CROWNBROOK HOMEOWNERSHIP INITIATIVE REDEVELOPMENT PLAN FOR

NEIGHBORHOOD HOUSING SERVICES OF WATERBURY

BOARD OF ALDERMEN
FEBRUARY 11, 2016

16 - 35 ADAMS STREET, 30 GROVE STREET

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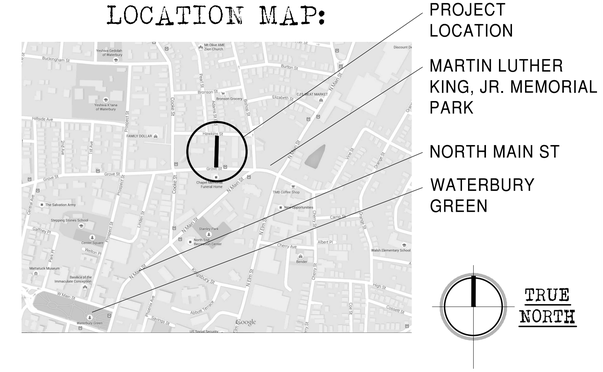
LOCATION MAP:



PLOT NO

Project: PROJECT NAME

21st Century Technology

19th Century Service

JULIANO ASSOCIATES, LLC
405 MAIN STREET (YALESVILLE)
WALLINGFORD, CONNECTICUT
Voice 203-265-1489 Fax 203-949-1523
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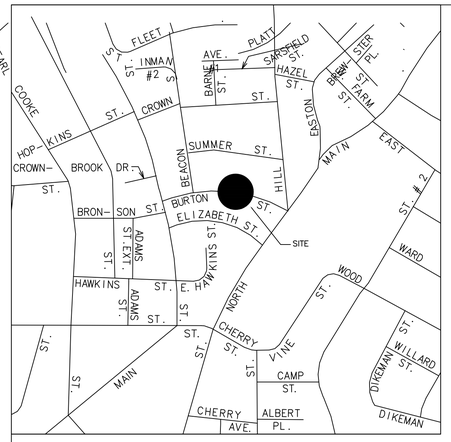
JULIANO ASSOCIATES ENGINEERS SURVEYORS



Site Location Plan
Scale: SCALE1

IMPORTANT! READ!
WARNING AND DISCLAIMER OF LIABILITY
UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, descriptions, or elevations of any underground structure.

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SURVEYOR'S NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992, EFFECTIVE DATE JANUARY 1, 1993. SAID STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES) EFFECTIVE JUNE 21, 1996.

2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS AND PRINCIPAL IMPROVEMENTS (ONLY) ON AND ADJACENT TO THE PROPERTY. IT IS ALSO A TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

3. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.

4. THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY STANDARD OF CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF T-2.

5. AZIMUTHS AS DEPICTED HEREON ARE BASED UPON MAGNETIC NORTH SEPTEMBER 6, 2012. TOPOGRAPHY AS DEPICTED HEREON IS BASED UPON THE INVERT ELEVATIONS OF THE SANITARY SEWER AS NOTED ON THE BURTON STREET SEWER AS-BUILT MAP DATED 1886 (CASE 13, DRAWER 5, MAP 4).

6. THE PROPERTY IS LOCATED WITHIN A RESIDENTIAL (RM) ZONE.

7. THE AREA OF THE PROPERTY IS 6,418± SQUARE FEET (0.15± ACRES).

8. THE PROPERTY IS CURRENTLY OWNED BY DENNIS CASTRO AND THE PROPERTY ADDRESS IS 57 BURTON STREET, WATERBURY, CONNECTICUT. THE PROPERTY IS DESIGNATED ON THE WATERBURY ASSESSOR'S RECORDS AS PARCEL 0236-0170-0097.

9. REFERENCE IS MADE TO THE FOLLOWING MAP(S):

a. MAP OF LAND BELONGING TO ESTATE OF JOHN MULLINGS, WATERBURY CONN, DATE: 1902. SCALE: 1" = 40'. MAP AVAILABLE FROM THE WATERBURY ENGINEERING DEPARTMENT. ACCESSION NUMBER 6216, CASE 1, DRAWER 72, MAP 29.

b. MAP OF LAND OF RAFFAELA TEDESCO, WATERBURY, CONN. DATE: NOV. 1945. SCALE: 1" = 8'. SAID MAP PREPARED BY ARTHUR N. WOOD, SURVEYOR. SAID MAP ON FILE (BOOK 16, PAGE 76) IN THE WATERBURY LAND RECORDS

c. CITY OF WATERBURY ASSESSOR'S MAPPING. MAPPING AVAILABLE FROM THE WATERBURY ENGINEERING DEPARTMENT.

d. THE FOLLOWING MAPS OBTAINED COURTESY OF THE OFFICE OF MEYERS ASSOCIATES, PC:

i. MAP OF BURTON STREET. UNSIGNED AND UNDATED.

ii. WORKMAP OF LOTS ON SOUTH SIDE OF BURTON STREET. UNDATED.

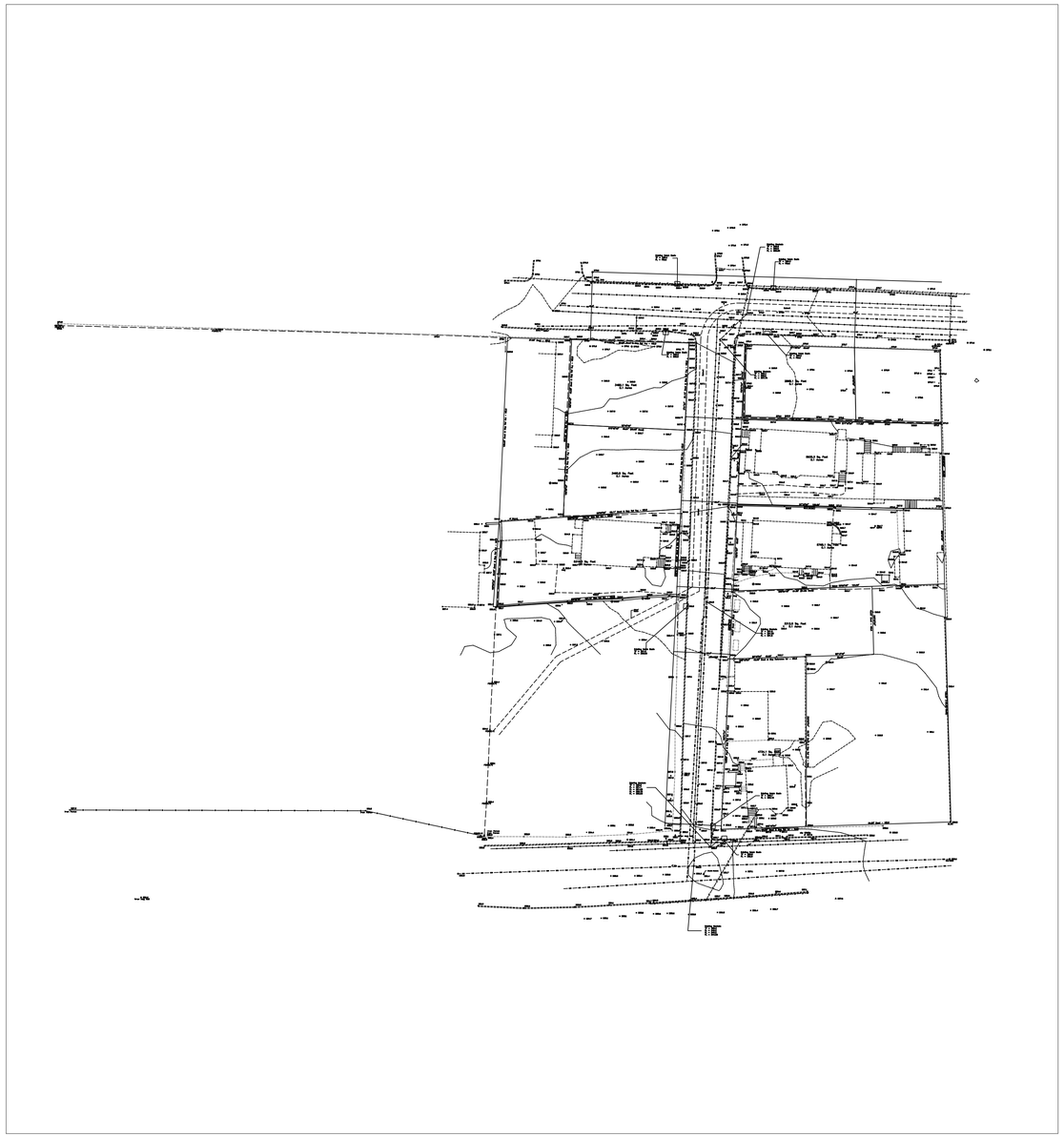
iii. COPY OF MAP PREPARED FOR J.B. MULLINGS WITH SOME ADDITIONS. OFFICE OF W.G. SMITH. REFER TO MAP REFERENCE 9.a.

10. PROPERTY IS SUBJECT/PRIVILEGED TO: RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.

11. BURTON STREET IS AN ACCEPTED CITY ROAD WITH A DESIGNATED FORTY (40) FOOT RIGHT-OF-WAY.

12. LATITUDE AND LONGITUDE AS DEPICTED HEREON IS BASED UPON GOOGLE EARTH INFORMATION.

13. THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.



Metes and Bounds Description:

Beginning at a point on the southerly streetline of Burton Street, said point marks the northeasterly most corner of now or formerly Burton Street 67 LLC (#67 Burton Street) and the northwesterly most corner of the land herein described.

Thence along the southerly streetline of Burton Street at an azimuth of 108°37'18", a distance of 50.42 feet;

Thence along land of now or formerly Henry & Fannie Herring (#53 Burton Street) at an azimuth of 196°37'43", a distance of 120.00 feet to a point;

Thence along land now or formerly Amstar Realty LLC (#40 Elizabeth Street) and land now or formerly Berdell Cooper (#46 Elizabeth Street) at an azimuth of 285°05'50", a distance of 55.17 feet to a point;

Thence along land now or formerly Burton Street 67 LLC (#67 Burton Street) at an azimuth of 18°50'25", a distance of 123.32 feet to the Point of Beginning.

LEGEND

IRON PIN/PIPE FOUND	PROPERTY LINE
MONUMENT FOUND	EASEMENT
EXISTING UTILITY POLE	STRUCTURE
FENCE POST	SIDEWALK
HYDRANT	CONCRETE SLAB/SURFACE
WATER VALVE	PAVEMENT (CURBED)
WATER SHUTOFF	PAVEMENT (NO CURB)
GAS SHUTOFF/VALVE	CHAINLINK FENCE
SEWER VENT	STOCKADE FENCE
WATER SPIGOT	WOOD FENCE
TREE	VINYL FENCE
STUMP	HEDGE
MANHOLE	TREE/VEGETATION LINE
	SANITARY SEWER MAIN
	SANITARY SEWERE SERVICE
	WATER MAIN
	WATER SERVICE
	GAS MAIN
	GAS SERVICE
	OVEHEAD ELECTRIC
	STONE RETAINING WALL

In many cases fences located along property lines meander over and across said property lines. Although the original intent of said fences was most likely to define and mark one property from another, over the years the fences have fallen into disrepair with sections damaged, replaced, missing and or relocated.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David W. Juliano L.S. #08033

Christopher S. Juliano L.S. #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. Any alterations render this document null and void.

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ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION

REVISIONS

JULIANO 1973 LDAT ASSOCIATES

Engineers & Surveyors
405 Main Street (Yalesville)
Wallingford, Connecticut
(203) 265-1489

Basemap Property & Topographic Survey Land of Neighborhood Housing Services of Waterbury, Inc.
#16, # 19, #24, #30, #31, & #35 Adams Street & #30 Grove Street
Waterbury, Connecticut

Drawn: CJULIANO	Date: 01/29/15	Scale: 1" = 20'
Designed: CJULIANO		
Checked: CJULIANO	Project no.: 15-104	Sheet: 1 of 1
Released: CJULIANO		Revision : 0

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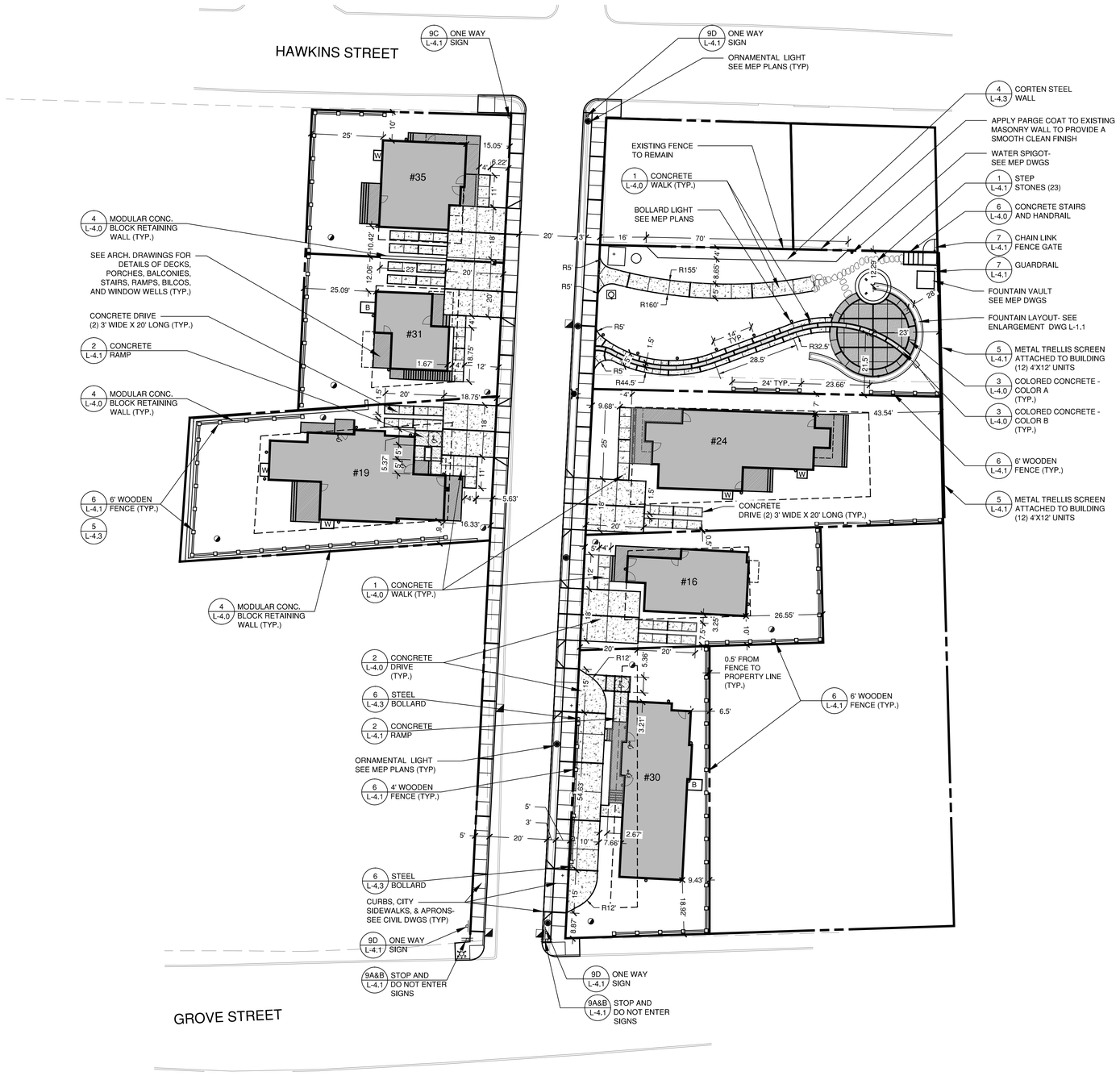

LAYOUT NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 816 AND THE CITY OF WATERBURY SPECIFICATIONS.
3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
4. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
6. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
8. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
9. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.
12. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
13. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
14. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
15. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
16. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, EXISTING CONCRETE PAVING, AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	YARD LINE	
	BUILDING	
	BUILDING OVERHANG	
	CURB	
	ORNAMENTAL LIGHT (SEE MEP PLANS)	
	BOLLARD LIGHT (SEE MEP PLANS)	
	TRAFFIC SIGNS	
	WOOD DECK BY ARCHITECT	
	CONCRETE PAVEMENT	
	CONCRETE RAMP	
	COLORED CONCRETE- COLOR A	
	COLORED CONCRETE- COLOR B	
	WOOD FENCE	
	BILCO DOOR- BY ARCHITECT	B
	WINDOW WELLS- BY ARCHITECT	W
	YARD DRAIN- SEE CIVIL DWGS	
	CATCH BASIN- SEE CIVIL DWGS	
	EXPANSION JOINT	
	CONTROL JOINT	

NOTE

SEE CIVIL DRAWINGS FOR LAYOUT OF ROAD, CURB, SIDEWALK DRIVEWAY APRONS..

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NEIGHBORHOOD HOUSING SERVICES OF WATERBURY

ADAMS STREET. WATERBURY, CT

Issuances:
1/18/16 FOR BID

Date: January 18, 2016

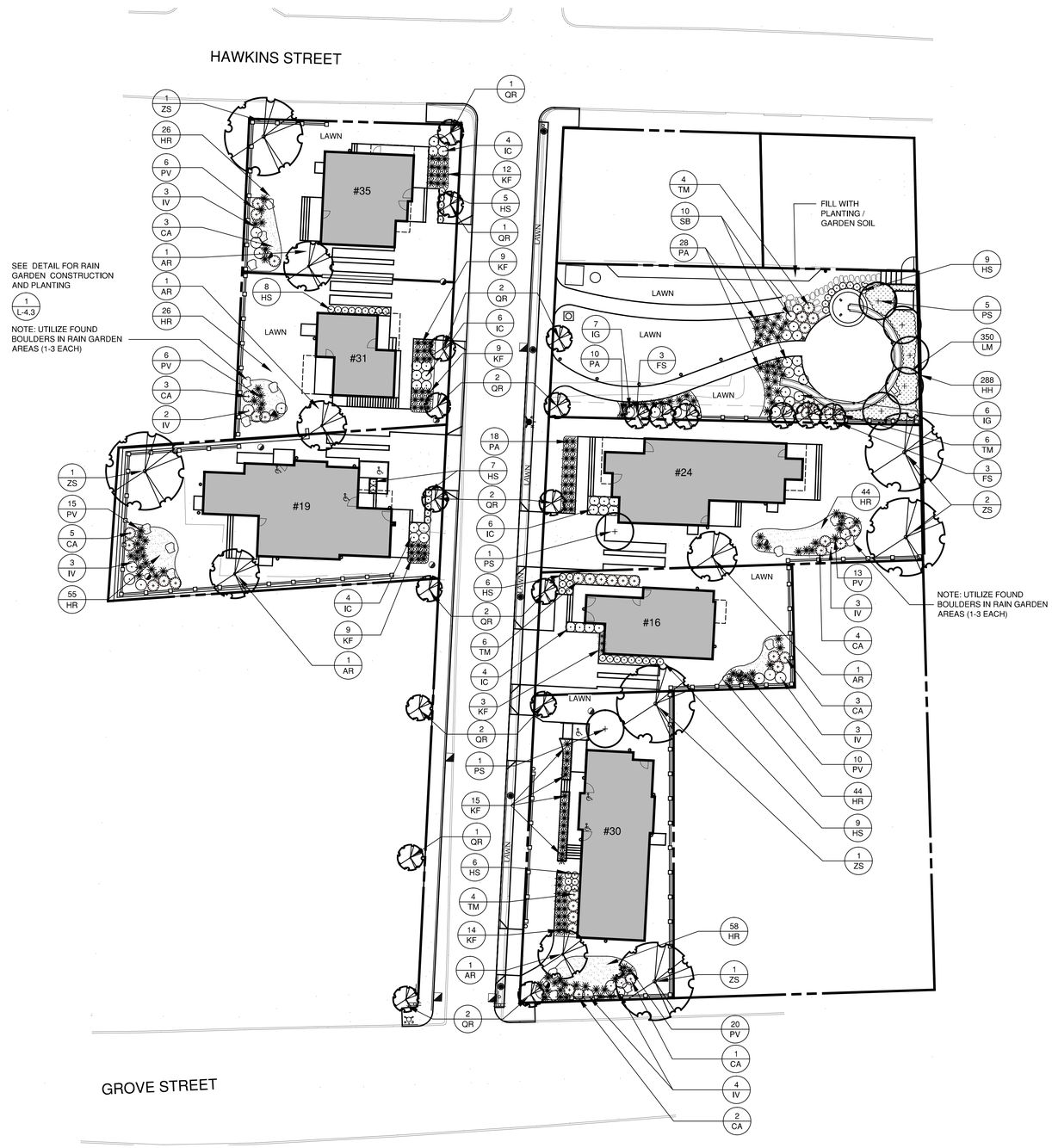
Scale: AS NOTED

Project No. TO 6098 2K15.003

Drawn by: PEB

Layout Plan

L-1.0



PLANTING NOTES

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE LOCATED AT THE GROWING SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
4. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
5. ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
7. ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 18" DEEP.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
9. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
10. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
12. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
13. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
14. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.
15. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING	
	DECIDUOUS TREES	
	SHRUBS	
	ORNAMENTAL GRASSES	
	RAIN GARDEN	

SEEDING

FERTILIZE ACCORDING TO SOIL TEST OR AT THE RATE OF 1OOO LBS. PER ACRE WITH 1O-1O-1O FERTILIZER. 40% OF THE NITROGEN TO BE A SLOW RELEASE FORM. LIME TO A PH OF 6.5 AT A RATE OF 1OO LBS. PER 1OOO SF.

HART'S WEAR 'N TEAR MIX (1-860-529-2537)
35% KENTUCKY BLUEGRASS
35% CREEPING RED FESCUE
20% FIESTA 3 PERENNIAL RYEGRASS
10% EXPRESS PERENNIAL RYEGRASS

ALL PLANTING BEDS SHALL BE A CONTINUOUS PIT AS FOLLOWS
A. PERENNIALS - 12" DEPTH
B. SHRUBS - 18" DEPTH

PLANT SCHEDULE

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES	AR	5	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	3-3 1/2" CAL.	B&B
	QR	15	QUERCUS ROBUR ' FASTIGIATA'	COLUMNAR ENGLISH OAK	3-3 1/2" CAL.	B&B
	PS	7	PRUNUS SARGENTII	SARGANT CHERRY	2 1/2" - 3" CAL.	B&B
	FS	6	FAGUS SYLVATICA 'FASTIGIATA'	COLUMNAR EUROPEAN BEECH	3" - 3 1/2" CAL.	B&B
	ZS	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3-3 1/2" CAL.	B&B
SHRUBS	IC	24	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	18" - 24"	CONT.
	IG	13	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24"-30"	CONT.
	TM	20	TAXUS MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24"-30"	CONT.
	SB	10	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONEY WATERER SPIREA	24"-30"	CONT.
ORNAMENTAL GRASSES	KF	67	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL.	CONTAINER, 18" O.C.
	PA	38	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL.	CONTAINER, 24" O.C.
PERENNIALS	HS	49	HOSTA SIEBOLDIANA 'FRANCES WILLIAMS'	FRANCES WILLIAMS PLANTAIN LILY	1 GAL.	CONT.
	LM	350	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILLY TURF	1 GAL.	12" O.C.
	HH	288	HEDERA HELIX	ENGLISH IVY	FLAT/ 48	8" O.C. ALONG GREEN SCREEN WALL

RAIN GARDEN PLANT SCHEDULE

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
SHRUBS	CA	21	CORNUS ALBA 'BAILEYI'	RED TWIG DOGWOOD	24" - 30"	CONT.
	IV	18	ILEX VERTICILLATA (FEMALE AND MALE)	FEMALE AND MALE WINTERBERRY	30" - 36"	CONT.
PERENNIALS	HR	253	HEMEROCALIS 'HAPPY RETURNS'	YELLOW DAYLILLY	1 GAL.	CONTAINER, 18" O.C.
	PV	70	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.	CONTAINER, 24" O.C.

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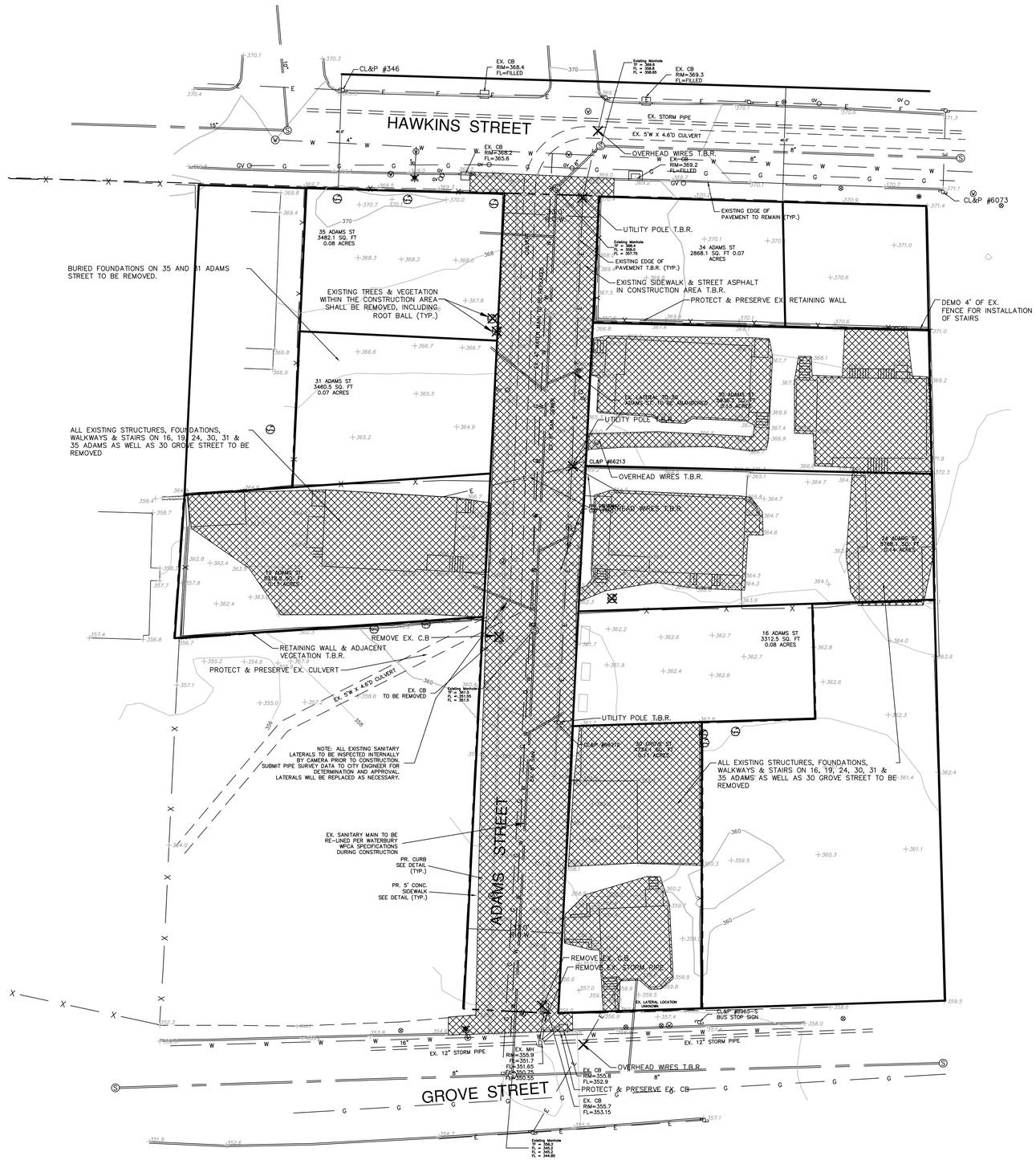
Drawn by: PEB

Planting Plan
L-3.0



LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- EXISTING CONTOUR
- 557.0 EXISTING SPOT GRADE
- SITE ELEMENT TO BE REMOVED
- SITE ELEMENT TO BE REMOVED
- SITE ELEMENT TO BE REMOVED
- EXISTING HYDRANT
- WATER SHUTOFF
- WATER VALVE
- W — W EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN & LATERALS
- GV EXISTING GAS VALVE
- G — G EXISTING GAS LINE
- E EXISTING ELECTRIC
- EXISTING STORM SEWER
- X — X EXISTING FENCE

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Issuances:
1/18/2016 For Bid
2/8/2016 Addendum #4

Date: January 18, 2016
Scale: 1" = 20'-0"
Project No. 3365
Drawn by: BB

DEMO PLAN

C-1.0

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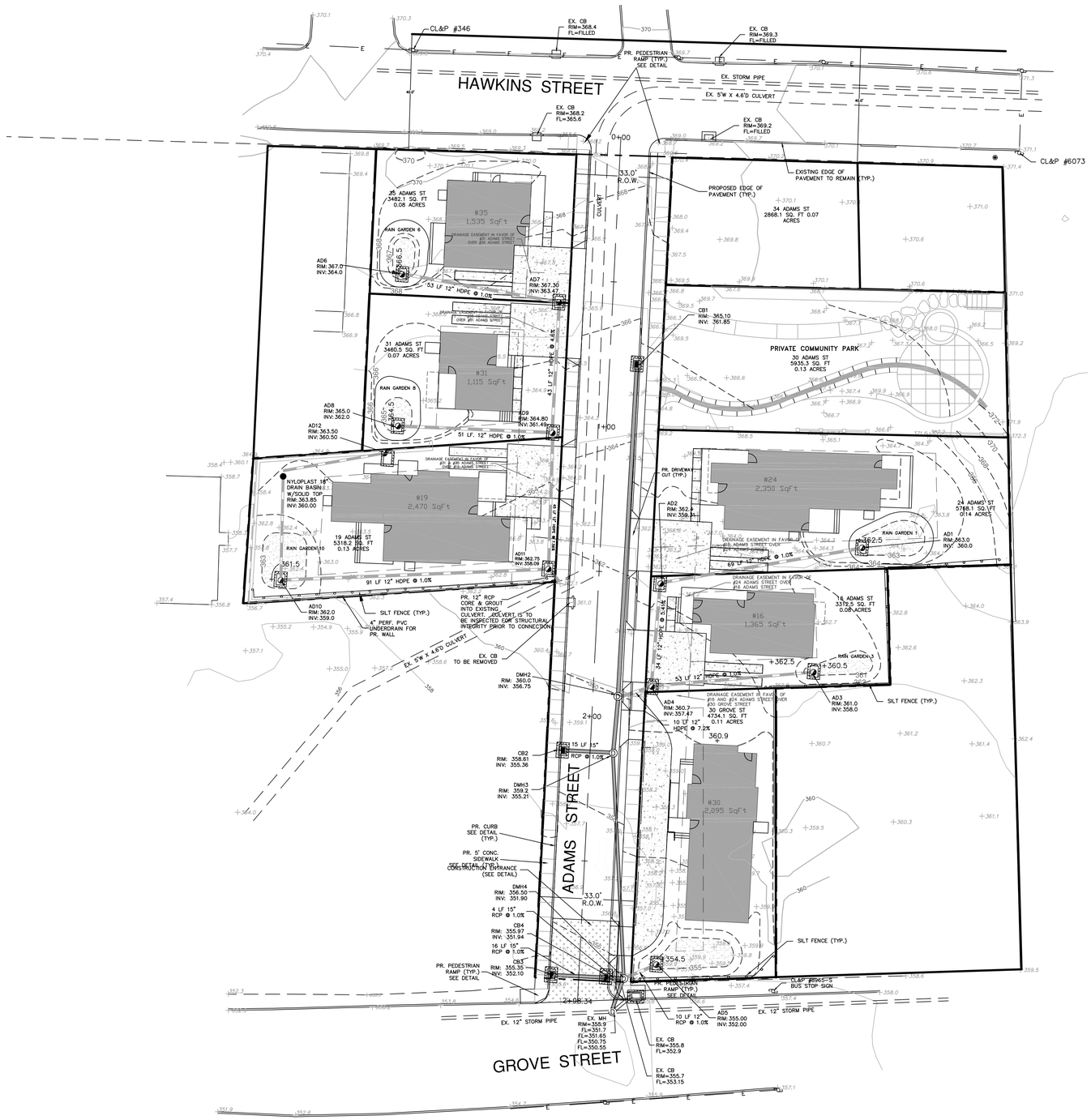

LEGEND

- PROPERTY LINE
- PROJECT BOUNDARY
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- +557.0 EXISTING SPOT GRADE
- PROPOSED CONTOUR
- +557.0 PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED PUBLIC STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- X X EXISTING FENCE
- UTILITY POLE
- E EXISTING ELECTRIC
- EXISTING TREE
- BALED FILTER/SILT SACK
- SILT FENCE
- PROPOSED AREA DRAIN
- PROPOSED CATCH BASIN
- D PROPOSED DRAINAGE MANHOLE

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CROWNBROOK HOMEOWNERSHIP INITIATIVE REDEVELOPMENT PLAN

NEIGHBORHOOD HOUSING SERVICES OF WATERBURY

Issuances:
1/18/2016 For Bid
2/8/2016 Addendum #4
2/11/16 Revised per City Planning

Date: January 18, 2016
Scale: 1" = 20'-0"
Project No. 3365
Drawn by: BB

GRADING & EROSION CONTROL PLAN

C-2.0

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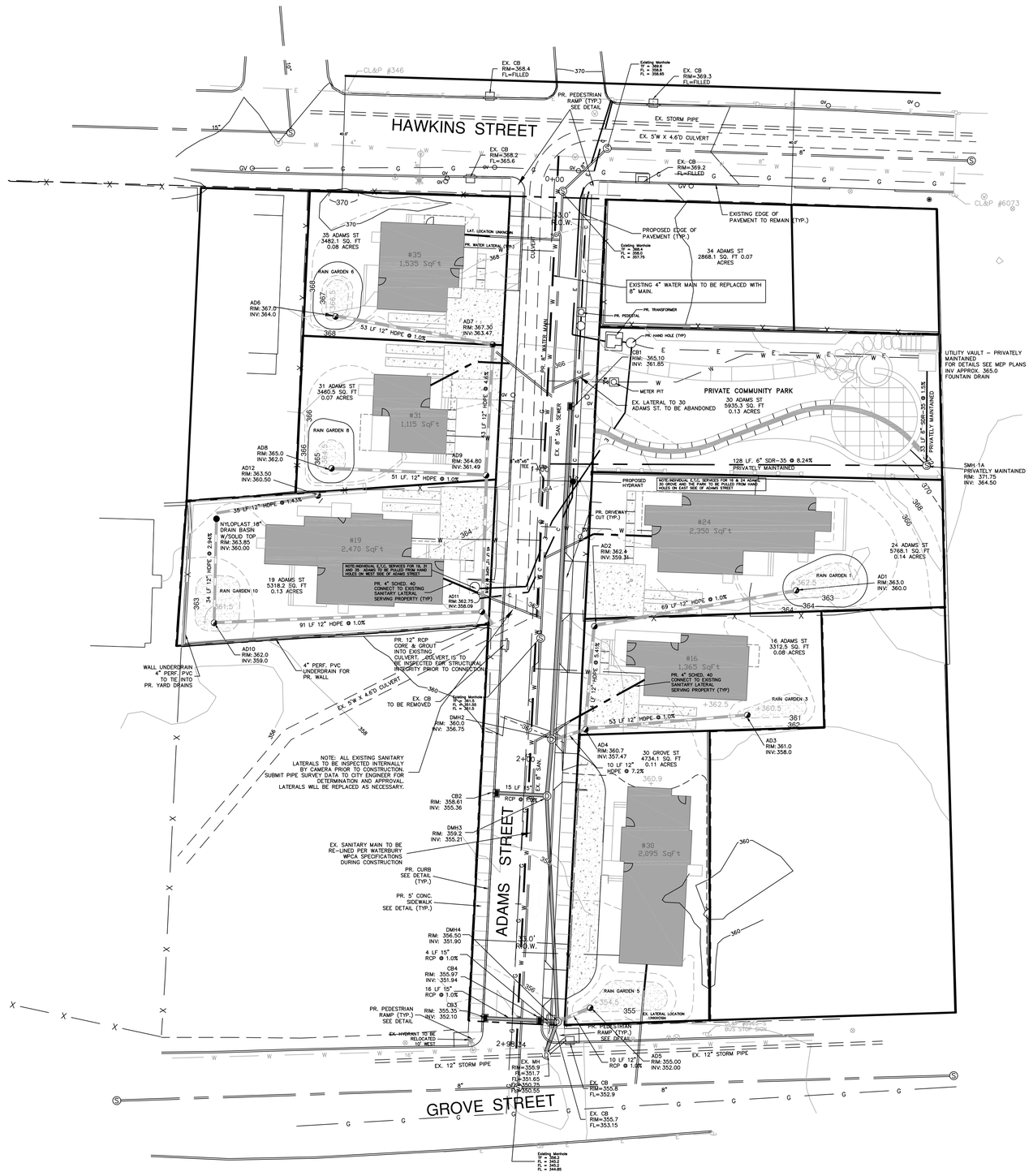

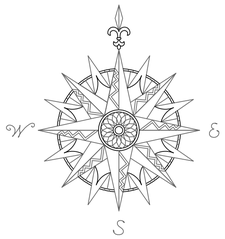

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED HYDRANT
- WATER SHUTOFF
- WATER VALVE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING PUBLIC SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL/PRIVATE LINE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING STORM SEWER TO REMAIN
- PROPOSED PUBLIC STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING OVERHEAD ELECTRIC
- PROPOSED ELECTRIC
- PROPOSED TELE. & CABLE
- EXISTING FENCE
- PROPOSED AREA DRAIN
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

SEE UTILITY PLAN SHEETS C-3.1 AND C-3.2 FOR ADDITIONAL DETAIL

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NEIGHBORHOOD HOUSING SERVICES OF WATERBURY

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UTILITY PLAN

C-3.0

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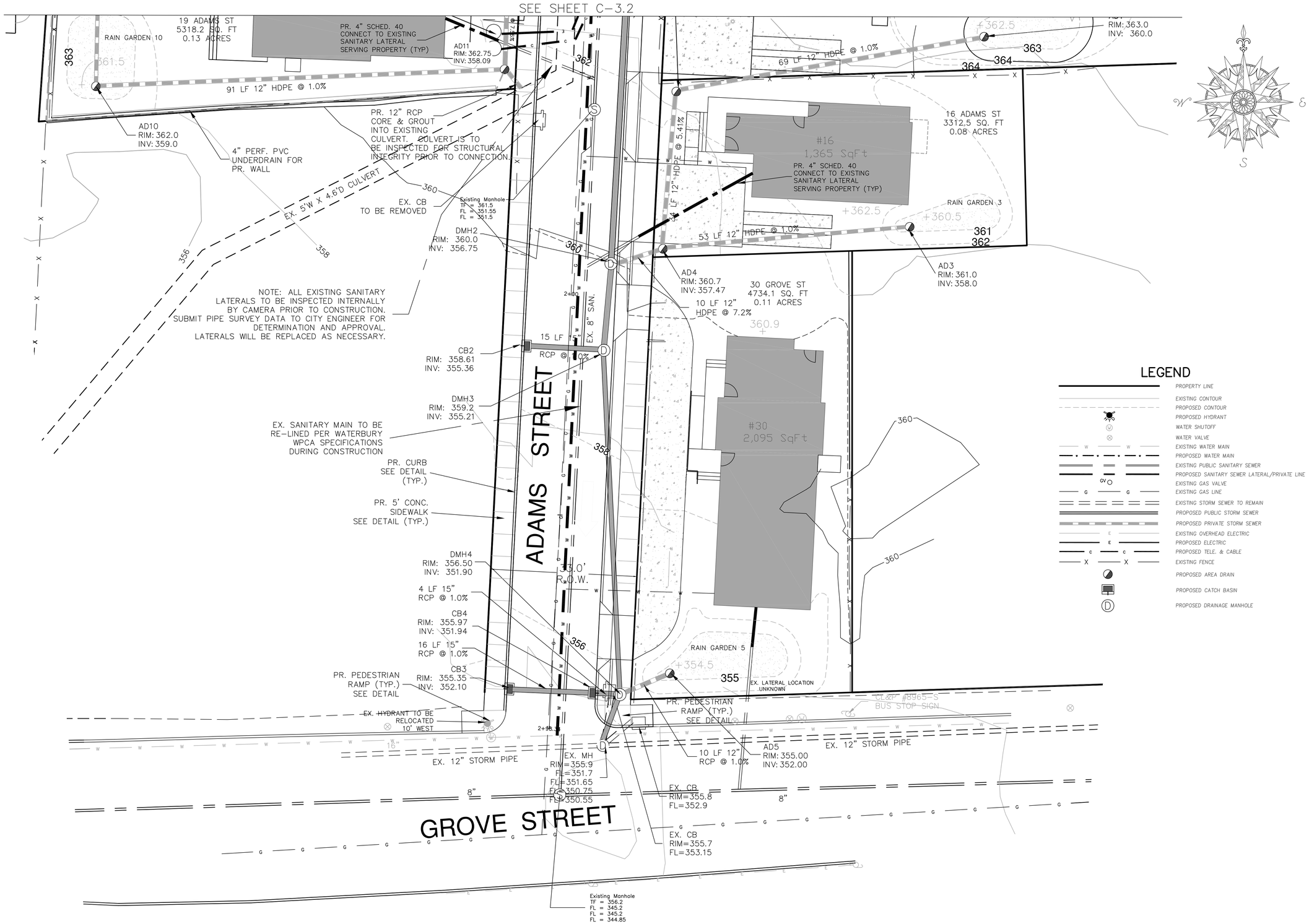

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UTILITY PLAN

C-3.1

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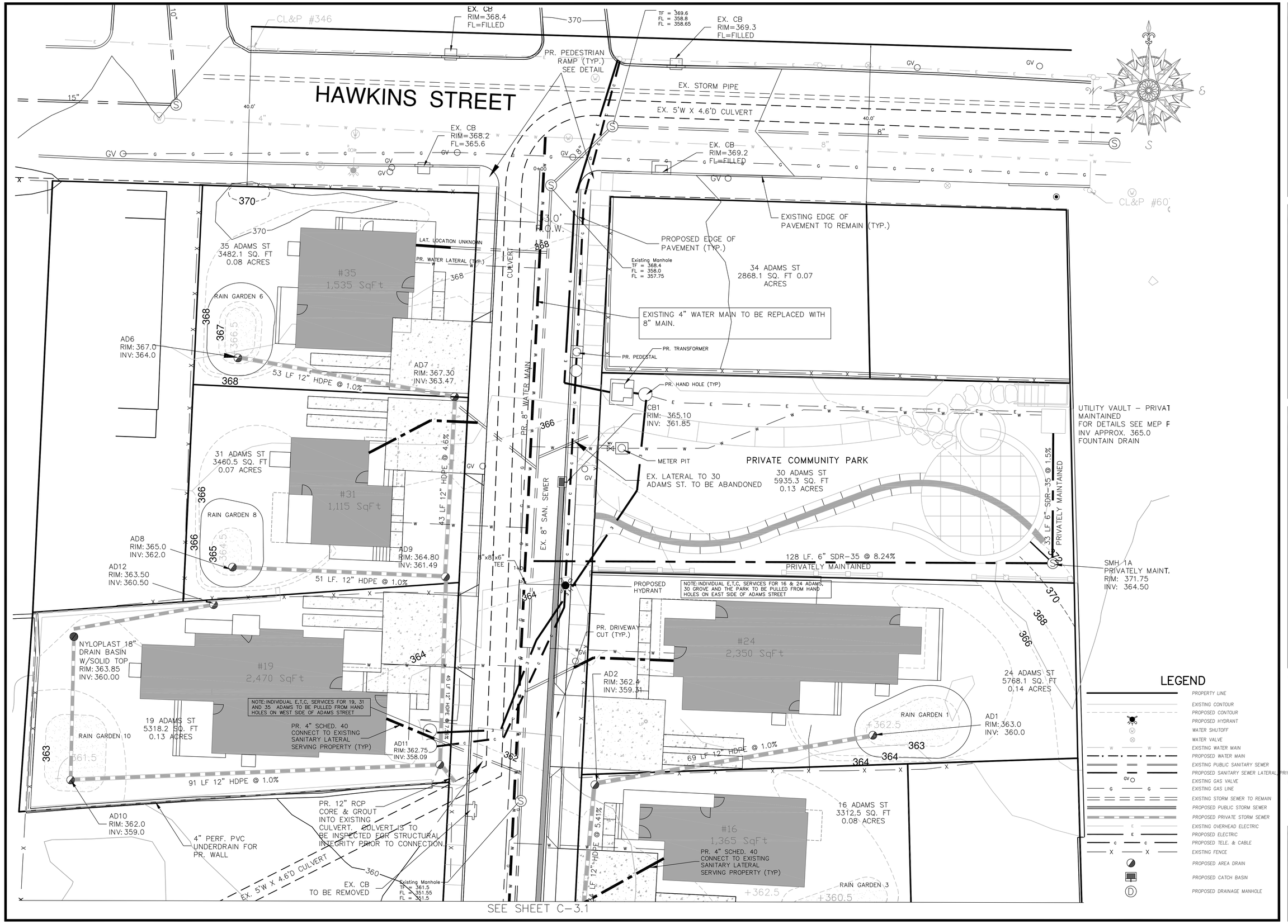

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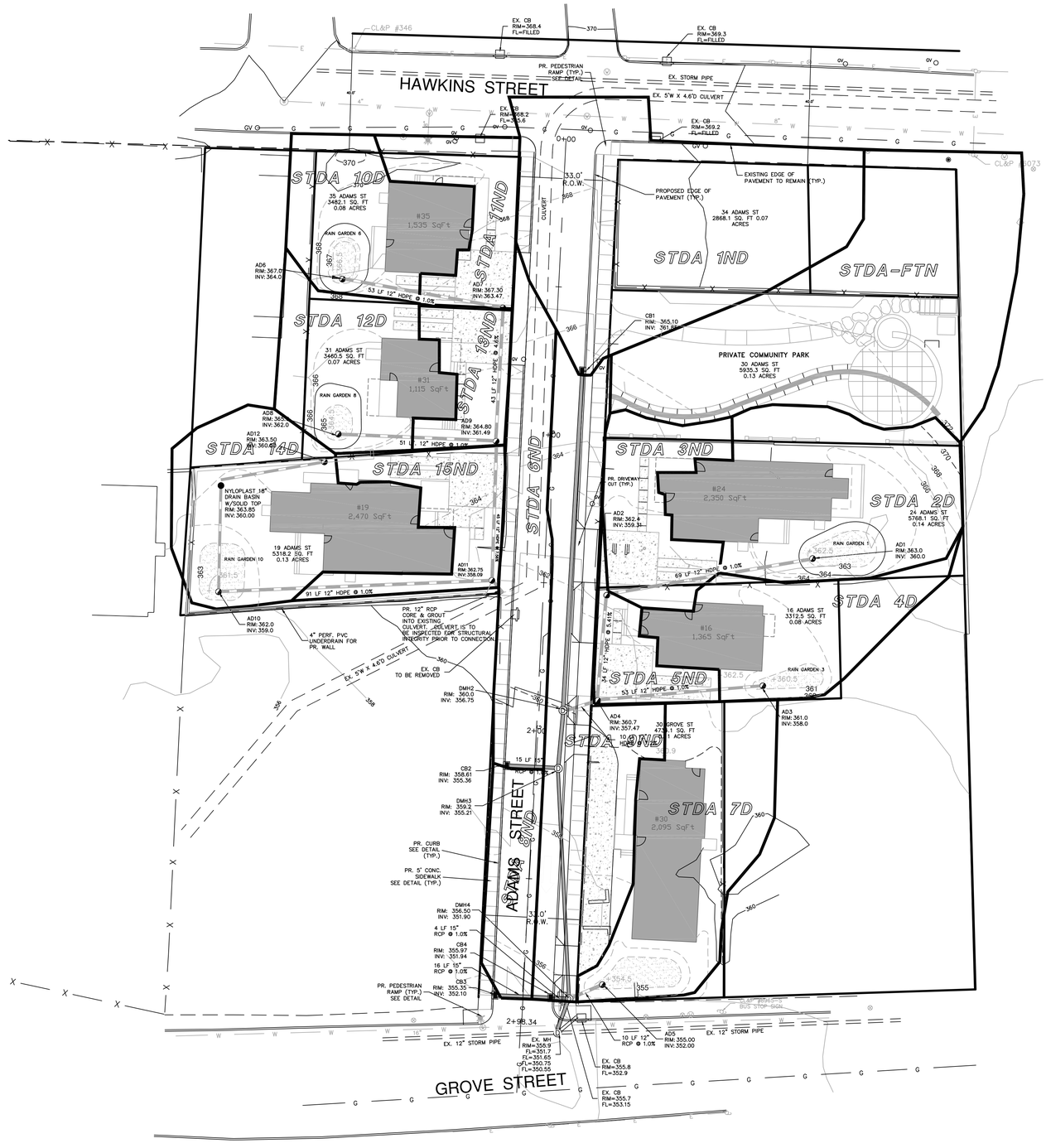
UTILITY PLAN

C-3.2



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CATCHMENT AREA
- EXISTING STORM SEWER TO REMAIN
- PROPOSED STORM SEWER
- PROPOSED AREA DRAIN
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

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CATCHMENT AREA MAP

C-3.3

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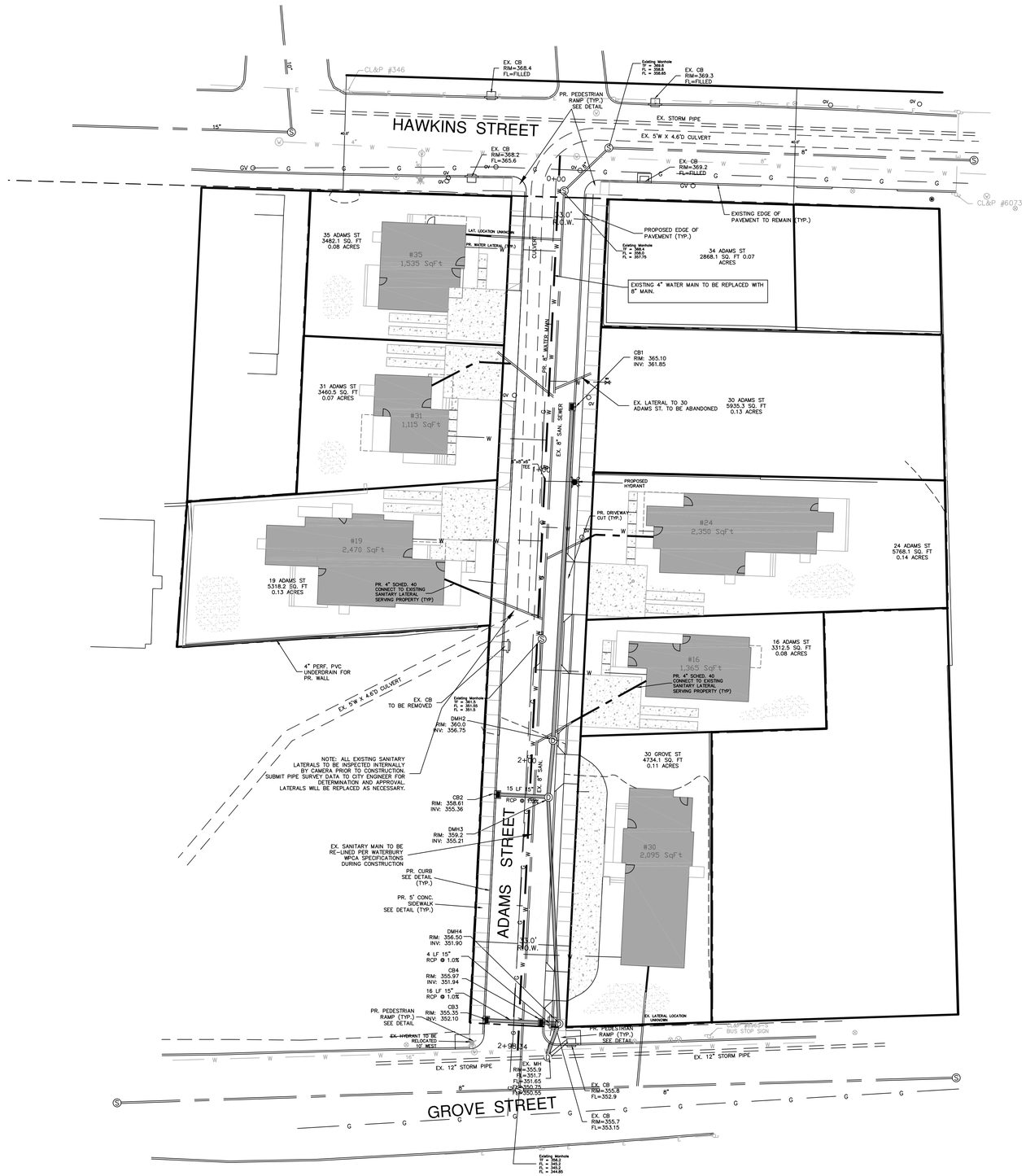

LEGEND

- PROPERTY LINE
- PROPOSED HYDRANT
- WATER SHUTOFF
- WATER VALVE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL/PRIVATE LINE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING STORM SEWER TO REMAIN
- PROPOSED PUBLIC STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING OVERHEAD ELECTRIC
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

SEE UTILITY PLAN SHEET C3.0 FOR FULL GRADING AND UTILITY PLAN

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PUBLIC UTILITY MAP C-3.4

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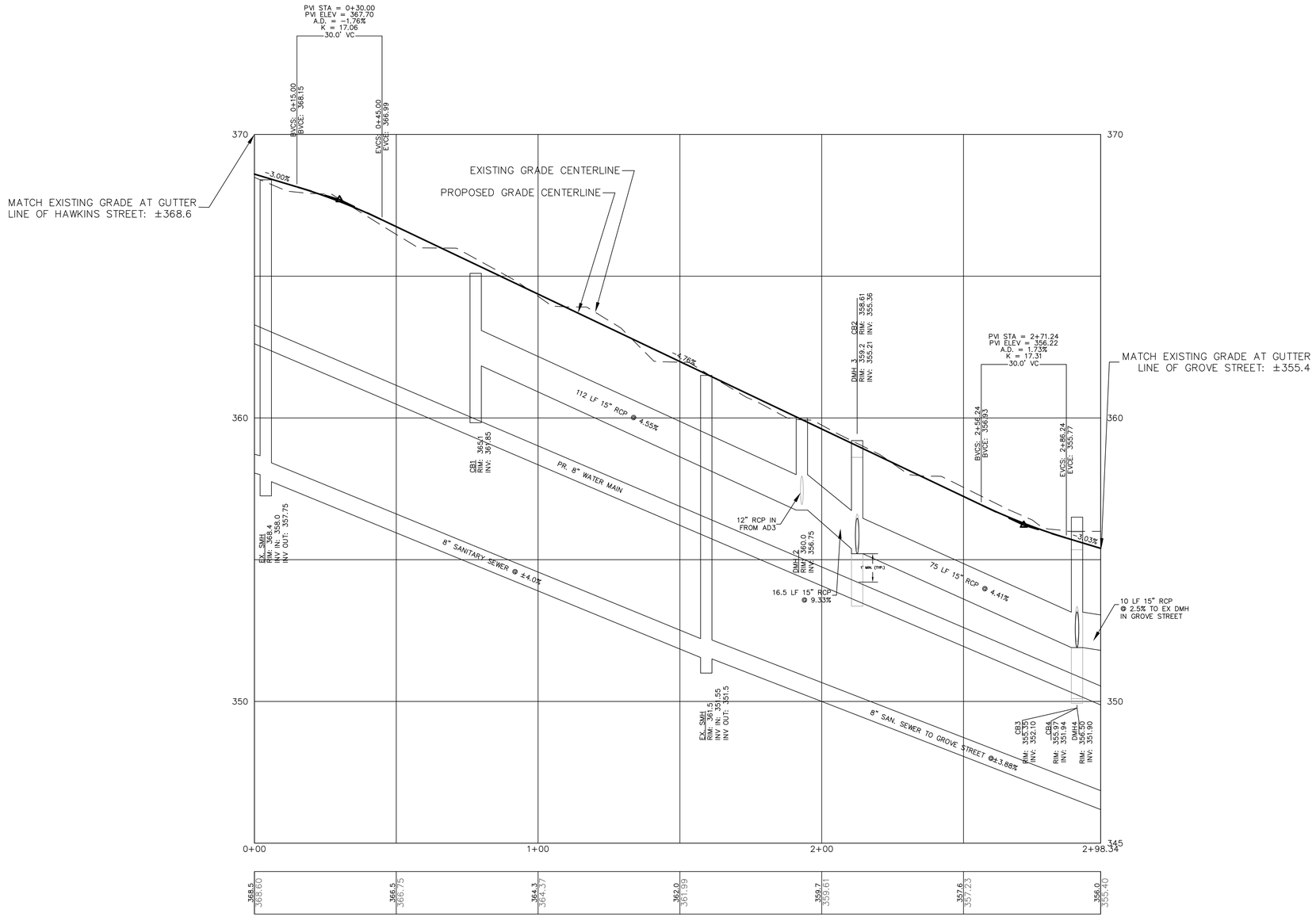

ADAMS STREET PROFILE

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1" = 2'-0" VER.

Project No. 3365

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ROAD PROFILE

C-4.0

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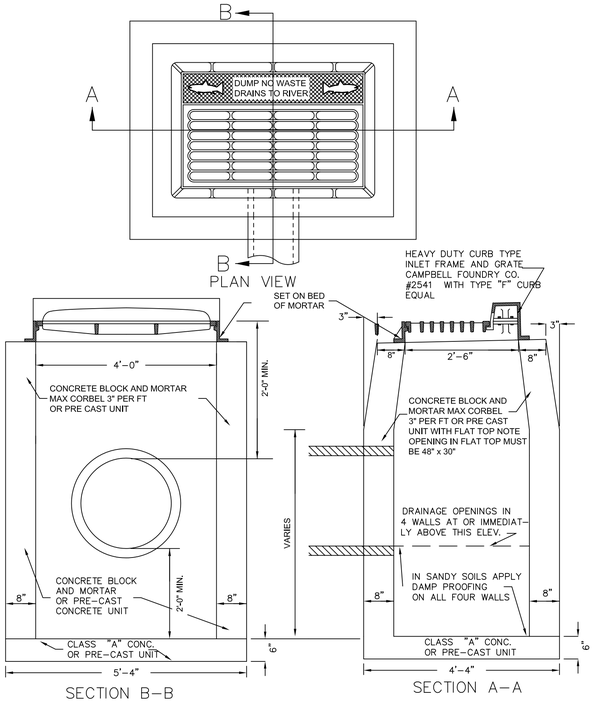
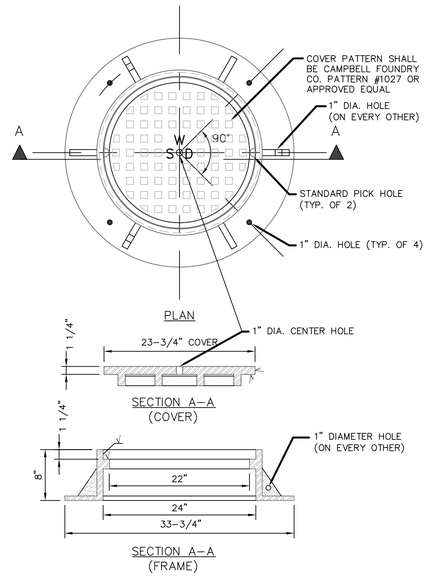


TYPE C CATCH BASIN DETAIL

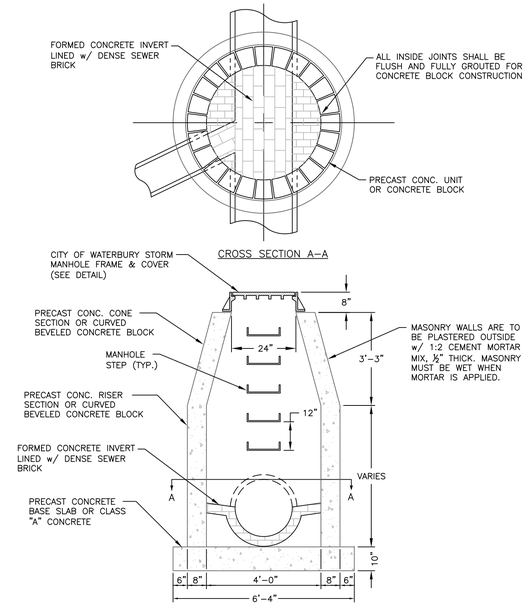
N.T.S.



STORM MANHOLE FRAME AND COVER – TYPE "B"

NOTES:

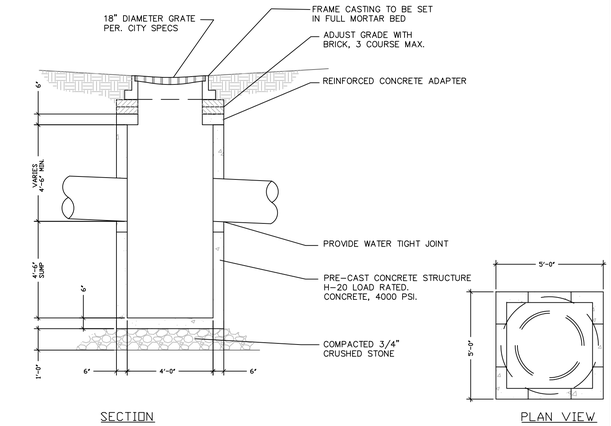
1. MATERIAL – GRAY CAST IRON ASTM A48-83, CLASS 35, AASHTO HS20 LOAD RATED.
2. BEARING SURFACES INDICATED WITH A √ SHALL BE MACHINED FOR UNIFORMITY.
3. CASTING SUPPLIED WITHOUT SURFACE COATING.



STORM MANHOLE

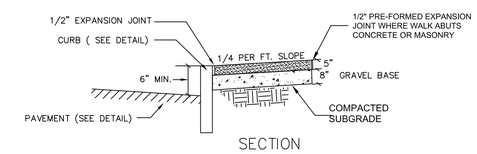
STANDARD STORM MANHOLE

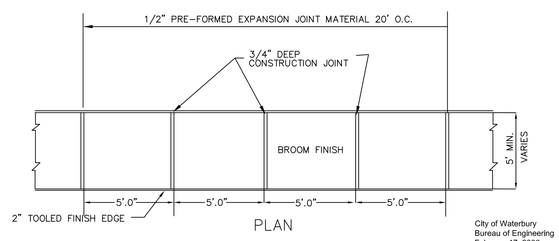
N.T.S.



YARD DRAIN

N.T.S.





City of Waterbury
Bureau of Engineering
February 17, 2006
File: sidewalks.dwg

5" PORTLAND CEMENT CONCRETE (PCC) WALK DETAIL

N.T.S.

NOTES:

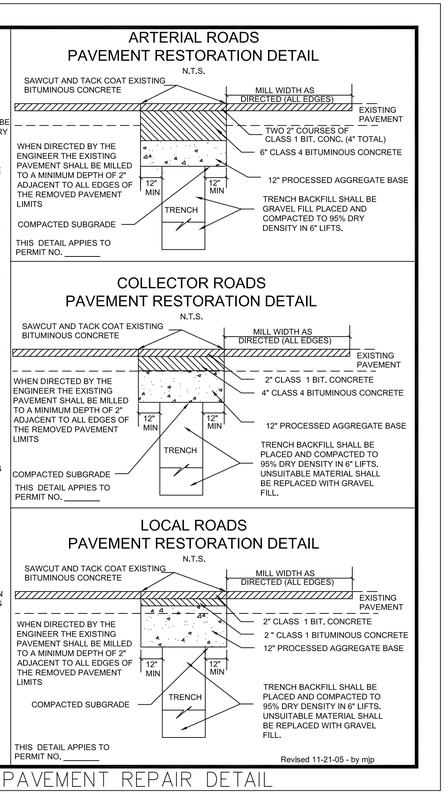
1. ALL MATERIALS SHALL CONFORM TO THE LATEST ADDITION OF THE STATE OF CONNECTICUT STANDARD SPECIFICATIONS FOR ROADS BRIDGES AND INCIDENTAL CONSTRUCTION.
2. PAVEMENT RESTORATION SHALL BE COMPLETED AT THE END OF EVERY DAY OF WORK ON ARTERIAL AND COLLECTOR ROADS, UNLESS APPROVED IN WRITING BY THE BUREAU OF ENGINEERING AT THE TIME THE PERMIT IS ISSUED.
3. PAVEMENT RESTORATION SHALL BE COMPLETED WITHIN TWENTY-FOUR HOURS OF THE PREVIOUS DAYS EXCAVATION ON LOCAL ROADS.
4. A TEMPORARY PATCH OF 2" OF CLASS 2 BITUMINOUS PATCH MAY BE ALLOWED WITH WRITTEN PERMISSION OF THE BUREAU OF ENGINEERING. TEMPORARY PATCHES SHALL BE COMPLETED THE SAME DAY THE TRENCH IS OPENED.
5. THE PERMITEE SHALL REPAIR ALL DEFICIENT PAVEMENT RESTORATIONS WITHIN 48 HOURS OF RECEIVING VERBAL NOTICE FROM THE BUREAU OF ENGINEERING.
6. ALL TRENCHES WITHIN THE CITY RIGHT OF WAY AT A MINIMUM SHALL BE FILLED AND PATCHED WITH 2" OF TEMPORARY PAVE MENT AT THE END OF EACH DAY UNLESS OTHERWISE APPROVED BY THE BUREAU OF ENGINEERING
7. ALL TEMPORARY PATCHES SHALL BE REPLACED WITH PERMANENT PAVEMENT RESTORATION WITH 60 DAY OF THE PLACEMENT OF THE TEMPORARY PATCH UNLESS APPROVED BY THE BUREAU OF ENGINEERING.
8. FAILURE OF THE PERMITEE TO RESPOND WITHIN 48 HOURS TO THE BUREAU OF ENGINEERING ORDERS WILL AT THE DISCRETION OF THE BUREAU OF ENGINEERING RESULT IN THE CALLING OF THE PERMITEE'S BOND.

ACKNOWLEDGMENT OF RECEIPT

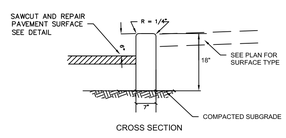
CONTRACTOR'S SIGNATURE

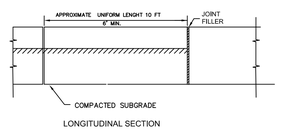
DATE: _____

CITY OF WATERBURY
BUREAU OF ENGINEERING
235 GRAND STREET
203-574-6871



PAVEMENT REPAIR DETAIL



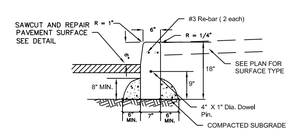


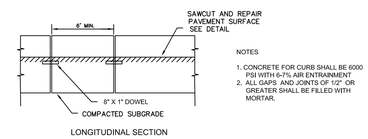
CAST IN PLACE CONCRETE CURB DETAIL

N.T.S.

City of Waterbury
Bureau of Engineering
February 17, 2006
File: C010 Concurb.dwg

Detail 2





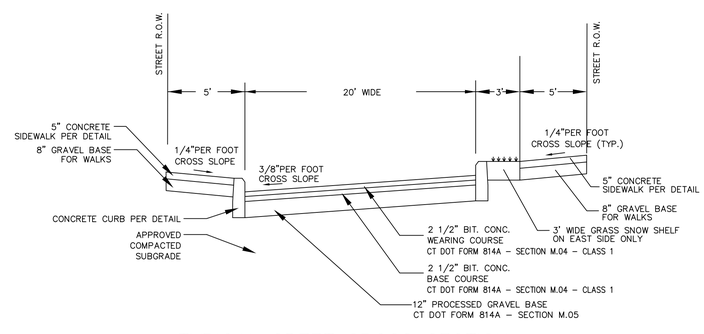
NOTES

1. CONCRETE FOR CURB SHALL BE 6000 PSI WITH 6-7% AIR ENTRAINMENT
2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR.

PRE CAST CONCRETE CURB DETAIL

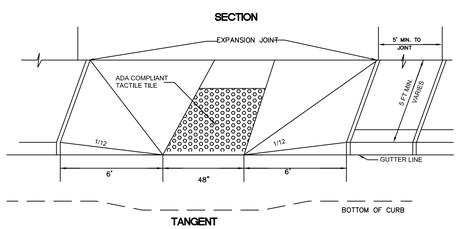
N.T.S.

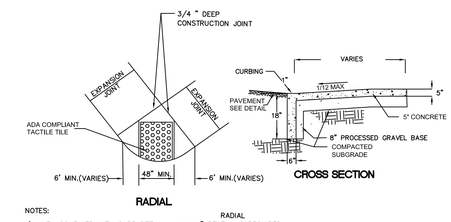
City of Waterbury
Bureau of Engineering
February 15, 2006
File: Pre cast Concurb.dwg



TYPICAL SREET CROSS SECTION

N.T.S.





NOTES:

1.) WHEN COMBINED WITH CURB DETAIL, A MIN. 1" REVEAL IS REQUIRED AT GUTTER

2.) CURB AND WALK OR RAMP SHALL NOT BE POURED MONOLITHIC.

PORTLAND CEMENT CONCRETE (PCC) PEDESTRIAN RAMP DETAIL

N.T.S.

City of Waterbury
Bureau of Engineering
February 17, 2006
File: HDCRAMP.dwg

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Rocky Hill, CT 06067

CROWNBROOK HOMEOWNERSHIP INITIATIVE REDEVELOPMENT PLAN

NEIGHBORHOOD HOUSING SERVICES OF WATERBURY

NHSW

Issuances:
1/18/2016 For Bid
2/11/16 Revised per City Planning

Date: January 18, 2016

Scale: AS NOTED

Project No. 3365

Drawn by: BB

DETAILS

C-5.0

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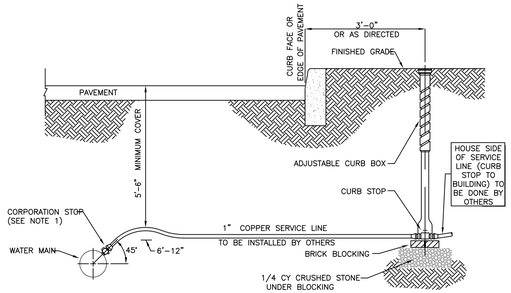


CONSTRUCTION MATERIALS

SIZE	SERVICE LINE (Material)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1-1/2"	COPPER	H-15013	H-15214	H-10350	Not Applicable
2"	COPPER	H-15013	H-15214	H-10350	H-10349

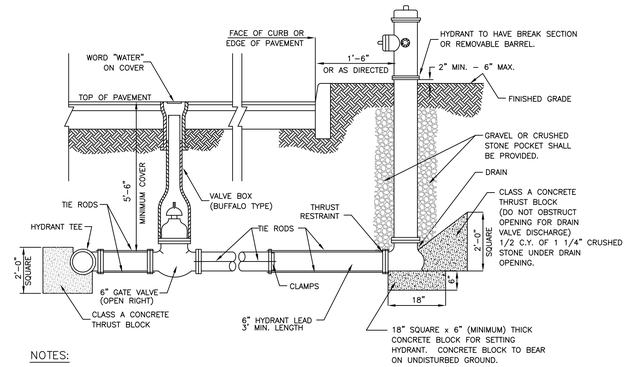
CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.

NOTES:

1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.
3. ALL MAINS AND SERVICE TAPS SHALL BE DONE BY THE WATER DEPARTMENT. EACH UNIT SHALL HAVE SEPARATE METERS AND SHUTOFFS.

SERVICE CONNECTION (2" OR LESS)

N.T.S.



NOTES:

1. ALL CONCRETE THRUST BLOCKS TO BEAR ON UNDISTURBED GROUND.
2. RODDING SHALL CONSIST OF TWO 3/4" THREADED STEEL TIE RODS WITH NUTS AND WASHERS COMPLETE WITH ALL NECESSARY AND REQUIRED CLAMPS, CAREFULLY AND THOROUGHLY COVERED WITH ASPHALT OR OTHER ACCEPTABLE CORROSIVE RETARDING MATERIAL. IN GENERAL, THE METHOD AND TYPES OF MATERIAL REQUIRED IN THE INSTALLATION OF CLAMPS AND THE RODS SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL FIRE PROTECTION STANDARDS.
3. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR WITHIN TEN (10) FEET OF SANITARY SEWERS OR STORM DRAINS.
4. IF GROUND WATER IS FOUND WITHIN SEVEN (7) FEET OF THE SURFACE, HYDRANT DRAINS ARE TO BE PLUGGED. WHEN DRAINS ARE TO BE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED WITH A VISIBLE MARKING AS APPROVED BY THE WATER AUTHORITY.

FIRE HYDRANT TO BE STANDARD OF:

AMERICAN DARLING B-84B (OPEN RIGHT ONLY)

FIRE HYDRANT TO BE PAINTED IN ACCORDANCE WITH:

WATER AUTHORITY STANDARDS (RED PAINT, NO CHAINS)

HYDRANT TO FACE PAVEMENT UNLESS DIRECTED OTHERWISE.

HYDRANT INSTALLATION

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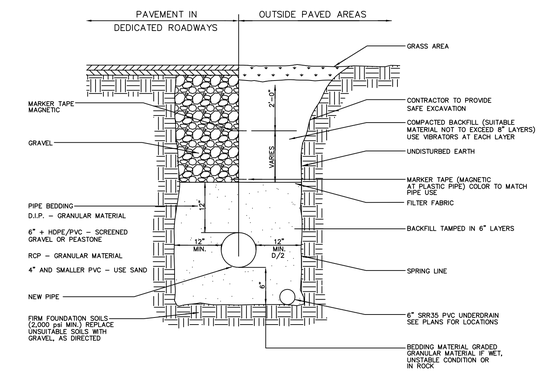

TYPICAL GRAVITY SEWER PIPE TRENCH

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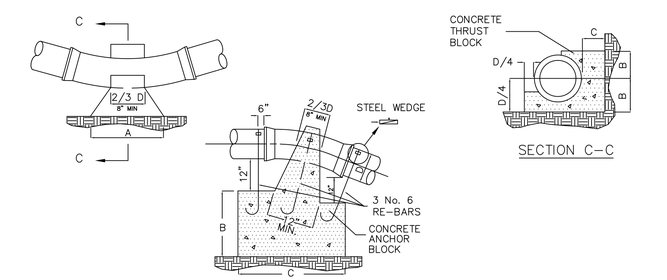

THRUST BLOCK

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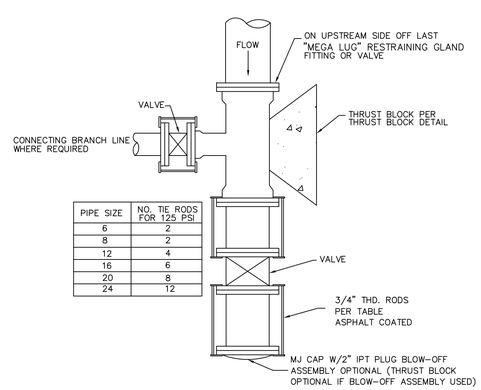
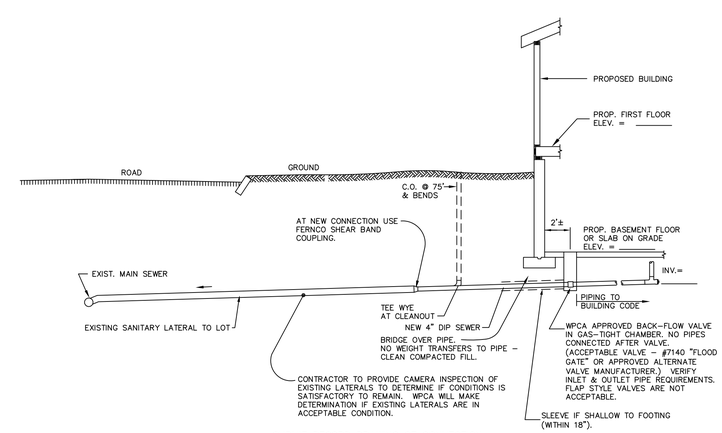
SECTION C-C



PIPE SIZE	NO. TIE RODS FOR 125 PSI
6	2
8	2
12	4
16	6
20	8
24	12

DEAD END AND VALVE RESTRAINED CONNECTIONS

N.T.S.

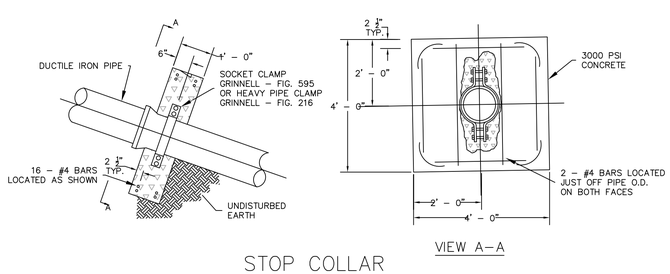


SUBMIT RECORD DRAWING OF CONNECTION

GRAVITY SEWER - PROPOSED BUILDING CONNECTION

N.T.S.

(SEE WPCA SPECIFICATIONS; IF PUMP REQUIRED, SEE SEPARATE WPCA SPECIFICATIONS & DETAILS)



VIEW A-A

STOP COLLAR

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EROSION CONTROL NARRATIVE

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 30 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

Sediment in the runoff water shall be trapped until the disturbed areas is stabilized by the use of debris basins, sediment basins, silt traps or similar measures.

All lots, tracts or developments shall be finally graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding.

Where drainage swales are used to divert surface waters away from buildings, they shall be sodded or planted.

Concentration of surface runoff shall be only permitted by piping and/or through drainage swales or natural watercourses.

Sedimentation and erosion control shall be implemented in accordance with the Guidelines for Soil Erosion and Sediment Control (2002) – State of Connecticut DEP Bulletin 34.

The following general specifications will also be adhered to:

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.

Haybales shall be placed around the catch basins to stop silt from entering the drainage system. Haybales shall also be placed in a semi-circular pattern around the discharge end of the drainage pipe to collect any silt that may temporarily enter the drainage system during construction.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the Guidelines for Soil Erosion and Sediment Control (2002) – State of Connecticut DEP Bulletin 34.

Erosion and sediment control measures will be installed prior to construction whenever possible.

All control measures will be maintained in effective condition throughout the construction period.

Additional control measures will be installed during construction if necessary or required.

Clean all silt from drainage structures after installation of final landscaping.

After completion of construction care shall be taken to remove all temporary erosion & sediment control measures. All areas that were disturbed shall be regraded and vegetation shall be reestablished.

RESPONSIBILITY FOR THE PLAN

Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.

Maintenance of all drainage facilities and watercourses within proposed land development shall be the responsibility of the site contractor and the property owner unless accepted by the Town after construction. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after storm greater than 1" and sediment shall be disposed of at an approved location consistent with the plan.

It shall be the responsibility of any person, corporation or other entity engaging in any act on or near any stream, watercourse or swale or upon the flood plain or right-of-way thereof to maintain as nearly as possible in its present state that same stream, watercourse, swale, flood plain or right-of-way for the duration of the activity and to return it to its original or equal condition after such activity is completed.

Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the site contractor and property owner to their point of open discharge at the property line or at a communal watercourse within the property.

No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Town.

An adequate right-of-way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Town or provided by other property owners for the convenience of the OWNER.

EMERGENCY SPILL PLAN

A spill is defined in the Connecticut General Statute 22a- 452c. For practical purposes, any oil or petroleum products, chemical or waste that is released in any manner constitutes a spill. In the event of an emergency spill, the following steps shall be taken:

1. Contact the State of Connecticut Department of Environmental Protection Oil & Chemical Spill Response Division at (860) 424- 3338 immediately.
2. Contact Waterbury Public Works at (203) 574-6851.
3. The spill shall be contained immediately.

HAZARDOUS MATERIAL STATEMENT

THERE SHALL BE NO FUEL OR HAZARDOUS MATERIALS STORED ON SITE. ALL MATERIALS SHALL BE STORED WITHIN THE BUILDINGS.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

CATCH BASINS, MANHOLES, AND PIPING, :
Semi-annual:
Sweeping of the parking area shall be completed on a semi-annual basis. This will help minimize sediment loading to the storm drainage system.

Annual:
Catch basins, manholes, and storm drainage piping will be inspected on an annual basis. Any floatables, trash, debris or sediment build up shall be removed by a licensed contractor.

The on-site catch basins, manholes and stormwater renovation areas and all aspects of the storm drainage system must be maintained in good working condition in accordance with the intent of these site plans.

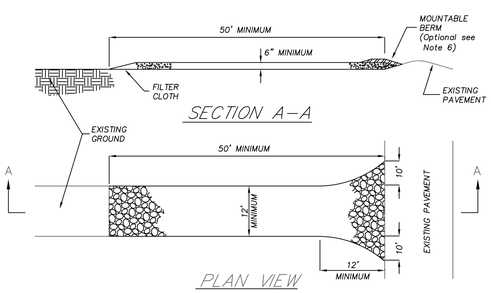
RAIN GARDENS:

Soil:
- Visually inspect for erosion after significant storm events
- Remove any accumulated silt
- Revegetate exposed soil areas or use small stones to stabilize erosion along drainage paths
- Check pH yearly and apply an alkaline product, such as limestone, if necessary.

Mulch:
- Re-mulch void areas as needed
- Every spring apply fresh mulch
- Every 3 years remove old mulch and apply new to a depth of 2"

Plants:
- Inspect for, and replace, dead plants
- Inspect for disease and pests and treat with least toxic method available
- Weed as needed
- Water during droughts, if possible
- Optional maintenance may include pruning shrubs and trees, cutting back or dividing grasses and perennials

RESPONSIBILITY:
The land owner will be responsible for the long term maintenance of the storm drainage system as listed above. Maintenance reports indicating that the system has been maintained in accordance with the intent of the plan shall be submitted to the City Land Use Offices at a minimum on an annual basis after the maintenance & inspections have occurred.

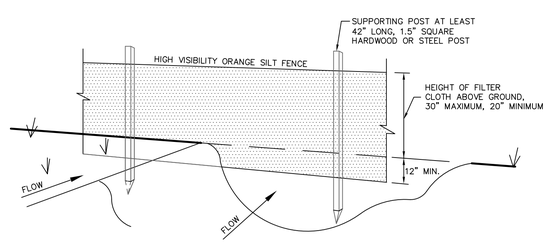


NOTES:

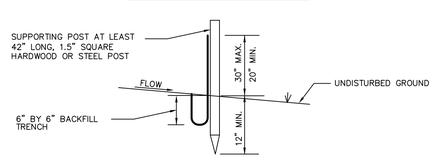
1. STONE SIZE – USE 1" – 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR SILT FENCE

1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE FENCE LOCATION.

2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OT THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.

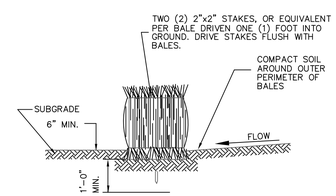
3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.

4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.

POSTS: 1.5" SQUARE HARDWOOD OR STEEL

FILTER CLOTH: HIGH VISIBILITY ORANGE SILT FENCE

SILT FENCE DETAIL



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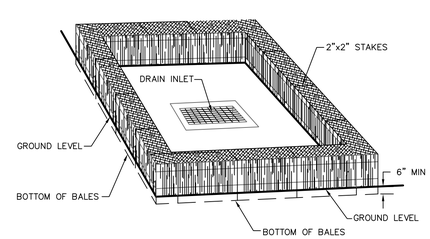

PERSPECTIVE VIEW

NOTES:

1. ALL BALES ARE TO BE TIGHTLY BUTTED TOGETHER.
2. BALES SHALL BE EITHER STRAW OR HAY.
3. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPLACE CLOGGED BALES TO RESTORE EFFECTIVENESS OF INSTALLATION.

BALED FILTER

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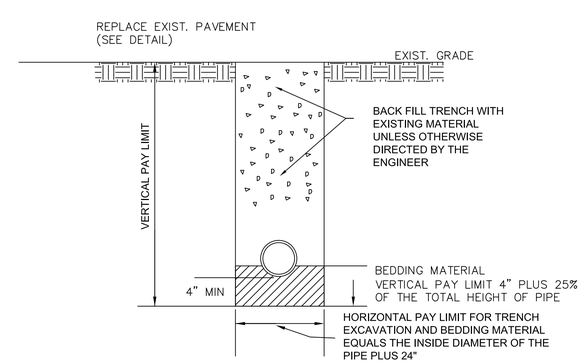

City of Waterbury
Bureau of Engineering
April 10, 2005
File: trench.dwg

TRENCH DETAIL 30" DIA. PIPE OR LESS

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