

# WILD BLUE PHASE 1

## DEVELOPMENT ORDER PLANS

ESTERO, FLORIDA

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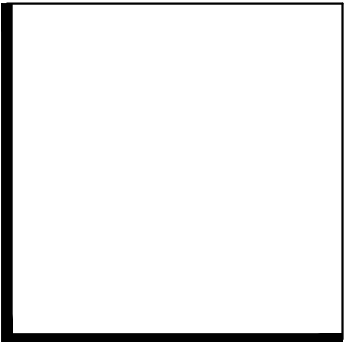
Amendment #1

APPROVED  
DOS2017-00103  
Tom Sawtell, Plan Reviewer  
Lee County Development Services  
6/7/2019

08-28-2018 County comments 01-16-2019 Rev. per Civil Changes: parking, seawall, lift station 02-08-2019 Rev. ADD plant list 04-17-2019 Rev. Civil Base Change 05-21-2019 Lake F-1 Removed from Deep Lake Req.

COVER

Date: 11-13-17  
Designed By: CPI  
Date: 11-13-17  
Drawn By: BSH

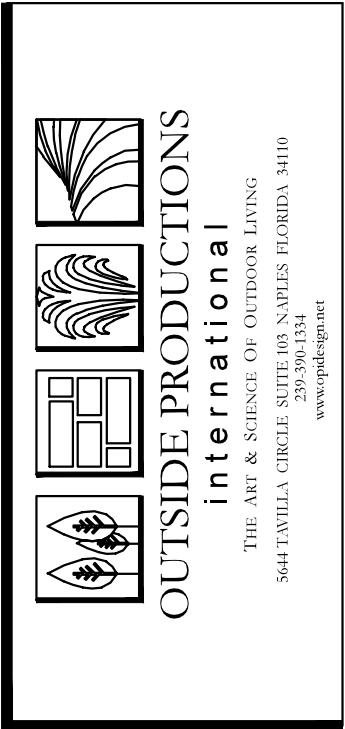


WILD BLUE - PHASE 1 RESIDENTIAL

PREPARED FOR: ALICO EAST FUND, LLC  
ESTERO, LEE COUNTY, FLORIDA

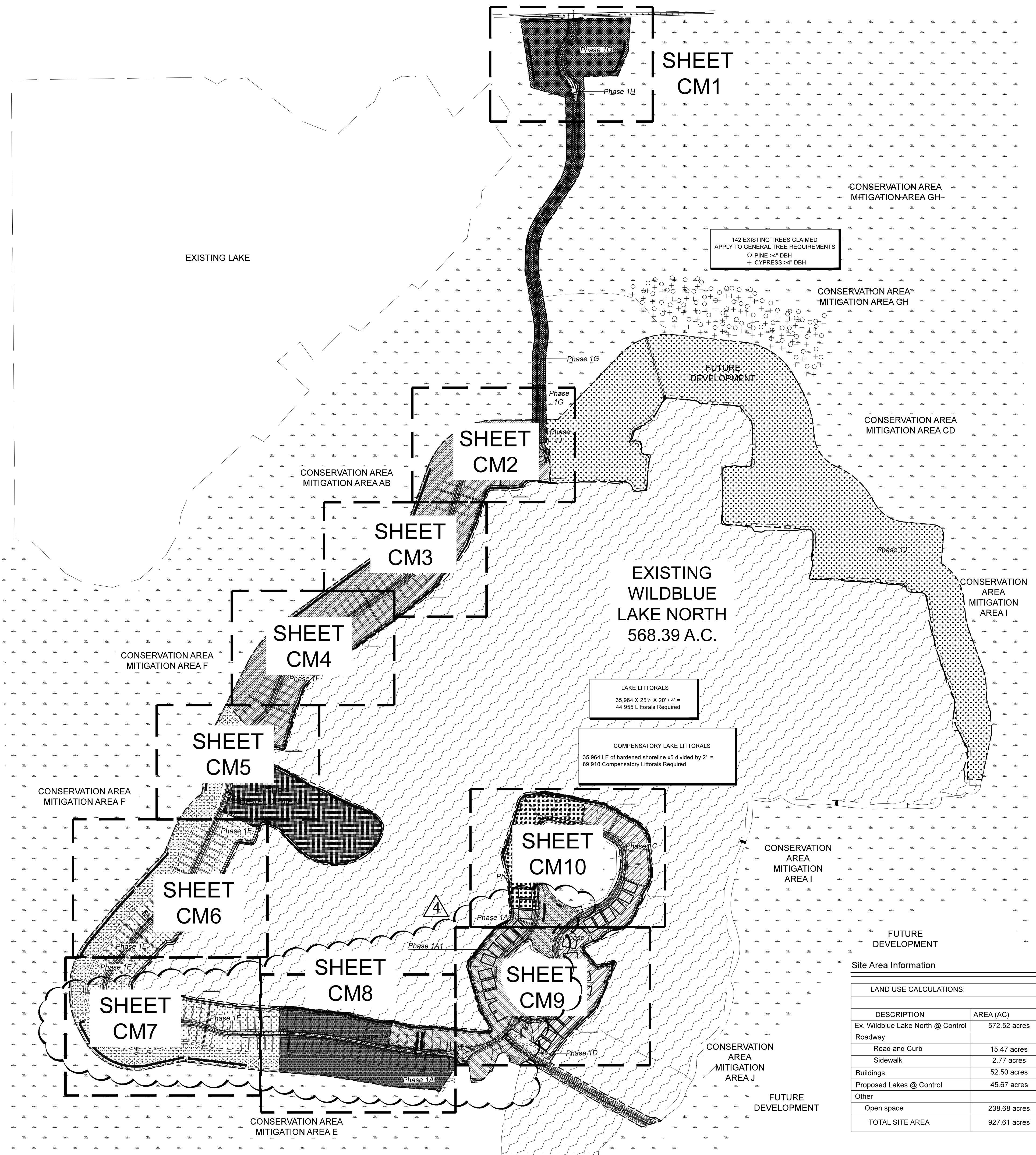
JOB NUMBER:  
09717

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W. Patrick Tetz, ASLA  
Landscape Architect #461





Code Minimum Plant List							
VEHICLE USE AREA TREES							
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native	
5	IT	Please choose Parking Trees from the following:					
		Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia Tree	10' ht x 4' spr, 2" cal	as shown	Y	
		Quercus virginiana	Live Oak Tree	10' ht x 4' spr, 2" cal	as shown	Y	
		Swietenia mahogany	Mahogany Tree	10' ht x 4' spr, 2" cal	as shown	Y	
		Pinus elliotii 'Densa'	South Florida Slash Pine Tree	10' ht x 4' spr, 2" cal	as shown	Y	
		Sabal palmetto	Cabbage Palm	10' ct min, stagger hits, cut head slick	as shown	Y	
* See LDC notes below regarding the use of Sabal Palms/Cabbage Palms							
VEHICULAR USE SHRUBS							
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native	
123	IS	Please choose Building Perimeter Shrubs from the following:					
		Hamelia patens	Firebush	3 gallon, 24" ht	30" center	Y	
		Conocarpus erectus sericeus	Silver Buttonwood	3 gallon, 24" ht	30" center	Y	
		Viburnum coccineum	Walters Viburnum	3 gallon, 24" ht	30" center	Y	
		Myrica carolinensis	Simpson's Stopper	3 gallon, 24" ht	30" center	Y	
BUFFER TREES							
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native	
53	BT	Please choose Type D Buffer Trees from the following:					
		Bucida buxifolia 'Shady Lady'	Shady Lady Black Olive Tree	10' ht x 4' spr, 2" cal, 25g	as shown	Y	
		Quercus virginiana	Live Oak Tree	10' ht x 4' spr, 2" cal	as shown	Y	
		Swietenia mahogany	Mahogany Tree	10' ht x 4' spr, 2" cal	as shown	Y	
		Pinus elliotii 'Densa'	South Florida Slash Pine Tree	10' ht x 4' spr, 2" cal	as shown	Y	
		Sabal palmetto	Cabbage Palm	10' ct, cut head slick	as shown	Y	
BUFFER SHRUBS							
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native	
647	BS	Please choose Screening Shrubs from the following:					
		Conocarpus erectus sericeus	Silver Buttonwood	3 gallon, 36" oa ht	36" center	Y	
		Myrica carolinensis	Simpson's Stopper	3 gallon, 36" oa ht	36" center	Y	
		Viburnum coccineum	Walters Viburnum	3 gallon, 36" oa ht	36" center	Y	
202	BS1	Please choose Screening Shrubs from the following:					
		Conocarpus erectus sericeus	Silver Buttonwood	10 gallon, 48" oa ht	48" center	Y	
		Myrica carolinensis	Simpson's Stopper	10 gallon, 48" oa ht	48" center	Y	
		Viburnum coccineum	Walters Viburnum	10 gallon, 48" oa ht	48" center	Y	
LITTORAL TREES							
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native	
212	LT	Acer Rubrum	Red Maple	10' ht x 4' spr, 2" cal	as shown	Y	
		Ilex Cassia	Dahoon Holly	10' ht x 4' spr, 2" cal	as shown	Y	
		Liquidambar styraciflua	Sweetgum	10' ht x 4' spr, 2" cal	as shown	Y	
		Magnolia virginiana	Sweet Bay Magnolia	10' ht x 4' spr, 2" cal	as shown	Y	
		Persea palustris	Swamp Bay	10' ht x 4' spr, 2" cal	as shown	Y	
		Pinus elliotii 'densa'	South Florida Slash Pine	10' ht x 4' spr, 2' cal	as shown	Y	
		Quercus laurifolia	Laurel Oak	10' ht x 4' spr, 2" cal	as shown	Y	
		Quercus virginiana	Live Oak	10' ht x 4' spr, 2" cal	as shown	Y	
		Taxodium distichum	Bald Cypress	10' ht x 4' spr, 2" cal	as shown	Y	
LITTORAL HERBACEOUS 1							
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native	
113,895	LTTS	SEE ADD PLANT SPECIES LIST BY ZONES, BELOW			2" Liner	12" on center	Y
*Littoral plantings must include a minimum of four different native herbaceous plant species.							
MISCELLANEOUS							
Qty.	Symbol	Botanical Name	Common Name	Specification		Native	
9,676	SF	Irrigation	SEE PLANS OR SPECS	To be field verified by contractor.			
9,676	SF	Mulch	CocoBay	2" thick			

\* Sec. 10-416, c. 2, a. Trees must be planted or retained in landscaped areas in parking areas, including landscaped areas reserved for future parking spaces, to provide for canopy coverage when the trees mature. At least one canopy tree or a cluster of three sabal palms must be planted or retained for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median. Canopy requirements may be met with existing indigenous native trees whenever such trees are located within the parking area

LITTORAL PLANTING SPECIES LIST <sup>1</sup>			
Common Name	Scientific Name	Minimum Container Size	Planting Density (On Center)
Zone 1 - Herbaceous Plantings			
Blue Maidenlane	<i>Amphicarpum muhlenbergianum</i>	BR	2 ft.
Cordgrass	<i>Spartina bakeri</i>	BR	2 ft.
Golden canna	<i>Canna flaccida</i>	BR	2 ft.
Gulfdune Paspalum	<i>Paspalum monostachyum</i>	2 in.	2 ft.
Maidenlane	<i>Panicum hemitomon</i>	BR	2 ft.
Muhly grass	<i>Muhlenbergia capillaris</i>	2 in.	2 ft.
Sawgrass	<i>Cladium jamaicense</i>	2 in.	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Swamp lily	<i>Crinum americanum</i>	BR	2 ft.
Water hyssop	<i>Bacopa spp.</i>	BR	2 ft.
Zone 2 - Herbaceous Plantings			
Arrowhead	<i>Sagittaria lancifolia</i>	BR	2 ft.
Blue flag iris	<i>Iris virginicus</i>	BR	2 ft.
Bulrush	<i>Scirpus spp.</i>	BR	2 ft.
Cordgrass	<i>Spartina bakeri</i>	BR	2 ft.
Golden canna	<i>Canna flaccida</i>	BR	2 ft.
Maidenlane	<i>Panicum hemitomon</i>	BR	2 ft.
Pickereelweed	<i>Pontederia cordata</i>	BR	2 ft.
Sawgrass	<i>Cladium jamaicense</i>	2 in.	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Spikerush	<i>Eleocharis spp.</i>	BR	2 ft.
Water hyssop	<i>Bacopa spp.</i>	BR	2 ft.
Zone 3 - Herbaceous Plantings			
Arrowhead	<i>Sagittaria lancifolia</i>	BR	2 ft.
Bulrush	<i>Scirpus spp.</i>	BR	2 ft.
Fireflag	<i>Thalia geniculata</i>	BR	2 ft.
Pickereelweed	<i>Pontederia cordata</i>	BR	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Spikerush	<i>Eleocharis spp.</i>	BR	2 ft.
Zone 4 - Herbaceous Plantings			
Fireflag	<i>Thalia geniculata</i>	BR	2 ft.
Floating-hearts	<i>Nymphaeodes aquatica</i>	BR	2 ft.
Spatter-Dock	<i>Nyphar luteum</i>	BR	2 ft.
Waterlily	<i>Nymphaea odorata</i>	BR	2 ft.

<sup>1</sup>Littoral plantings must include a minimum of four different native herbaceous plant species. Additional native species may be included in the planting list prior to DO approval.  
BR - bare root

Site Area Information	
LAND USE CALCULATIONS:	
DESCRIPTION	AREA (AC)
Ex. Wildblue Lake North @ Control	572.52 acres
Roadway	
Road and Curb	15.47 acres
Sidewalk	2.77 acres
Buildings	52.50 acres
Proposed Lakes @ Control	45.67 acres
Other	
Open space	238.68 acres
TOTAL SITE AREA	927.61 acres

LITTORAL SUMMARY Existing Wild Blue North Lake by Phases								
	PHASE 1A	PHASE 1B	PHASE 1C	PHASE 1D	PHASE 1E	PHASE 1F	PHASE 1I	TOTALS BY PHASE
Shore line length	3,492 LF	1,728 LF	3,599 LF	1,264 LF	3,725 LF	4,070 LF	2,863 LF	20,741 LF
Required Littorals (including Compensatory)	13,135	6,480	13,496	4,740	13,969	15,223	10,736	77,779

W. P. Papp, Inc. ASLA  
Landscape Architect #1481

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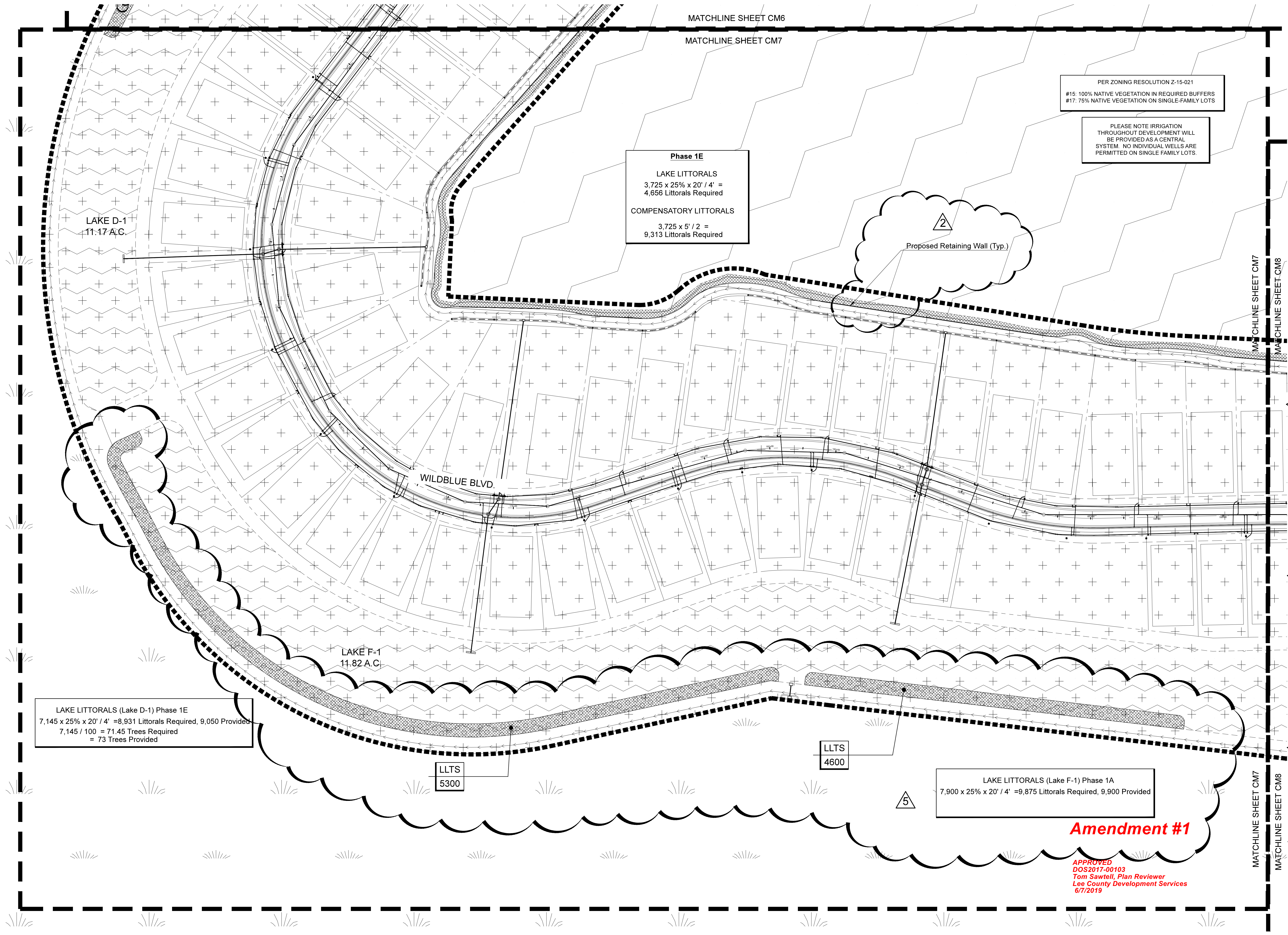
WILD BLUE - PHASE 1 RESIDENTIAL

PREPARED FOR: ALICO EAST FUND, LLC  
ESTERO, LEE COUNTY, FLORIDA

CM

OVERALL KEY SHEET & PLANTING LIST





LAKE LITTORALS (Lake D-1) Phase 1E  
7,145 x 25% x 20' / 4' = 8,931 Littorals Required, 9,050 Provided  
7,145 / 100 = 71.45 Trees Required  
= 73 Trees Provided

**Phase 1E**  
**LAKE LITTORALS**  
3,725 x 25% x 20' / 4' =  
4,656 Littorals Required  
**COMPENSATORY LITTORALS**  
3,725 x 5' / 2 =  
9,313 Littorals Required

**LAKE LITTORALS (Lake F-1) Phase 1A**  
7,900 x 25% x 20' / 4' = 9,875 Littorals Required, 9,900 Provided

**Amendment #1**

**APPROVED**  
DOS2017-00103  
Tom Sawtell, Plan Reviewer  
Lee County Development Services  
6/7/2019

PER ZONING RESOLUTION Z-15-021  
#15: 100% NATIVE VEGETATION IN REQUIRED BUFFERS  
#17: 75% NATIVE VEGETATION ON SINGLE-FAMILY LOTS

PLEASE NOTE IRRIGATION  
THROUGHOUT DEVELOPMENT WILL  
BE PROVIDED AS A CENTRAL  
SYSTEM. NO INDIVIDUAL WELLS ARE  
PERMITTED ON SINGLE FAMILY LOTS.

CM7

CODE MINIMUM LANDSCAPE  
PLAN

WILD BLUE - PHASE 1 RESIDENTIAL

PREPARED FOR: ALICO EAST FUND, LLC  
ESTERO, LEE COUNTY, FLORIDA

Scale: 1" = 50'-0"

NORTH

Date: 11-13-17 | Designed By: CPT  
Date: 11-13-17 | Drawn By: BSH

Job Number:  
687-17

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Section 10-415. Open space.

- (a) Open space calculations. All development must contain the minimum percentage of open space as outlined in the following table below:
- Percent of Open Space Required: PLEASE SEE OPEN SPACE TABLE ON SHEET CM
- (b) Indigenous native vegetation and trees.
- (1) Preservation.
- a. Large developments, with existing indigenous native vegetation communities must provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities. Refer to section 10-701.
- b. If the development area does not contain existing indigenous native vegetation communities, but does contain existing indigenous native trees, then 50 percent of their open space percentage requirement must be met through the onsite preservation of existing native trees consistent with subsection 1 through 4 below. Refer to Appendix E and section 34-373(6)(g).
1. Preservation of indigenous tree clusters is preferred over individual tree protection. Reasonable efforts to retain individual trees must be made. It is recognized that site design requirements (e.g. fill) may limit the ability to retain some individual trees, and in that case the county will allow the removal of those trees.
2. Sabal palms may be relocated in a horticulturally correct manner and clustered within open space areas.
3. Native trees (four to 15-inch caliper dbh) may be relocated to open space areas when proper horticultural methods (e.g. root pruning; use of antitranspirants) are utilized to insure the survivability of the trees, and a vegetation removal permit is obtained.
4. Effort must be made to preserve heritage trees (live oak, South Florida slash pine, or longleaf pine with minimum 20-inch caliper dbh). If a heritage tree must be removed from a site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space area.
- a. A minimum setback of 20 feet from buildings is required. For indigenous plant communities subject to fire, such as pine flatwoods, palmetto prairie and xeric scrub, a 30-foot setback is required for fire protection.
- (2) Salvaging existing native plants. Open space areas must be designed to incorporate as many of the existing large native trees and sabal palms as possible. Irrigation water must be available on the development site and provisions for adequate irrigation provided.
- a. Sabal palms. Healthy sabal palms with a minimum eight-foot clear trunk must be salvaged if conditions (e.g., no rocks) and sequence of construction allows. If sequence of construction does not allow the on-site relocation of sabal palms, then the sabal palms must be salvaged for an off-site recipient site or sale. The salvage efforts must be coordinated with the division of environmental sciences staff whether used on-site or otherwise. The number of sabal palms to be relocated or salvaged must be shown on the landscape plan approved as part of the development order. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A. A 90 percent survival for relocated sabal palms is required. Death of over ten percent of the relocated sabal palms will require a 1:1 replanting.
- b. Other trees. Healthy native trees with a minimum caliper of four inches at four and one-half feet above the ground (dbh) may be relocated onsite for five tree credits toward code required landscaping. The trees must be properly prepared for relocation through root pruning or other horticulturally correct methods approved by the environmental services director.
- (3) Credits.
- a. For all developments with required open space, except single-family subdivisions with individual lot area of 6,500 square feet or greater and a maximum lot coverage of 45 percent, an incentive to preserve indigenous native upland plant communities or indigenous native trees in large tracts, a scaled open space credit for single contiguous preserve areas will be granted.
- b. An additional, maximum ten percent credit will be granted if any of the following are included:
1. Rare and unique uplands as defined by the Lee Plan.
  2. Connection to offsite public or private environmental conservation or preserve areas.
  3. Upland buffers to natural waterbodies.
  4. Preservation adjacent to a roadway.
  5. Restoration of native shrubs, grasses, and/or groundcover plants with the native tree preservation area. A minimum planting size of one gallon plant, installed on three foot centers (3-foot o.c.)
- (4) Maintenance. A plan must be submitted for the long term maintenance of vegetation in indigenous open space areas. This indigenous vegetation management plan must include the following criteria:
- a. Method and frequency of pruning and trimming.
  - b. Methods to remove and control all exotic and nuisance plants in perpetuity.
  - c. Debris removal.
  - d. Protected species management plan conditions.
  - e. Drafts of educational materials (signage and brochures) to be provided to the residents about the purpose and function of the preserve areas.
  - f. Monitoring reports, including photos, that narratively document preserve area conditions must be submitted to obtain development order approval, and, again after project construction in order to obtain a certificate of compliance (CC). The CC monitoring report must describe and document ecological restoration activity that has occurred in the preserve areas. If review of the monitoring reports reveals death or significant decline to preserve vegetation, then revision of the management plan and restoration in accord with section 10-423 will be required.
- (5) Minimum dimensions.
- (1) The minimum average width of open space areas must be ten feet.
  - (2) The minimum area of open space must be 180 square feet.
  - (3) For projects under ten acres in size, indigenous open space areas must have a minimum average width of 20 feet and minimum area of 400 square feet. For projects over ten acres in size, indigenous open space areas must have a minimum average width of 40 feet and minimum area of 1,500 square feet. The average minimum width may be reduced to 30 feet when the preserve is adjacent to a public road.
  - (4) Open space preservation areas must be designed with adequate widths to preserve and allow the continued growth and viability of existing native trees.
  - (5) Native tree preservation areas must extend to the full drip line of slash pine, three quarter drip line for all canopy type trees, and six feet from the trunk of any native palm, or other protective means, such as retaining walls, must be provided. Except for work related to approved ecological restoration activities, no filling, grading or excavating is allowed in open space preservation areas.
  - (6) Surface water management systems may overlap with native tree preservation areas only where it can be clearly demonstrated that the effects of water management system construction or operation will not cause death or harm to the preserve tree and indigenous plant community of protected species.
- (d) Use of open space.
- (1) Open space areas must be landscaped in accordance with this division.
  - (2) The following uses may contribute to the open space requirements provided the minimum dimensions are met:
    - a. Buffers and landscaped areas in off-street parking areas, except for areas reserved for future parking spaces pursuant to section 34-2017(d).
    - b. Dry detention areas.
    - c. Existing or proposed bodies of water, including stormwater management areas and areas subject to saltwater inundation, which may be used to offset up to a maximum of 25 percent of the required open space area.
    - d. Active and passive recreation areas such as playgrounds, golf courses, beach frontage, nature trails, bikeways, pedestrian ways, tennis courts, swimming pools and other similar open spaces, as long as not more than 20 percent of the recreational area credited as open space consists of impervious surface.
    - e. Outdoor active and passive public use areas such as plazas, atriums, courtyards and other similar public spaces, which may be used to offset up to a maximum of 20 percent of the required open space.
    - f. Archaeological sites or zones that are designated as significant historical resources pursuant to chapter 22.
    - g. Removal of native vegetation from indigenous open space areas by mechanical or chemical means is prohibited unless specified by the indigenous vegetation management plan.

- (c) Landscaping of parking and vehicle use areas. The provisions of this section apply to all new off-street parking or other vehicle use areas. Existing landscaping that does not comply with the provisions of this code must be brought into conformity, to the maximum extent possible, when: the vehicular use area is altered or expanded except for restriping of lots/drives, the building square footage is changed, or the structure has been vacant for a period of one year or more and a request for an occupational license to resume business is made. Consistent with the provisions of section 10-104, the director may permit administrative deviations where a conflict exists between the application of this division and the requirements for the number of off-street parking spaces or area of off-street loading facilities.
- (1) Vehicular overhang of landscape areas. The front of a vehicle may overhang any landscaped area a maximum of two feet, provided the landscaped area is protected by motor vehicle wheel stops or curbing. Two feet of such landscaped area or walkway may be part of the required depth of each abutting parking space. Walkways must be designed with a minimum of five feet width that is clear of any vehicle overhang.
- (2) Internal landscaping. All parking areas must be internally landscaped to provide visual relief and cooling effects and to channelize and define logical areas for pedestrian and vehicular circulation, as follows:
- a. Trees must be planted or retained in landscaped areas in parking areas, including landscaped areas reserved for future parking spaces, to provide for canopy coverage when the trees mature. At least one canopy tree or a cluster of three sabal palms must be planted or retained for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median of 18-foot minimum width. Canopy requirements must be met with existing indigenous native trees whenever such trees are located within the parking area.
  - b. Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total paved surface area. Landscaped areas reserved for future parking spaces pursuant to section 34-2017(d) may not be included in this calculation.
2. Internal landscaping: Guardhouse Parking  
Total Parking Surface:
- |                    |         |                        |    |                        |    |
|--------------------|---------|------------------------|----|------------------------|----|
| 1,300              | x 10% = | 130                    | SF | 130                    | SF |
| Total Surface Area |         | Planting Area Required |    | Planting Area Provided |    |
- Parking Trees:
- |                        |          |                     |       |                     |       |
|------------------------|----------|---------------------|-------|---------------------|-------|
| 130                    | SF/250 = | 0.5                 | Trees | 1                   | Trees |
| Planting Area Required |          | # of Trees Required |       | # of Trees Provided |       |
- 9,800 x 10% = 980 SF 980 SF
- Total Surface Area Planting Area Required Planting Area Provided
- Parking Trees:
- |                        |          |                     |       |                     |       |
|------------------------|----------|---------------------|-------|---------------------|-------|
| 980                    | SF/250 = | 3.9                 | Trees | 4                   | Trees |
| Planting Area Required |          | # of Trees Required |       | # of Trees Provided |       |
2. Internal landscaping: Guardhouse Parking  
Total Parking Surface:
- |                    |         |                        |    |                        |    |
|--------------------|---------|------------------------|----|------------------------|----|
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| Total Surface Area |         | Planting Area Required |    | Planting Area Provided |    |
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|--------------------|---------|------------------------|----|------------------------|----|
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- |                    |         |                        |    |                        |    |
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| 1,300              | x 10% = | 130                    | SF | 130                    | SF |
| Total Surface Area |         | Planting Area Required |    | Planting Area Provided |    |
- Parking Trees:
- |                        |          |                     |       |                     |       |
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- Total Surface Area Planting Area Required Planting Area Provided
- Parking Trees:
- |                        |          |                     |       |                     |       |
|------------------------|----------|---------------------|-------|---------------------|-------|
| 980                    | SF/250 = | 3.9                 | Trees | 4                   | Trees |
| Planting Area Required |          | # of Trees Required |       | # of Trees Provided |       |
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Total Parking Surface:
- |                    |         |                        |    |                        |    |
|--------------------|---------|------------------------|----|------------------------|----|
| 1,300              | x 10% = | 130                    | SF | 130                    | SF |
| Total Surface Area |         | Planting Area Required |    | Planting Area Provided |    |
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- Total Surface Area Planting Area Required Planting Area Provided
- Parking Trees:
- |                        |          |                     |       |                     |       |
|------------------------|----------|---------------------|-------|---------------------|-------|
| 980                    | SF/250 = | 3.9                 | Trees | 4                   | Trees |
| Planting Area Required |          | # of Trees Required |       | # of Trees Provided |       |
2. Internal landscaping: Guardhouse Parking  
Total Parking Surface:
- |                    |         |                        |    |                        |    |
|--------------------|---------|------------------------|----|------------------------|----|
| 1,300              | x 10% = | 130                    | SF | 130                    | SF |
| Total Surface Area |         | Planting Area Required |    | Planting Area Provided |    |
- Parking Trees:
- |                        |          |                     |       |                     |       |
|------------------------|----------|---------------------|-------|---------------------|-------|
| 130                    | SF/250 = | 0.5                 | Trees | 1                   | Trees |
| Planting Area Required |          | # of Trees Required |       | # of Trees Provided |       |
- 9,800 x 10% = 980 SF 980 SF
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