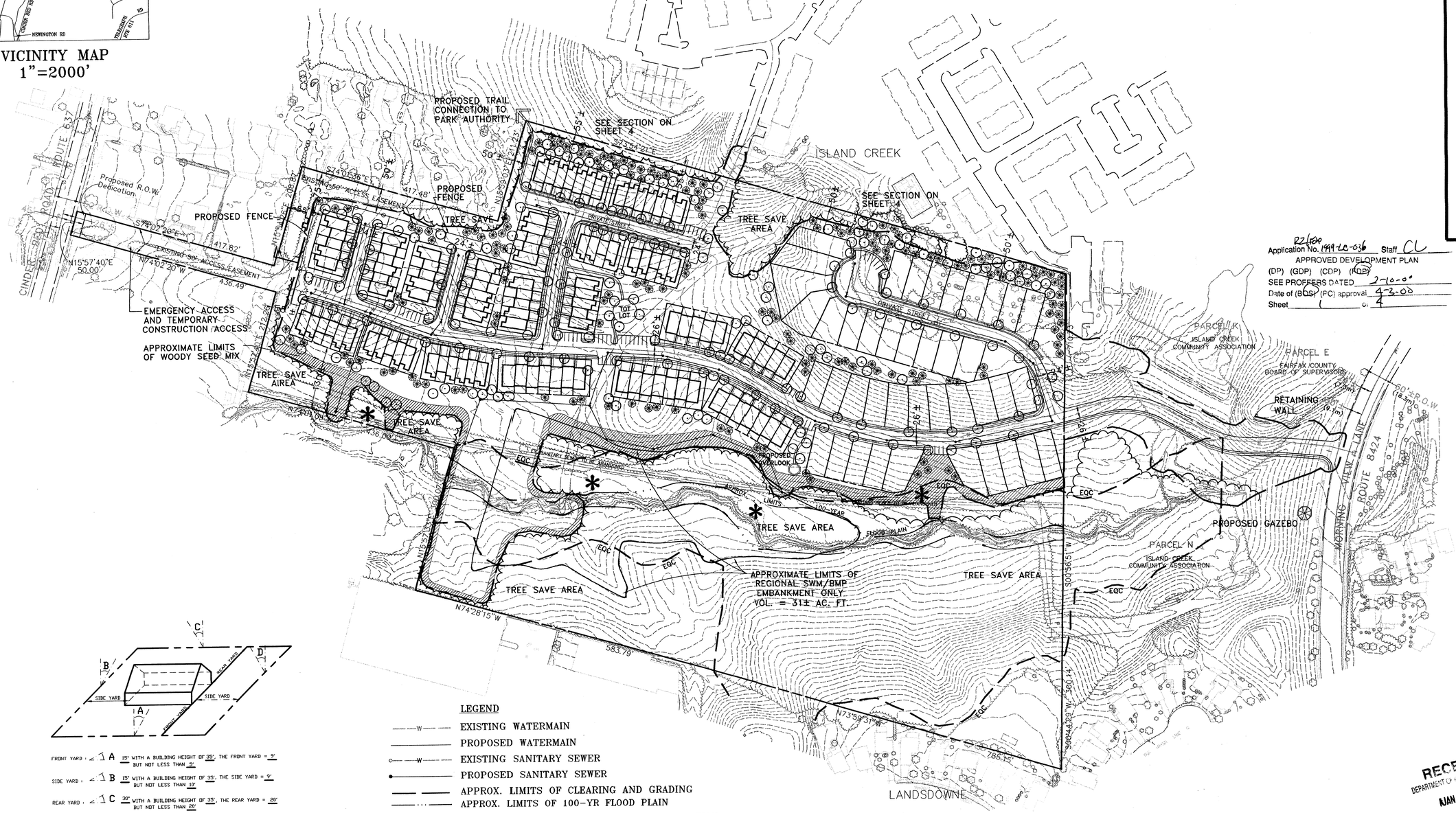


VICINITY MAP
1"=2000'



FRONT YARD : ∠ 1 A 15' WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 9' BUT NOT LESS THAN 5'

SIDE YARD : ∠ 1 B 15' WITH A BUILDING HEIGHT OF 35', THE SIDE YARD = 9' BUT NOT LESS THAN 10'

REAR YARD : ∠ 1 C 30' WITH A BUILDING HEIGHT OF 35', THE REAR YARD = 20' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-4 DISTRICT (ADU) REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS.

LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- APPROX. LIMITS OF CLEARING AND GRADING
- APPROX. LIMITS OF 100-YR FLOOD PLAIN
- APPROX. 100-YR POND WATER SURFACE ELEVATION
- PROPOSED FENCE
- APPROXIMATE LIMITS OF WOODY SEED MIX
- POSSIBLE STORM SEWER DISCHARGE LOCATION

Application No. 1999-LE-036 Staff CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-10-00
Date of (BOS) (PC) approval 4-3-00
Sheet 4 of 4

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 11 2000
ZONING EVALUATION DIVISION

REV. 1/10/00
REV. 12/3/99
REV. 10/6/99
REV. 7/29/99

CERTIFIES FOR PRELIMINARY ENGINEERING

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 22068
1/10/00
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

URBAN ENGINEERING & ASSOC., INC.
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Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118
Engineers Planners Surveyors Landscape Architects

CONCEPTUAL/FINAL DEVELOPMENT PLAN
HAWTHORNE
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	2/24/99
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	1 of 4
FILE NUMBER	M-9958

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TABULATION:

EXISTING ZONING	I-4
PROPOSED ZONING	PDH-4
TOTAL LAND AREA	33.26± AC
PROPOSED NUMBER OF DWELLING UNITS	149*
SINGLE FAMILY DETACHED	41
SINGLE FAMILY ATTACHED	108*
MARKET UNITS	130
AFFORDABLE DWELLING UNITS (ADUs)	19*
PROPOSED DENSITY WITHOUT ADUs	3.91 DU/AC
PROPOSED DENSITY WITH ADUs	4.48 DU/AC
MAXIMUM BUILDING HEIGHTS	35 FT
PARKING SPACES REQUIRED	331
SINGLE FAMILY DETACHED (2 SPACES/UNIT)	82
SINGLE FAMILY ATTACHED (2.3 SPACES/UNIT)	249
PARKING SPACES PROPOSED	355±
OPEN SPACE REQUIRED (18%)	5.98± AC
OPEN SPACE PROVIDED (60%)	19.96± AC
AREA OF TREE SAVE (32%)	10.64± AC

* THE AFFORDABLE DWELLING UNITS (ADUs) WILL BE PROVIDED AS SINGLE FAMILY ATTACHED DWELLING UNITS. THE NUMBER OF ADUs HAS BEEN CALCULATED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-804 OF THE ZONING ORDINANCE. THE CALCULATIONS ARE AS FOLLOWS:

PROPOSED DENSITY: 149 SINGLE FAMILY DETACHED AND ATTACHED DWELLING UNITS ON 33.26 ACRES = 4.48 DU/AC

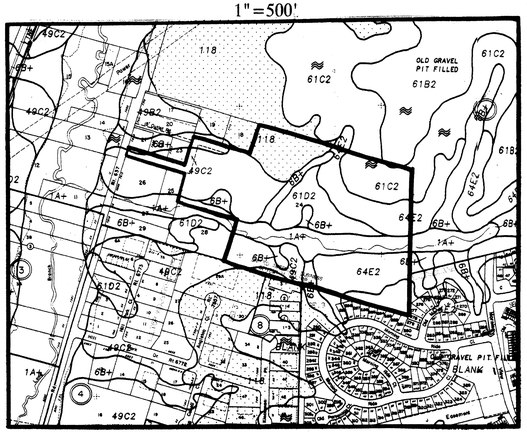
COMPREHENSIVE PLAN RECOMMENDATION: 3-4 DU/AC
BONUS ADJUSTMENT: 3.6 TO 4.8 DU/AC

FORMULA: $\frac{4.48 - 3}{4.8 - 3.6} \times 12.5 = \frac{1.48}{1.2} \times 12.5 = 15.42\%$

NOTE: 15.42% EXCEEDS THE MAXIMUM REQUIREMENT OF 12.5% SPECIFIED BY SECT. 2-804 OF THE ZONING ORDINANCE, CONSEQUENTLY THE NUMBER OF ADUs IS:

149 TOTAL UNITS x 12.5% = 19 ADUs

SOILS MAP
1"=500'



1A+	MIXED ALLUVIAL LAND
118	MARINE CLAY DEPOSITS
6B+	HYATTSVILLE FINE SANDY LOAM
49C2	LUNT FINE SANDY LOAM, ROLLING PHASE
61C2	ROLLING LAND, LOAMY AND GRAVELLY SEDIMENTS
61D2	HILLY LAND LOAMY AND GRAVELLY SEDIMENTS
64E2	STEEP LAND, LOAMY SEDIMENTS, ERODED PHASE
≈	MAN MADE CUT OR FILL

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS CURRENTLY ZONED I-4. IT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 99-2 ((1)) 24. THE CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY TO THE PDH-4.

2. THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWBERRY & DAVIS.

3. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET BY AN AIR SURVEY.

4. THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY. IT IS TO BE NOTED, HOWEVER, THERE IS A FIFTY (50) FOOT WIDE ACCESS EASEMENT ON THE SUBJECT PROPERTY AS SHOWN ON THE GRAPHIC.

6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS A FLOODPLAIN AS DESIGNATED ON THE GRAPHIC THAT HAS BEEN ESTABLISHED BY PRELIMINARY ENGINEERING, AND THERE IS AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DESIGNATED ON THE GRAPHIC. THERE IS NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

9. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE ASSOCIATED DOCUMENT.

10. THE PROPERTY WAS THE SUBJECT OF A COMPREHENSIVE PLAN AMENDMENT THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON NOVEMBER 23, 1998. APR #97-IV-3S SUGGESTS - "THE MOST DESIRABLE USE FOR THE LAND IS PUBLIC PARK TO BE MAINTAINED IN ITS NATURAL STATE. HOWEVER, IF PUBLIC PARK IS NOT FEASIBLE, SINGLE FAMILY RESIDENTIAL DEVELOPMENT AT THREE (3) TO FOUR (4) DWELLING UNITS PER ACRE MAY BE APPROPRIATE PROVIDED (SEVERAL) SPECIFIED CONDITIONS ARE MET." THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE RESIDENTIAL LAND USE RECOMMENDATION.

11. THERE IS A PEDESTRIAN TRAIL RECOMMENDED BY THE COMPREHENSIVE PLAN LOCATED ALONG CINDERBED ROAD.

12. GIVEN THE NATURE AND SIZE OF THE PROPOSED DEVELOPMENT, OTHER THAN A TOT LOT, NO COMMUNITY OR PUBLIC FACILITIES OR SPECIAL AMENITIES ARE PROPOSED. THE ADDITIONAL RECREATIONAL FACILITIES REQUIRED BY THE PROVISION SET FORTH IN SECT. 6-110 OF THE ZONING ORDINANCE WILL BE PROVIDED OFF-SITE AT A LOCATION TO BE APPROVED BY THE BOARD OF SUPERVISORS.

13. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED SINGLE FAMILY DETACHED AND ATTACHED DWELLING UNITS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES REPRESENTED ON THE GRAPHIC AND IN THE TABULATION MAY BE INCREASED OR DECREASED AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS PROVIDED AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES AS PRESENTED ON THE GRAPHIC ARE NOT DIMINISHED. GARAGES AND RELATED INDIVIDUAL DRIVEWAYS WILL BE INCLUDED IN THE PARKING SPACE TABULATION.

14. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT IN THE REGIONAL POND L7 WHICH WILL BE LOCATED ON SITE AND CONSTRUCTED AS PART OF THE PROPOSED DEVELOPMENT PROGRAM.

15. OTHER THAN THE EXISTING TREE COVER AND STREAM VALLEY LOCATED ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

16. GIVEN THE SURROUNDING LAND USE PATTERN AND THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED AND ATTACHED DWELLINGS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

    THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT ON THE PERIPHERY OF THE SITE. A SUBSTANTIAL LANDSCAPING PROGRAM, CONSISTING OF BOTH EXISTING AND PROPOSED LANDSCAPE MATERIAL, WILL BE PROVIDED, HOWEVER, ALONG THE NORTHERN BOUNDARY OF THE SITE IN ACCORDANCE WITH A PROFFER.

    THERE IS A TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ON THE INTERIOR OF THE SITE BETWEEN THE SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLING UNITS. A WAIVER OF THIS REQUIREMENT IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE.

17. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE. THE PROPOSED OPEN SPACE WILL BE COMMON OPEN SPACE TO BE DEEDED TO THE BOARD OF SUPERVISORS AND/OR A HOMEOWNERS ASSOCIATION. THE PROPOSED USE OF THE OPEN SPACE WILL BE PASSIVE RECREATION AND STORMWATER MANAGEMENT. IT IS TO BE UNDERSTOOD THAT THERE MAY BE UTILITY CROSSINGS OF THE OPEN SPACE AREAS WHICH WILL BE KEPT TO A MINIMUM.

18. THE DENSITY PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-308 OF THE ZONING ORDINANCE. THE AFFORDABLE DWELLING UNITS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE.

19. THE PROPOSED DEVELOPMENT WILL BE SERVED BY AN EXTENSION OF PUBLIC WATER AND SEWER AS REPRESENTED ON THE GRAPHIC.

20. THE LOCATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHOWN ON THE GRAPHIC ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN. PURSUANT TO PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, IT IS UNDERSTOOD THAT MINOR MODIFICATIONS FROM ALL OF THE FEATURES REPRESENTED ON THE GRAPHIC, TO INCLUDE THE EXACT LOCATIONS AND CONFIGURATIONS OF THE LOTS, MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR.

    THE SPECIFIC LOCATION OF THE SINGLE FAMILY DETACHED DWELLINGS ON THE LOTS WILL BE ESTABLISHED AT TIME OF FINAL ENGINEERING. DISTANCES BETWEEN UNITS AND MINIMUM YARDS ON LOTS WILL BE ESTABLISHED ON THE SITE PLAN(S) AND GRADING PLAN(S) IN ACCORDANCE WITH THE PROVISIONS OF THE PDH DISTRICT. IN NO INSTANCE, HOWEVER, WILL ANY WALL OF A SINGLE FAMILY DETACHED DWELLING BE LOCATED CLOSER THAN SIX (6) FEET TO THE WALL OF AN ADJACENT SINGLE FAMILY DETACHED DWELLING.

21. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE REPRESENTED ON THE GRAPHIC. THE LIMITS ARE BASED ON PRELIMINARY ENGINEERING AND ARE SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN.

22. IT IS TO BE UNDERSTOOD THAT ADDITIONAL BUILDING FEATURES/ EXTENSIONS SUCH AS DECKS, PATIOS, STAIRS, STOOPS, CHIMNEYS AND BAY WINDOWS, AND ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, FENCES, WALLS AND/OR RETAINING WALLS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

23. ARCHITECTURAL SKETCHES OF THE PROPOSED RESIDENTIAL UNITS ARE PRESENTED ON SHEET 3.

24. THE RANGE OF LOT SIZES FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLINGS APPROXIMATES 3,280 SQUARE FEET TO 3,740 SQUARE FEET. THE AVERAGE LOT SIZE APPROXIMATES 3,500 SQUARE FEET.

25. APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES) IS HEREBY REQUESTED FOR A WAIVER OF THE 600 FOOT LENGTH LIMITATION FOR THE PROPOSED PRIVATE STREETS AS PROVIDED FOR IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

26. APPROVAL BY THE BOARD OF SUPERVISORS IS HEREBY REQUESTED FOR A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS AS PROVIDED FOR IN PAR. 2 OF SECT. 6-107 OF THE ZONING ORDINANCE.

27. CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.

28. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED; HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

29. NOTWITHSTANDING THE CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) ARE PRESENTED ON ONE DOCUMENT, THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER OF DWELLING UNITS AND THE GENERAL LOCATION OF OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO REQUEST ONLY FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

30. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

RZ/FDP
Application No. 1999-LE-036 Staff CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-10-00
Date of (BOS) (PC) approval 4-3-00
Sheet 2 of 4

DTM REV. 1/10/00
DTM REV. 12/3/99
REV. 10/20/99
Rev. 10/6/99

CERTIFIES FOR PRELIMINARY ENGINEERING

10/7/99

ENGINEER'S SEAL & SIGNATURE

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FAIRFAX COUNTY, VIRGINIA

NOTES & TABULATION
HAWTHORNE
LEE DISTRICT

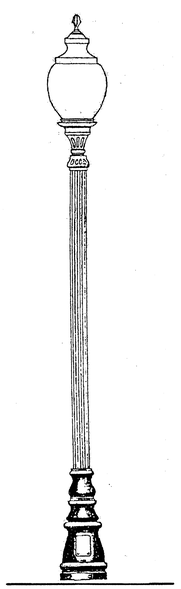
DRAWN BY	JMC
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	7/29/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	2 of 4
FILE NUMBER	M-9958

GARAGE TOWNHOUSE

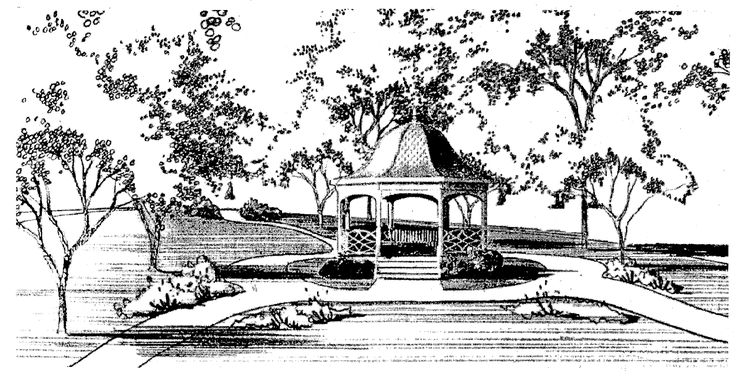
SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED

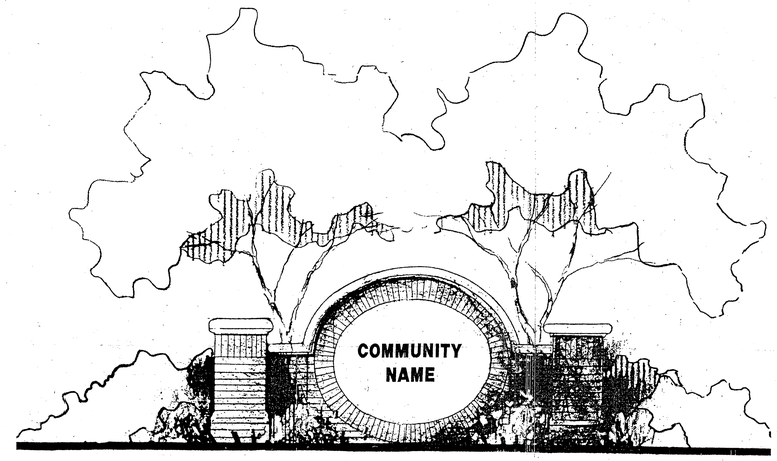
SINGLE FAMILY DETACHED



TYPICAL LIGHT STANDARD



GAZEBO



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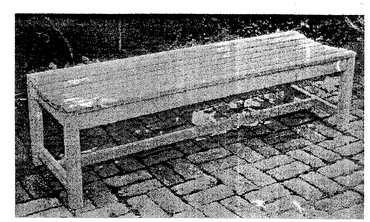

TYPICAL BENCH

THE SCHEMATIC ELEVATIONS AND DETAILS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO REPRESENT THE GENERAL CHARACTER AND THEME OF THE PROPOSED RESIDENTIAL COMMUNITY AND RELATED LANDSCAPE FEATURES. THE DETAILS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE AND LANDSCAPE DESIGN.

Application No. RZ/FDP 1999-LE-036 Staff CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-10-00
Date of (BOS) (PC) approval 4-3-00
Sheet 3 of 4

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
12/3/99
PROFESSIONAL ENGINEER

DTM REV. 1/10/00
REV. 12/3/99
REV. 10/20/99
REV. 10/6/99

For Information Only

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
7-29-99
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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SITE AMENITIES AND ARCHITECTURAL ELEVATIONS

HAWTHORNE

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	7/29/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	3 of 4
FILE NUMBER	M-9958

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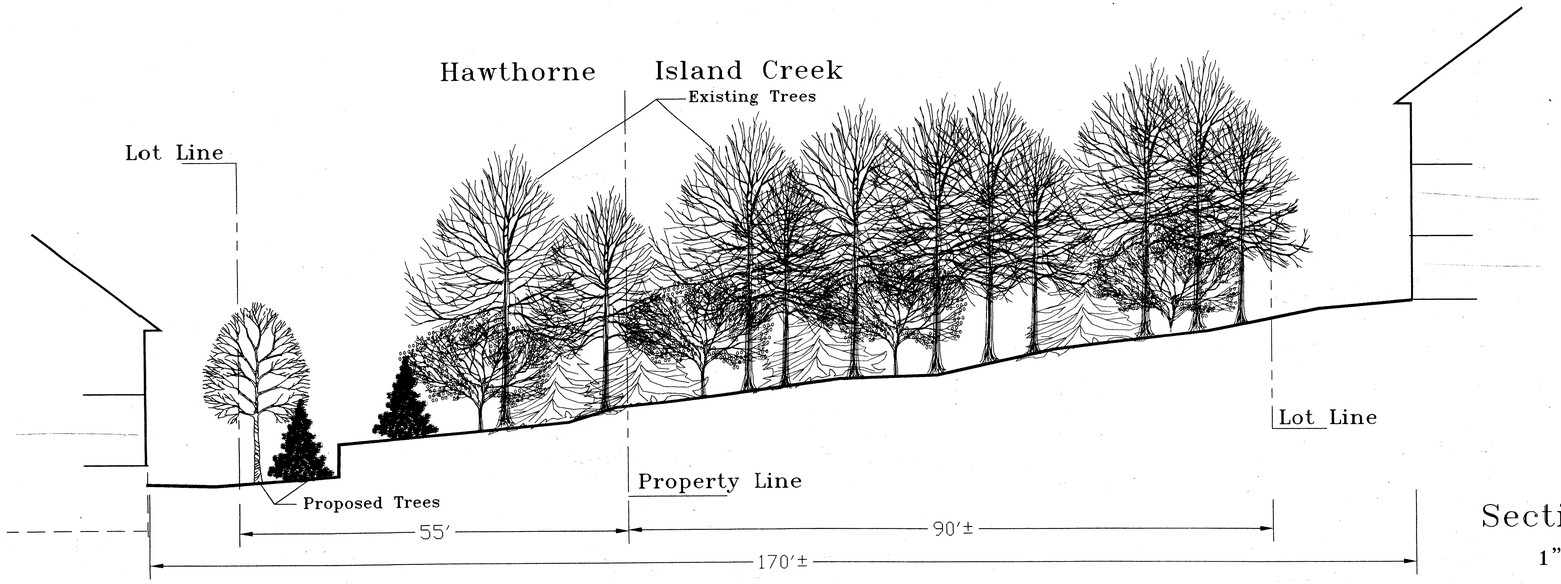
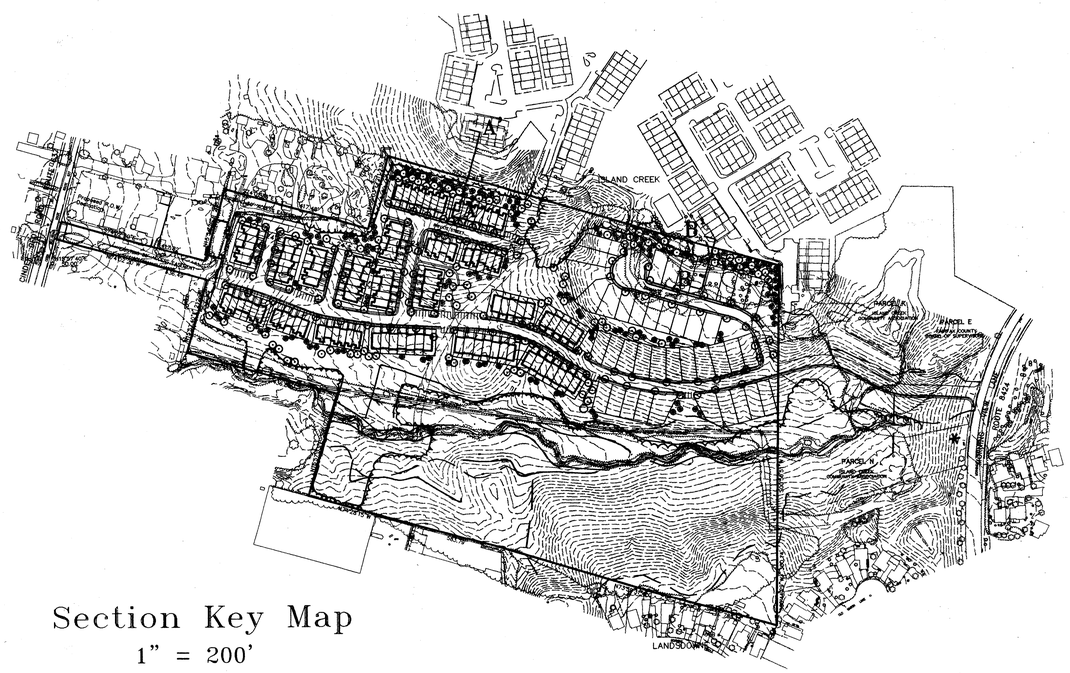
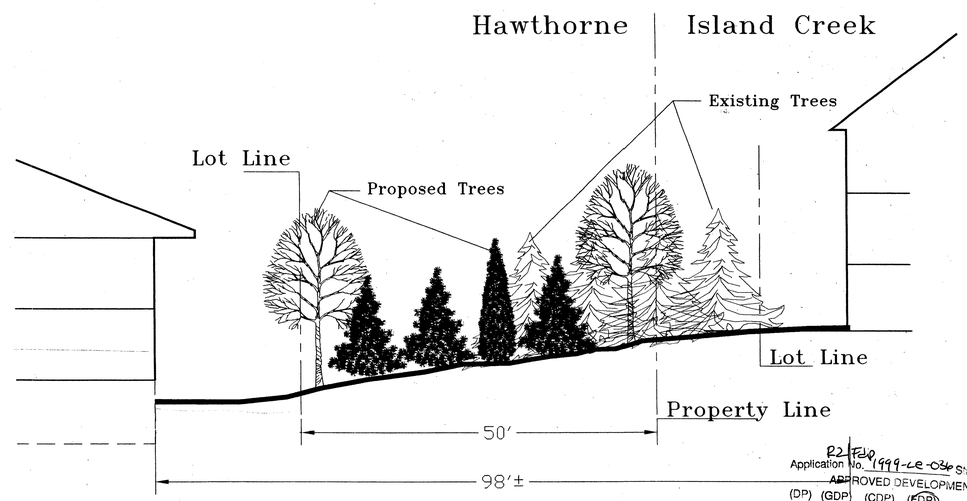


Section A–A'
1" = 10'



Section Key Map
1" = 200'



Section B–B'
1" = 10'

Application No. 1999-LE-036 Staff CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-10-00
Date of (BOS) (PC) approval 4-3-00
Sheet 4 of 4

CERTIFIES FOR PRELIMINARY ENGINEERING

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
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REV. 1/10/00

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CROSS SECTIONS
HAWTHORNE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	12/3/99
SCALE	1" = 10'
PLAN NUMBER	
ZONED	
SHEET	4 of 4
FILE NUMBER	M-9958

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