

# OLDHAM VILLAGE

## WATER LINE CONSTRUCTION PLAN

### Section 7, Township 47 North, Range 31 West

### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**WATER:**

- 1 ~ THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPMENT ENGINEERING INSPECTOR PRIOR TO ANY CONNECTIONS TO THE PUBLIC WATER SUPPLY.
- 2 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING).
- 3 ~ GATE VALVES SHALL BE MUELLER NO. 2360 Series HUB END "O" RING SEAL NON-RISING STEM. VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.

4 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION OF WATER MAINS.

5 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEE'S SUMMIT AND APWA STANDARDS.

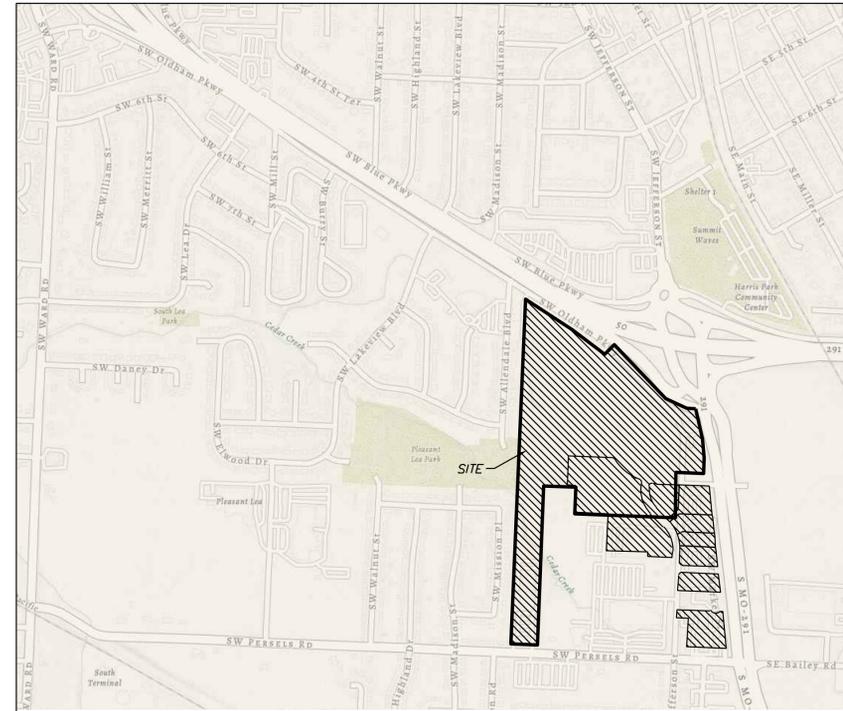
6 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:  
 A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES  
 B ~ STORM SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES  
 THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

7 ~ ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813

8 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

**Tract Description**

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:  
 Commencing at the East Quarter Corner of said Section 7; thence N87°41'40"W along the North line of said Section 7, a distance of 937.51 feet; thence S2°18'20"W, a distance of 43.88 feet to the Point of Beginning; thence N5°09'44"W, a distance of 458.00 feet; thence S2°26'55"W, a distance of 206.05 feet; thence S87°33'04"E, a distance of 215.90 feet; thence N2°23'22"E, a distance of 555.23 feet; thence S88°17'49"E, a distance of 260.52 feet; thence S2°33'08"W, a distance of 221.84 feet; thence S87°48'02"E, a distance of 280.68 feet; thence S2°32'26"W, a distance of 303.63 feet; thence S88°04'40"E, a distance of 339.94 feet; thence S2°23'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 263.03 feet; thence S2°32'23"W, a distance of 493.69 feet; thence S2°23'15"W, a distance of 224.32 feet; thence S49°43'38"E, a distance of 34.42 feet; thence S88°29'59"E, a distance of 62.84 feet; thence N2°23'16"E, a distance of 12.78 feet; thence S87°30'29"E, a distance of 327.07 feet; thence N6°07'14"W, a distance of 1338.91 feet; thence N87°50'52"W, a distance of 62.60 feet; thence N2°37'19"E, a distance of 158.07; thence along a curve to the left tangent to the preceding course and having a radius of 1375.94 feet, an arc distance of 490.71 feet; thence N87°25'57"W, a distance of 74.50 feet; thence along a curve to the right tangent to the preceding course and having a radius of 250.00 feet, an arc distance of 183.56 feet; thence N43°39'15"W, a distance of 495.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence S45°42'45"W, a distance of 46.13 feet; thence S89°02'59"W, a distance of 76.09 feet; thence N52°34'07"W, a distance of 298.65 feet to the Point of Beginning.

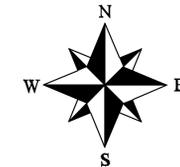


**SITE LOCATION MAP**

**UTILITY COMPANIES:**

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

- EVERGY ~ 298-1196
- MISSOURI GAS ENERGY ~ 756-5261
- SOUTHWESTERN BELL TELEPHONE ~ 761-5011
- COMCAST CABLE ~ 795-1100
- WILLIAMS PIPELINE ~ 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
- CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
- CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
- MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483



**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

**INDEX OF SHEETS:**

- C.500 ~ COVER SHEET
- C.501 ~ WATER MAIN GENERAL LAYOUT
- C.502 ~ WATER MAIN LINE PLAN & PROFILE
- C.503 ~ WATER MAIN LINE PLAN & PROFILE
- C.504 ~ WATER MAIN LINE PLAN & PROFILE
- C.505 ~ WATER MAIN LINE PLAN & PROFILE
- C.506 ~ DETAIL SHEET

**Summary of Quantities:**

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
<b>WATER</b>		
FIRE HYDRANT ASSEMBLY	UNIT	4.00
12" WATER LINE	LF	2,889.94
CONNECT TO EXISTING	UNIT	2.00
12" GATE VALVE	UNIT	5.00
8" WATER LINE	LF	1,331.67
8" GATE VALVE/ VALVE BOX & COVER	UNIT	4.00
8" x 6" GATE VALVE/ VALVE BOX & COVER	UNIT	3.00
TEES, CROSSES AND BENDS	UNIT	6.00
THRUST BLOCK	UNIT	8.00

**OIL - GAS WELLS**  
 ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

**FLOOD INFORMATION:**  
 The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Oldham Village  
 Lee's Summit, Jackson County, Missouri

Project: OLDHAM VILLAGE  
 LS MO  
 Issue Date: October 23, 2024

Water Main Cover Sheet  
 Construction Plans for:  
 Oldham Village  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 NE PE 25226  
 NE PE E-14335

REVISIONS

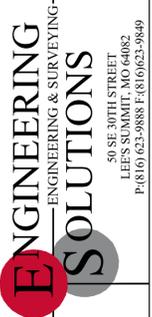
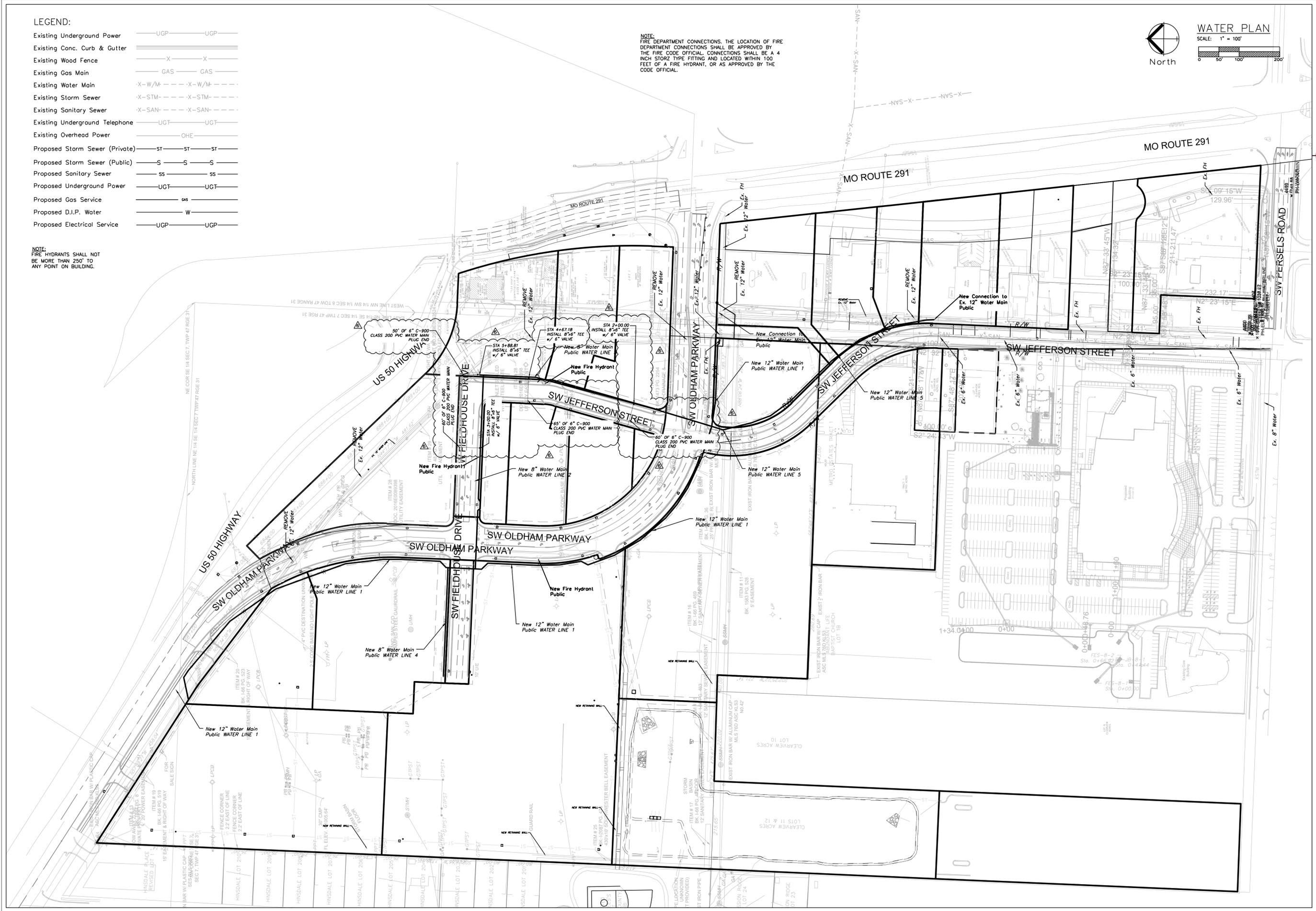
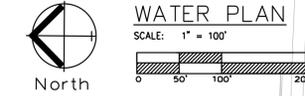
REV. 12/10/2024
REV. 1/2/2025
REV. 2/6/2025
REV. 3/6/2025
REV. 3/24/2025
REV. 4/15/2025
REV. 12/2/2025

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter	X	X
Existing Wood Fence		
Existing Gas Main	GAS	GAS
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-STM	X-STM
Existing Sanitary Sewer	X-SAN	X-SAN
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer (Private)	ST	ST
Proposed Storm Sewer (Public)	S	S
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	
Proposed D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

NOTE:  
FIRE HYDRANTS SHALL NOT  
BE MORE THAN 250' TO  
ANY POINT ON BUILDING.

NOTE:  
FIRE DEPARTMENT CONNECTIONS, THE LOCATION OF FIRE  
DEPARTMENT CONNECTIONS SHALL BE APPROVED BY  
THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4  
INCH STORZ TYPE FITTING AND LOCATED WITHIN 100  
FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE  
CODE OFFICIAL.



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-216  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

Project:  
MARKETPLACE,  
LSMO  
Issue Date:  
October 23, 2024

Water Utility Plan - North  
Construction Plans for:  
Oldham Village  
Lee's Summit, Jackson County, Missouri

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-216  
Oklahoma  
Engineering 6264  
Nebraska  
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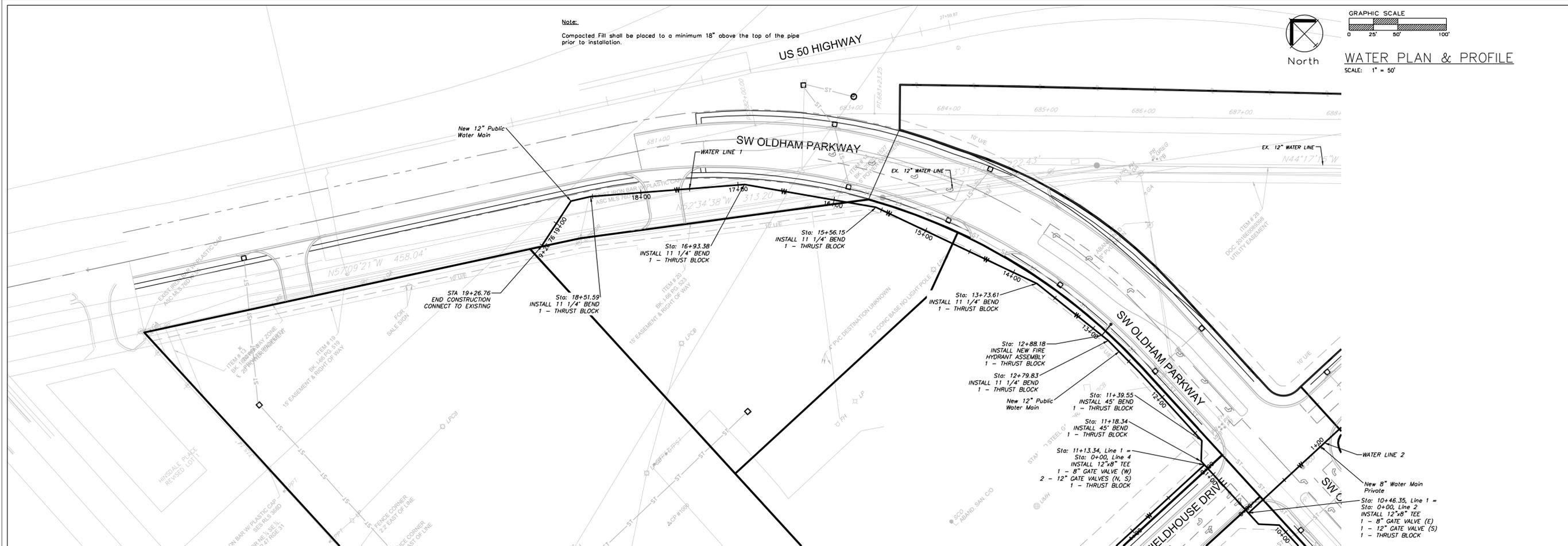
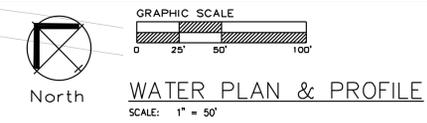
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25228  
NE PE E-14335

REVISIONS

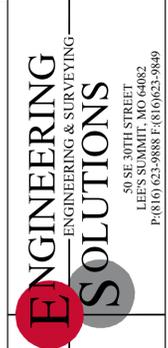
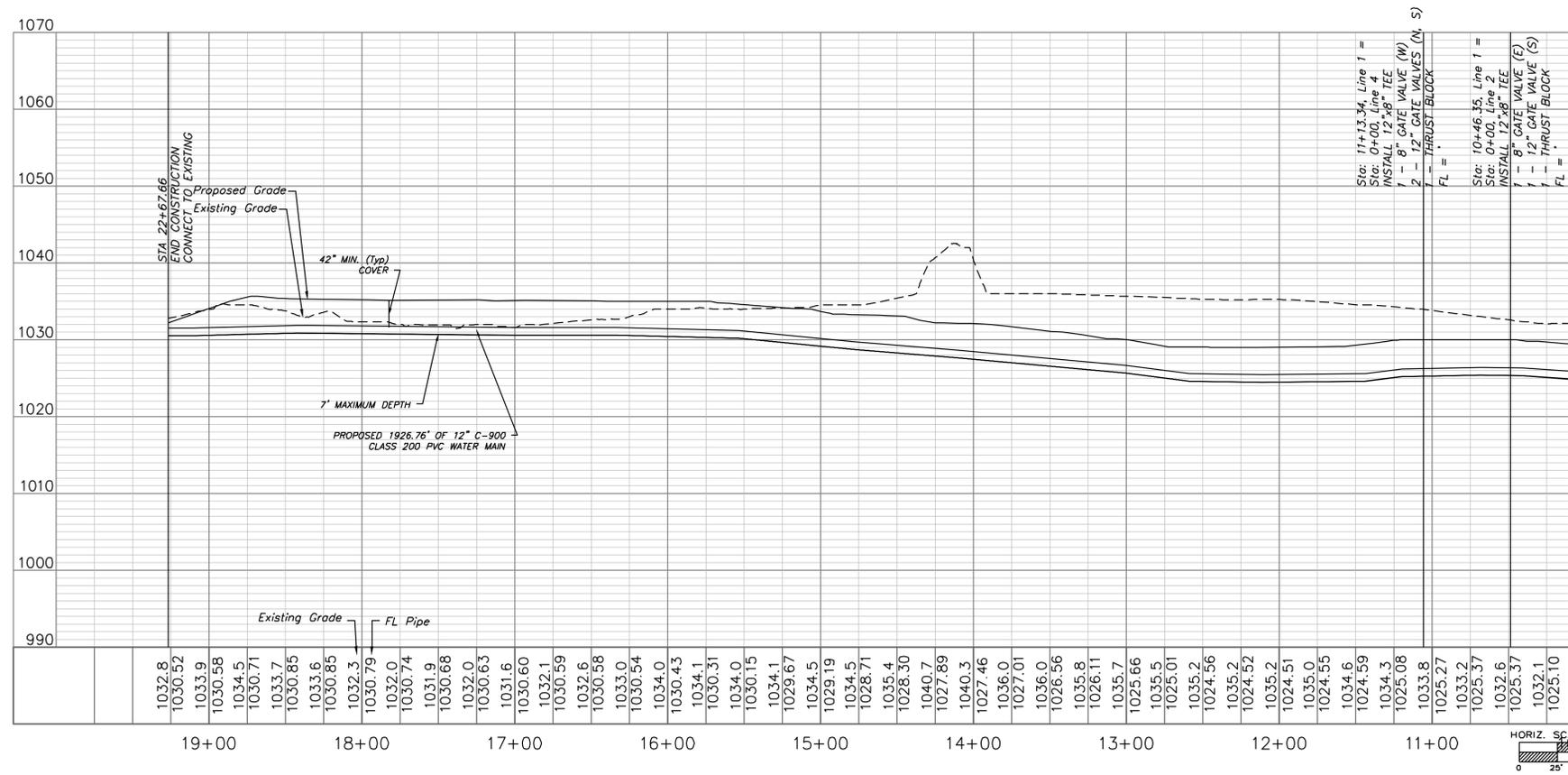
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REV. 1/2/2025
REV. 2/6/2025
REV. 3/6/2025
REV. 3/24/2025
REV. 4/15/2025
REV. 12/2/2025



Note:  
Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



### PUBLIC WATER LINE 1



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

Oldham Village  
Lee's Summit, Jackson County, Missouri

Project:  
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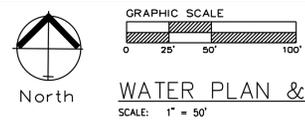
Water Main Plan and Profile  
Construction Plans for:  
Oldham Village  
Lee's Summit, Jackson County, Missouri



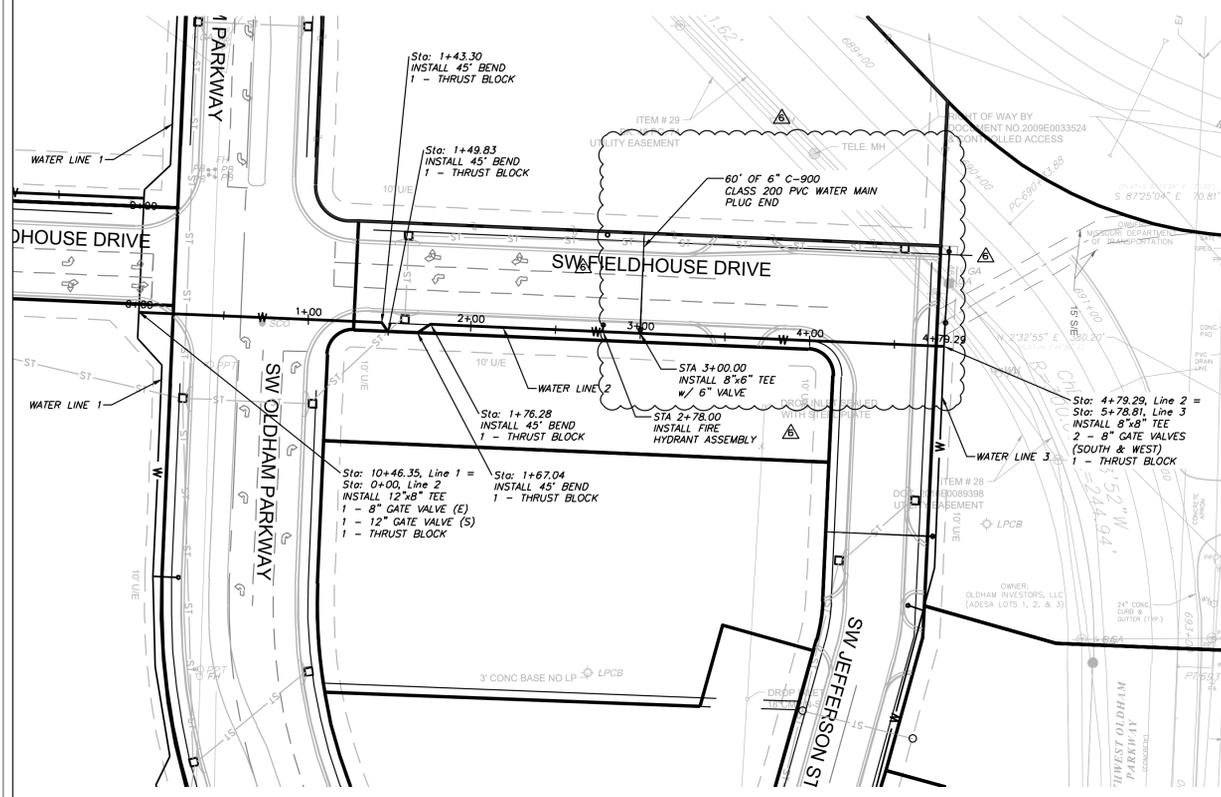
Matthew J. Schlicht  
MO PE 000019708  
KS PE 19071  
OK PE 25228  
NE PE E-14335

REVISIONS

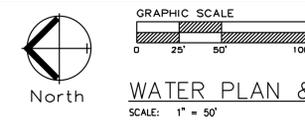
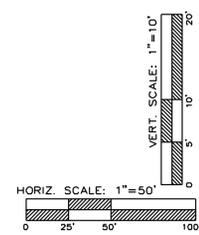
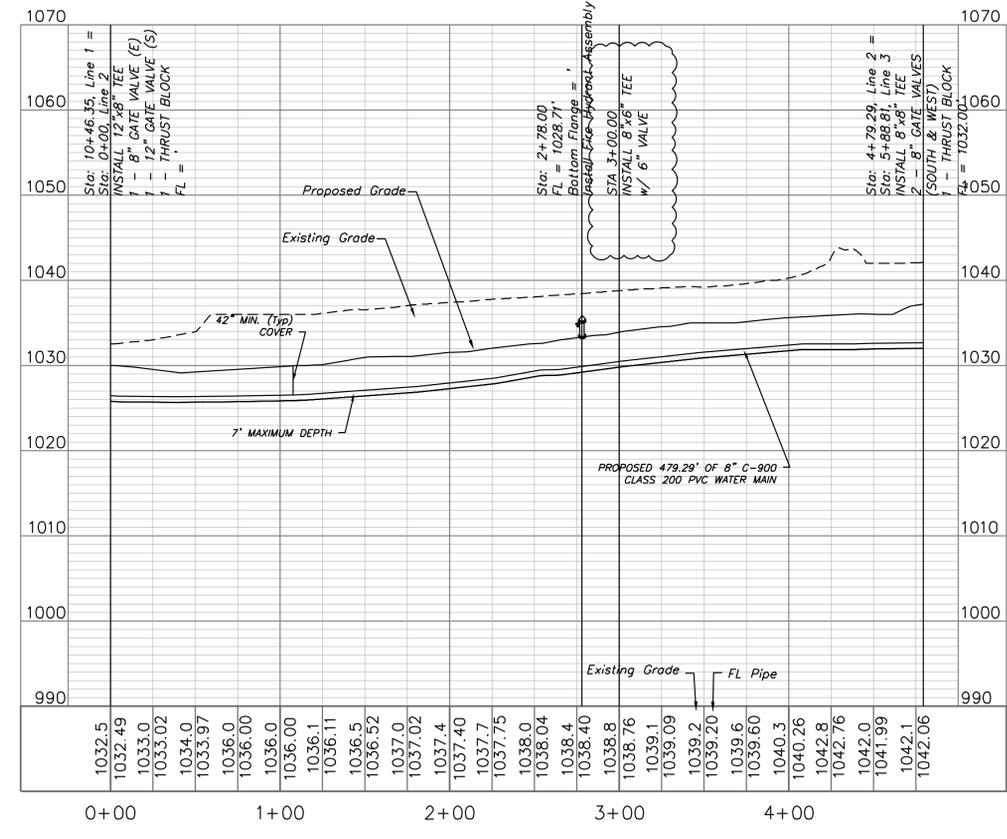
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REV. 3/6/2025
REV. 3/24/2025
REV. 4/15/2025
REV. 12/2/2025



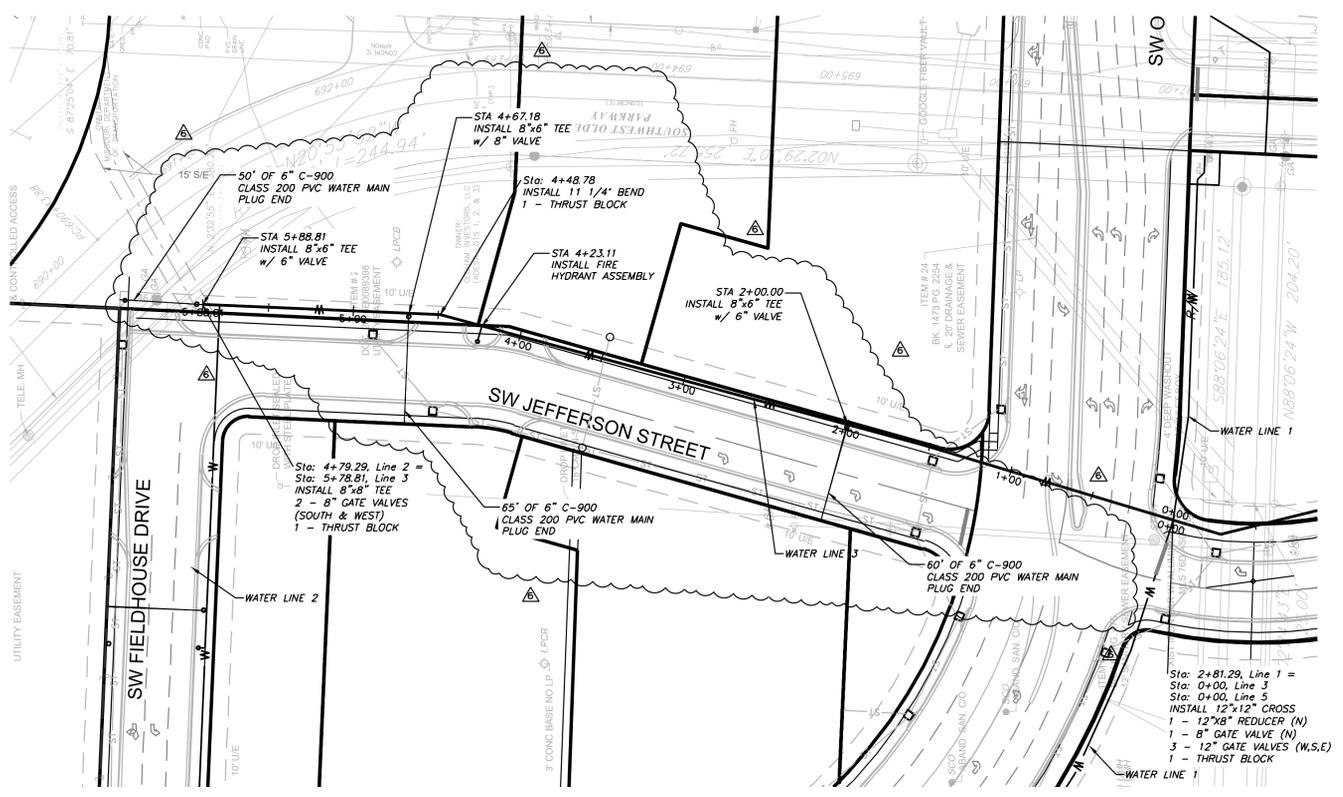
**WATER PLAN & PROFILE**  
SCALE: 1" = 50'



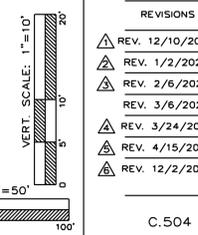
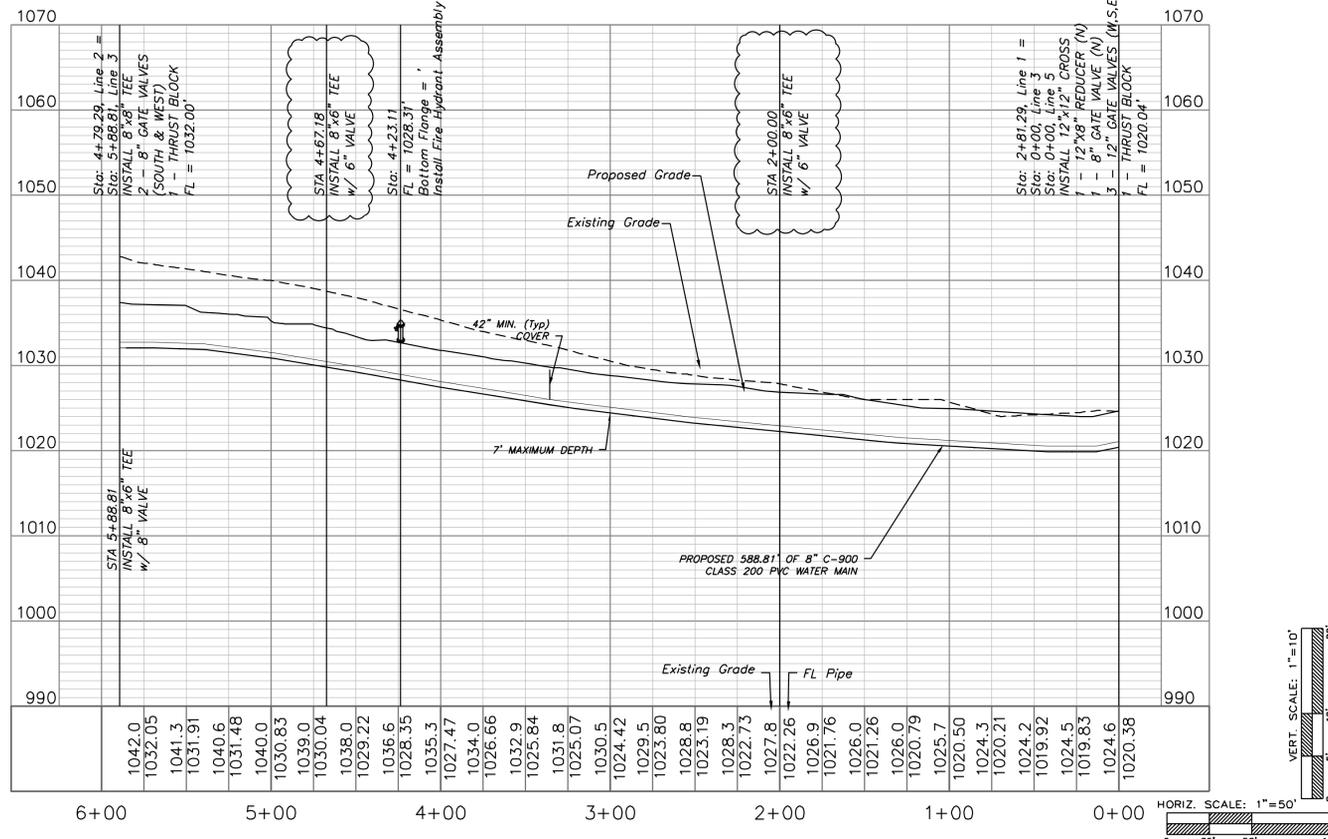
**PUBLIC WATER LINE 2**



**WATER PLAN & PROFILE**  
SCALE: 1" = 50'



**PUBLIC WATER LINE 3**



**Note:**  
Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

Project:  
MARKETPLACE,  
LSMO  
Issue Date:  
October 23, 2024

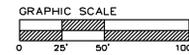
**Water Main Plan and Profile**  
Construction Plans for:  
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Lee's Summit, Jackson County, Missouri



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NE PE E-14335

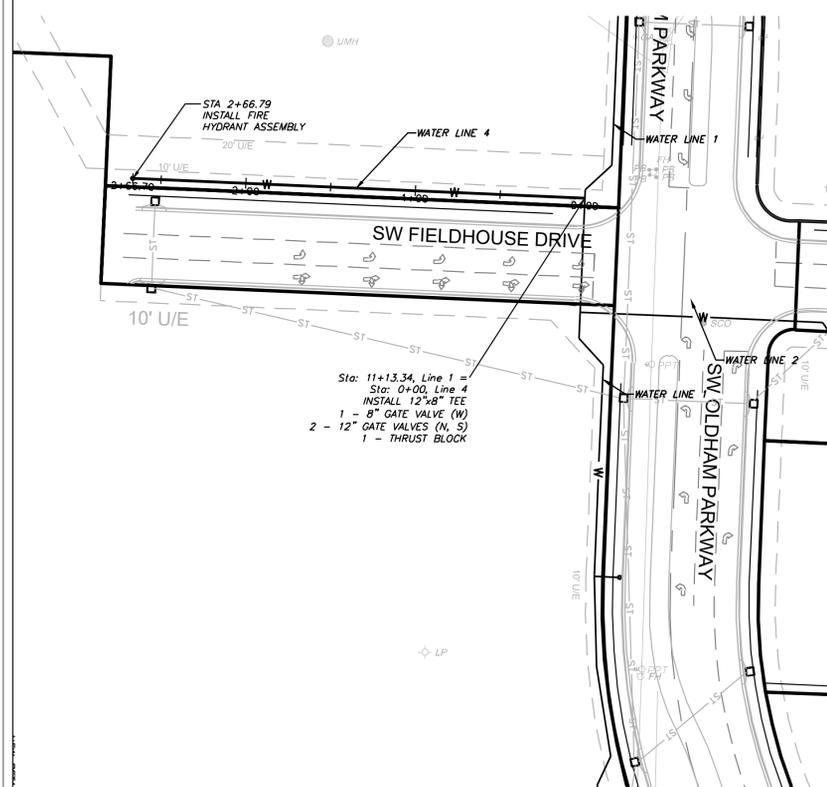
**REVISIONS**

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REV. 1/2/2025
REV. 2/6/2025
REV. 3/6/2025
REV. 3/24/2025
REV. 4/15/2025
REV. 12/2/2025

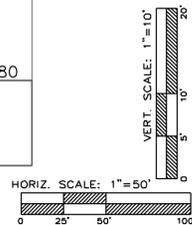
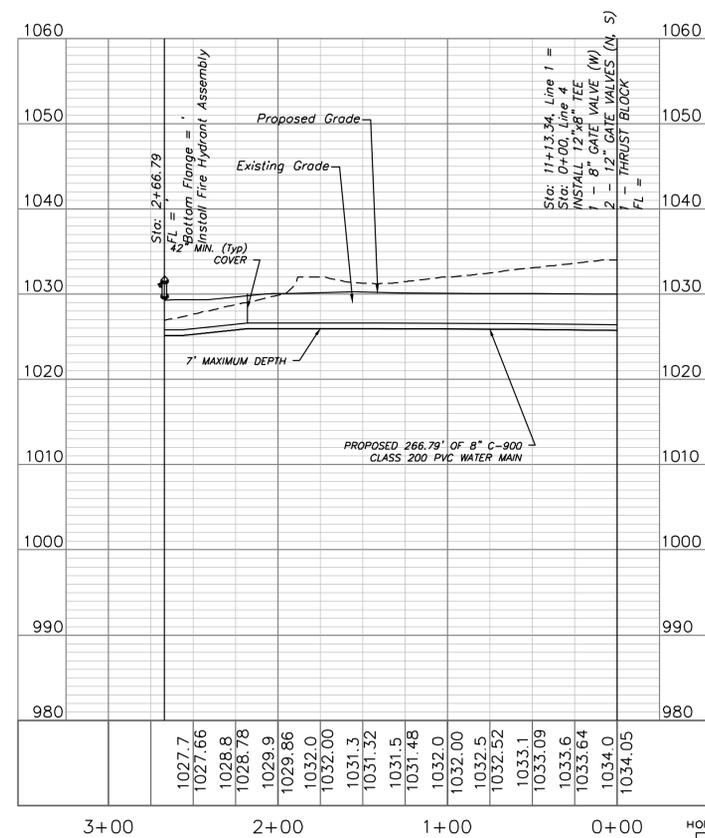


### WATER PLAN & PROFILE

SCALE: 1" = 50'

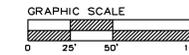


## PUBLIC WATER LINE 4



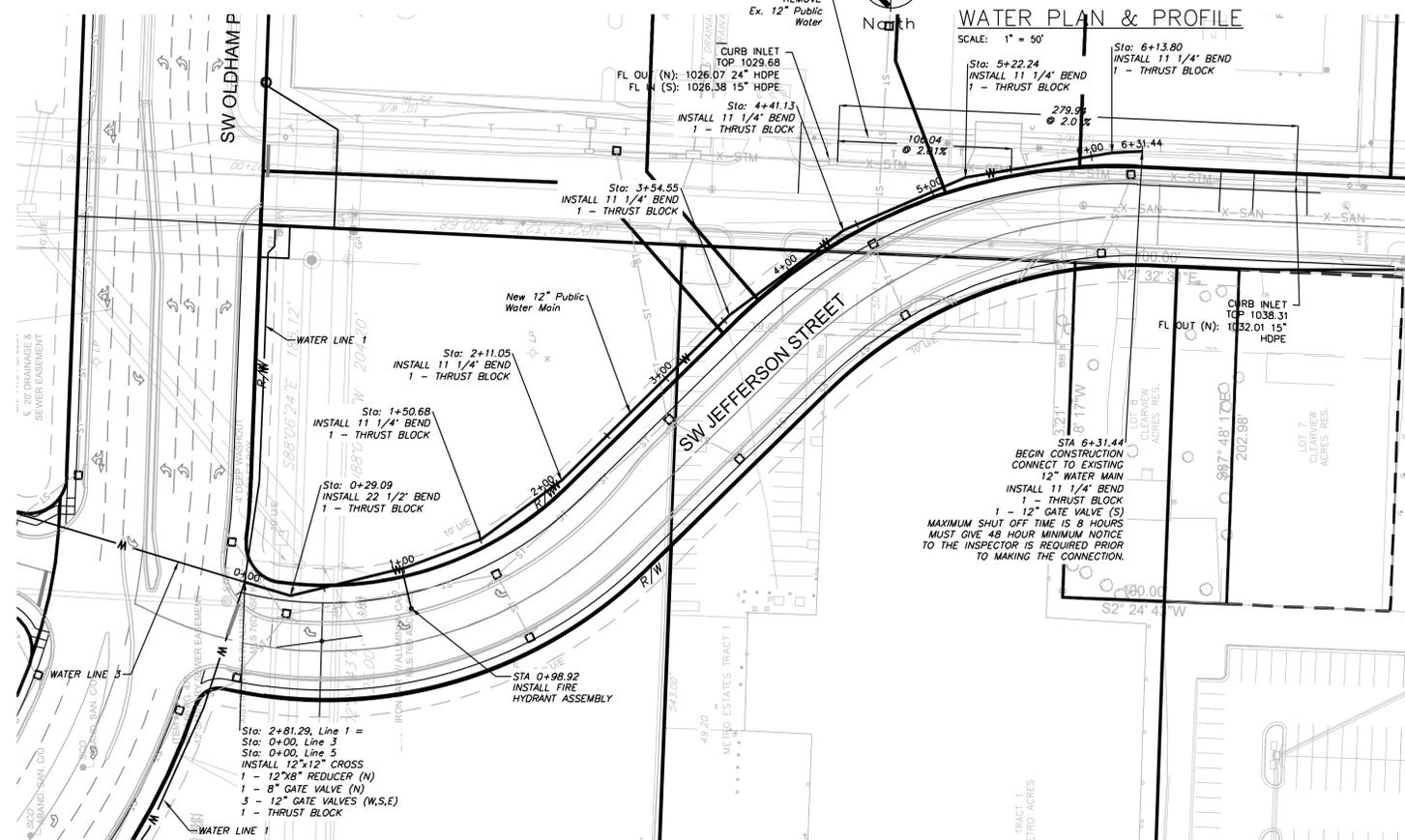
Note:

Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

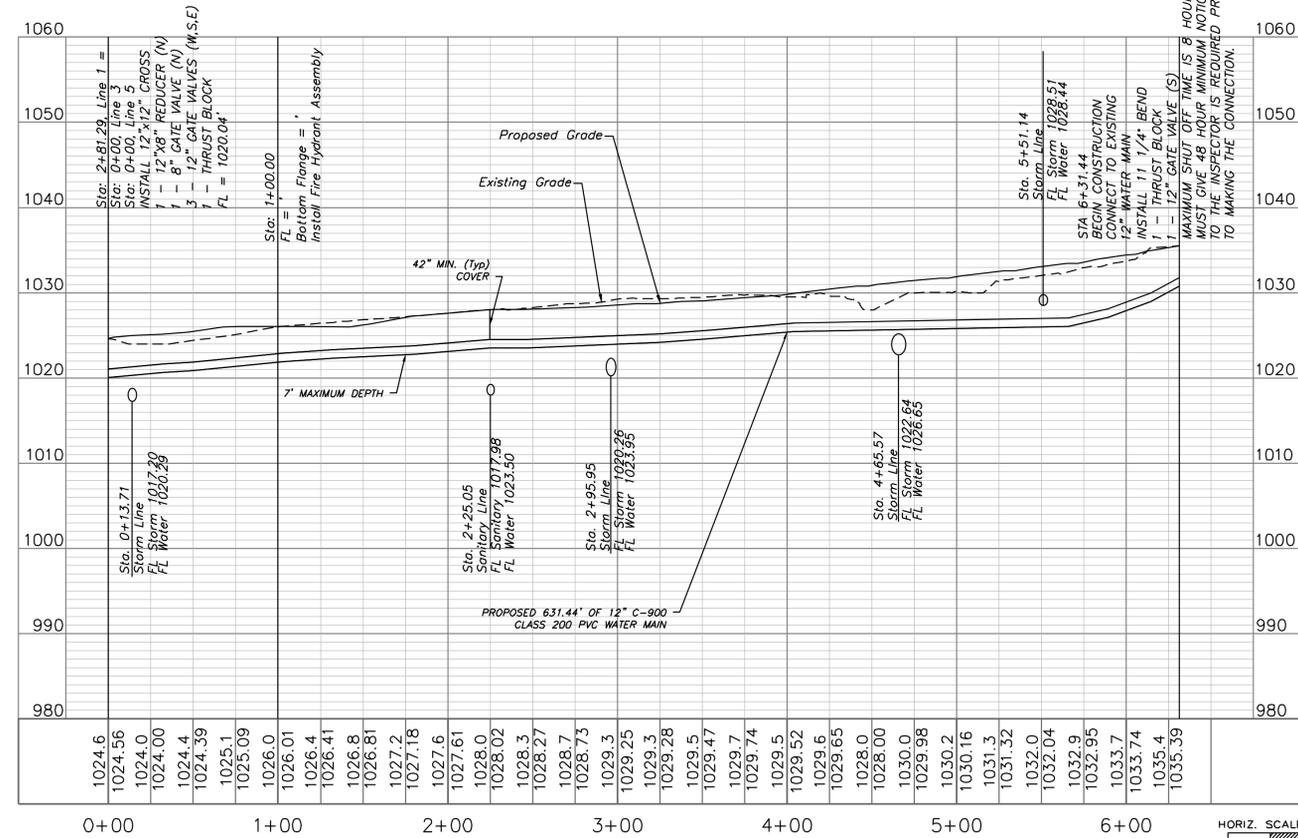


### WATER PLAN & PROFILE

SCALE: 1" = 50'



## PUBLIC WATER LINE 5



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

Oldham Village  
Lee's Summit, Jackson County, Missouri

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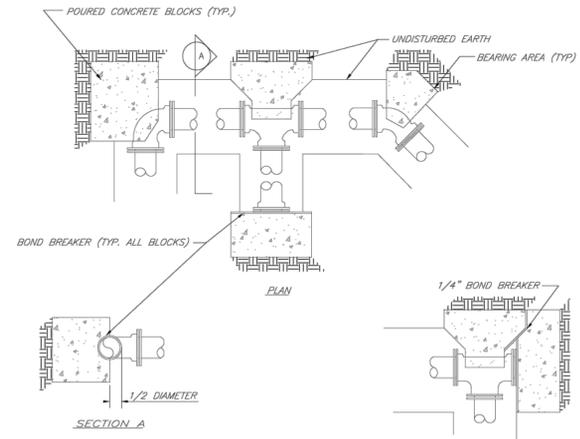
REVISIONS

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REV. 3/6/2025
REV. 3/24/2025
REV. 4/15/2025
REV. 12/2/2025

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.2	14.4	7.4	4.0
14	25.7	36.1	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	58.1	32.5	16.5	8.3
20	52.1	69.2	40.1	20.4	10.3
24	71.4	94.4	54.4	28.4	14.6

- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
  2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
  3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
  4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

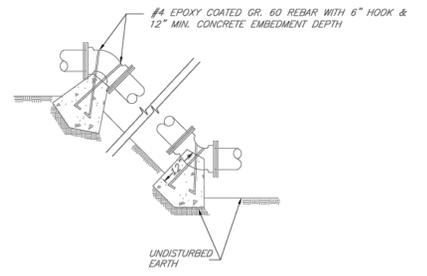
**HORIZONTAL THRUST BLOCKS**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-1  
Rev: 1/14  
Rev:

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)

NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.9	126.9	68.7	35.0	17.6
10	140.9	198.3	107.5	54.7	27.5
12	202.0	281.1	154.6	78.8	38.6
14	271.1	376.4	210.4	107.3	53.9
16	348.1	484.1	271.1	140.1	70.4
18	433.1	604.1	338.1	177.3	89.1
20	526.1	736.1	411.1	219.1	110.0
24	714.1	984.1	544.1	284.1	154.4

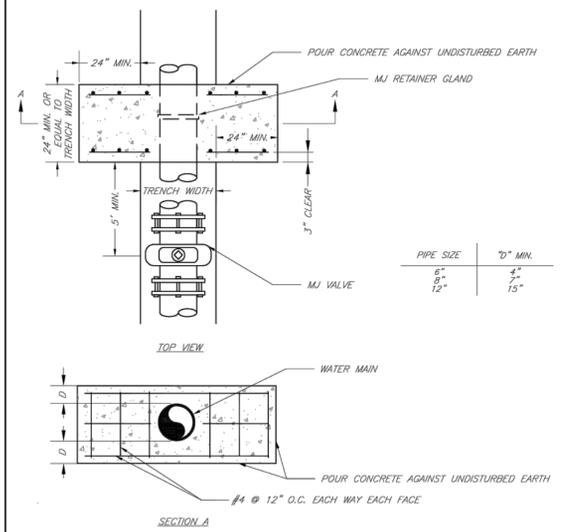
- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
  2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
  3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
  4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**VERTICAL THRUST BLOCKS**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-2  
Rev: 1/14  
Rev:

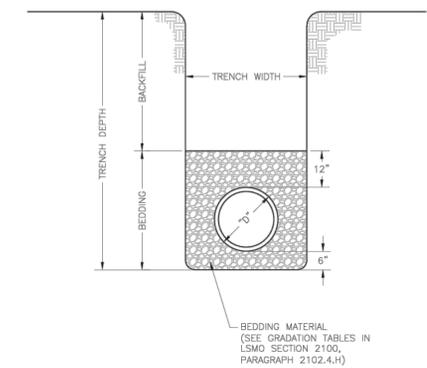


- NOTE:  
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**STRADDLE BLOCK**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-3  
Rev: 1/14  
Rev:

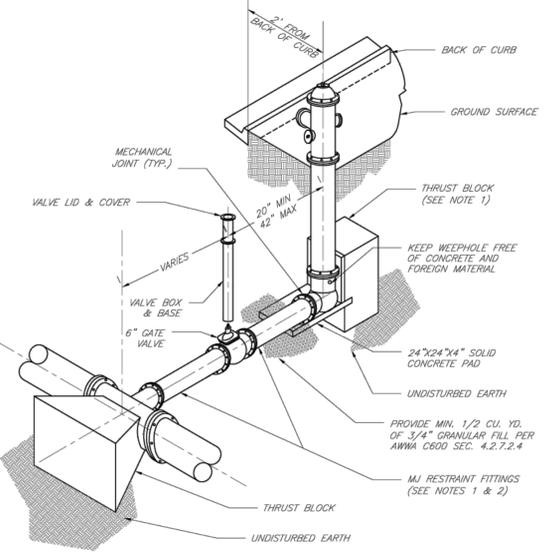


- NOTES:
1. FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN-5.
  2. EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**PIPE BEDDING DETAIL**

Date: 06/2023  
Drawn By: MFP  
Checked By: GMS  
GEN-6

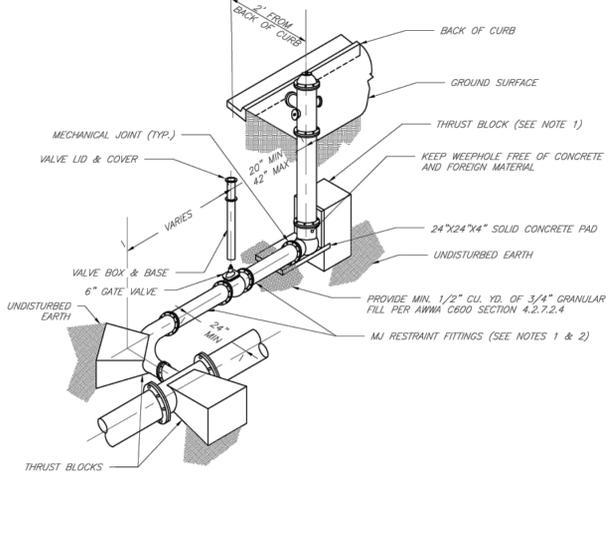


- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
  2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
  3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
  4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
  5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
  6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**HYDRANT INSTALLATION - STRAIGHT SET**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-7  
Rev: 1/14  
Rev:

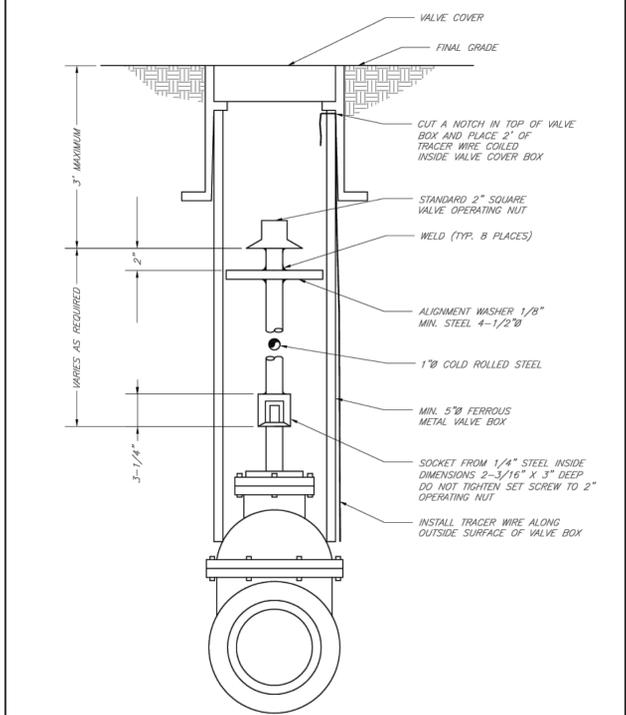


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**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**HYDRANT WITH 90 DEGREE BEND**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-8  
Rev: 1/14  
Rev:



**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**VALVE STEM EXTENSION AND VALVE BOX**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-9  
Rev: 1/14  
Rev:



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Oldham Village  
Jackson County, Missouri  
Lee's Summit, Jackson County, Missouri

Project:  
MARKETPLACE  
LSMO  
Issue Date:  
October 23, 2024

Water Main Detail  
Construction Plans for:  
Oldham Village  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25228  
NE PE E-14335

- REVISIONS
- REV. 12/10/2024
  - REV. 1/2/2025
  - REV. 2/6/2025
  - REV. 3/6/2025
  - REV. 3/24/2025
  - REV. 4/15/2025
  - REV. 12/2/2025