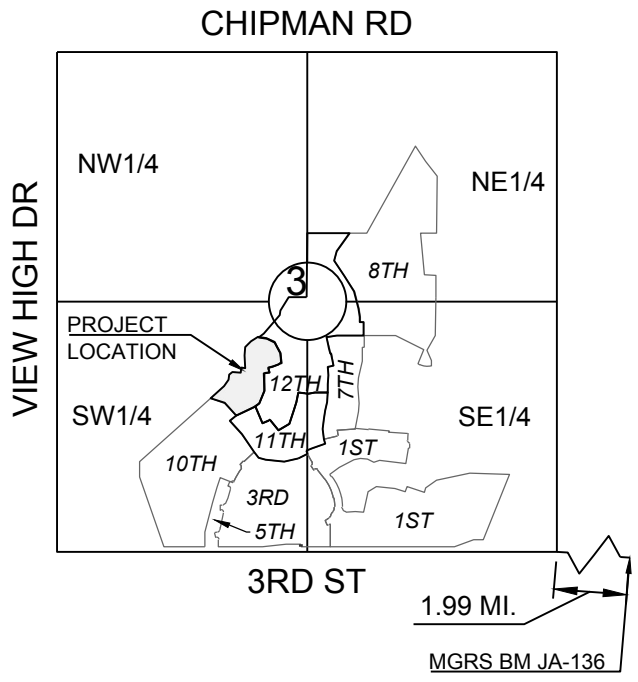


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LEGEND:

A/E	-	ACCESS EASEMENT
BC	-	BACK OF CURB
B/B	-	BACK TO BACK
BM	-	BENCHMARK
BL or B.L.	-	BUILDING LINE
CO	-	CLEANOUT
TJB	-	TELEPHONE JUNCTION BOX
C&G	-	CURB AND GUTTER
D/E	-	DRAINAGE EASEMENT
E/E	-	ELECTRICAL EASEMENT
EL	-	ELEVATION
FL	-	FLOW LINE
G/E	-	GAS LINE EASEMENT
HDPE	-	HIGH-DENSITY POLYETHYLENE
L/E	-	LANDSCAPE EASEMENT
MSFE	-	MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	-	POLYVINYL CHLORIDE
P/L	-	PROPERTY LINE
PUB/E	-	PUBLIC EASEMENT
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
SW	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

	ASPHALT PAVEMENT - EXISTING
	ASPHALT PAVEMENT - PROPOSED
	CONCRETE PAVEMENT - EXISTING
	CONCRETE PAVEMENT - PROPOSED
	CONCRETE SIDEWALK - EXISTING
	CONCRETE SIDEWALK - PROPOSED
	CURB & GUTTER
	CURB & GUTTER - EXISTING
	TREELINE
	EXISTING LOT AND R/W LINES
	EXISTING PLAT LINES
	PROPERTY LINES
	RIGHT-OF-WAY
	SANITARY SEWER MAIN
	SANITARY SEWER MAIN - EXIST.
	STORM SEWER
	STORM SEWER - EXISTING
	CABLE TV - EXISTING
	FIBER OPTIC CABLE - EXISTING
	TELEPHONE LINE - EXIST.
	ELECTRIC LINE - EXISTING
	OVERHEAD POWER LINE - EXIST.
	UNDERGROUND ELECTRIC - EX.
	GAS LINE - EXISTING
	WATERLINE - EXISTING
	LIGHT - EXISTING
	EXISTING MANHOLE
	CLEANOUT
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING AREA INLET
	EXISTING CURB INLET
	EXISTING GRATE INLET
	EXISTING JUNCTION BOX
	EXISTING STORM MANHOLE



SECTION 3-47N-32W
LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.com

KANSAS CITY POWER & LIGHT COMPANY (KCP&L)
Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@kcpl.com

CITY OF LEES SUMMIT PUBLIC WORKS
Dena Mezger
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE
Barbara Brown
3400 W. Duncan Road
Blue Springs, MO 64015
(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT
Mark Schaeffer
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1900

SUMMARY OF QUANTITIES

	ITEM	QUANTITY	UNITS
1	CONNECT TO EXISTING MANHOLE	1	EA
2	STANDARD 4" DIA. MANHOLE	21	EA
3	DROP MANHOLE	3	EA
4	SHALLOW MANHOLE	1	EA
5	10" PVC SDR-26	746	LF
6	8" PVC SDR-26	3964	LF
7	8" DUCTILE IRON PIPE	86	LF
8	REINFORCED CONCRETE ENCASEMENT	36	LF
9	6" PVC SDR-26	1516	LF
10	8" X 6" WYE CONNECTION	37	EA
11	EXTRA DEPTH IN MANHOLE	99	VF
12	CLEANOUT	6	EA
13	EROSION CONTROL	1	LS
14	BONDS	1	LS
15	ROCK EXCAVATION	1700	CY
16	CLEAR AND GRUB	1	LS
17	COMPACTION TESTING	1	LS
18	PREBLAST SURVEY (IF REQUIRED)	1	LS

SANITARY MAIN EXTENSION PLANS FOR WINTERSET VALLEY, 12TH PLAT IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREET'S CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

UTILITIES:

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

NOTE:
TRENCH CHECKS TO BE INSTALL ON ALL SANITARY SEWER SERVICE LINES IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARDS.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL LAYOUT
3	GENERAL LAYOUT
4	GRADING PLAN
5	GRADING PLAN
6	PLAN AND PROFILE
7	PLAN AND PROFILE
8	PLAN AND PROFILE
9	PLAN AND PROFILE
10	PLAN AND PROFILE
11	DETAILS
12	DETAILS

PREPARED AND SUBMITTED BY:



SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

DATE

OWNER/DEVELOPER:

GALE COMMUNITIES, INC.
DAVID GALE
400 SW LONGVIEW BLVD, STE 109
LEE'S SUMMIT, MO 64081
p 816.645.2336
f -
DGALE@GALECOMMUNITIES.COM

CONFORMING TO CONSTRUCTION
RECORDS AS FURNISHED BY
OTHERS.

KSC 7-23-19
BY DATE

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV. 935.45'

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Missouri State Certificates of Authority
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WINTERSET VALLEY, 12TH PLAT
SANITARY MAIN EXTENSION PLANS
AUDUBON LANE AND CARSON DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION	
	Revised per City Comments	Revised per City Comments
1	7-9-19	
2	8-28-18	
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DRAWN BY:	KSC
CHECKED BY:	MAB
DATE PREPARED:	5-29-18
PROJ. NUMBER:	17-134

COVER

SHEET

1
OF 12

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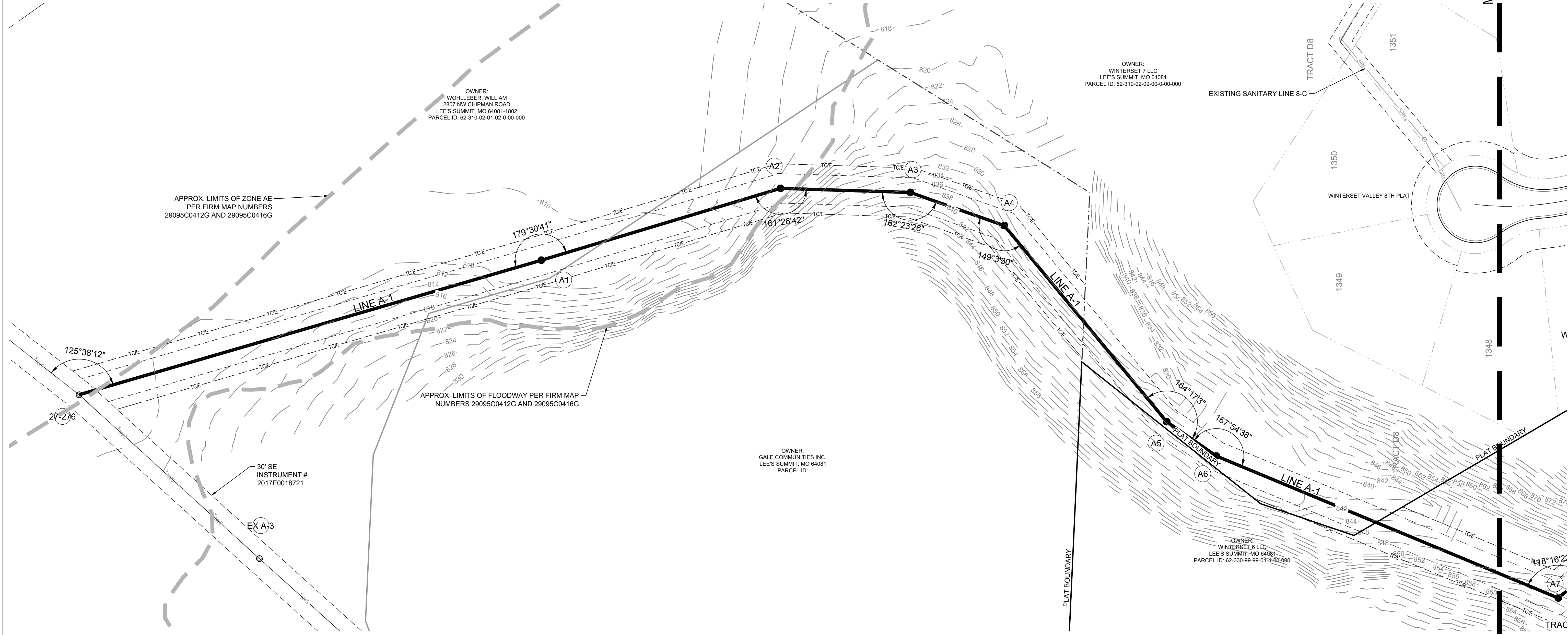


WINTERSET VALLEY, 12TH PLAT
SANITARY MAIN EXTENSION PLANS
AUDUBON LANE AND CARSON DRIVE
LEE'S SUMMIT, MISSOURI

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8-28-18	Revised per City Comments

GENERAL LAYOUT
SHEET
2
OF 12

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GENERAL NOTES:

- ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
- M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
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ELEV. 993.11'

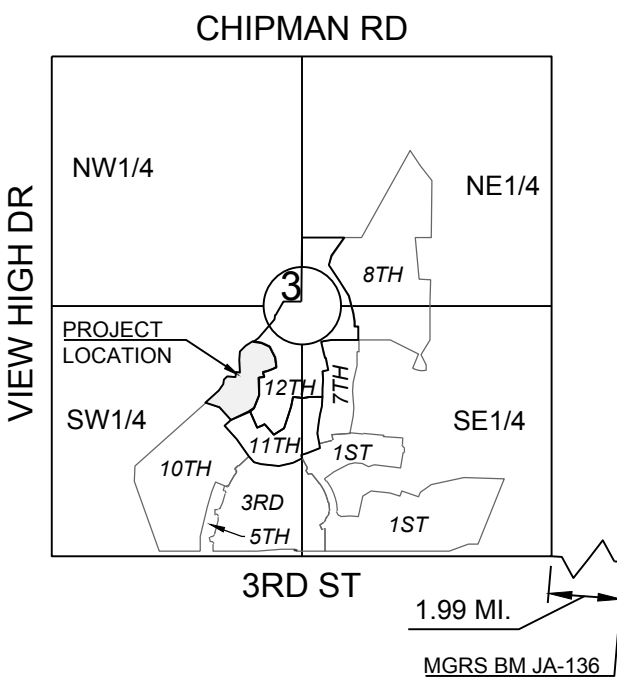
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ELEV. 935.45'

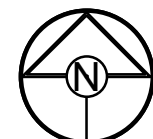
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KSC
BY
7-23-19
DATE



SECTION 3-47N-32W

LOCATION MAP
SCALE 1" = 2000'



SCALE: 1" = 50'



WINTERSET VALLEY, 12TH PLAT
SANITARY MAIN EXTENSION PLANS
AUDUBON LANE AND CARSON DRIVE
LEE'S SUMMIT, MISSOURI

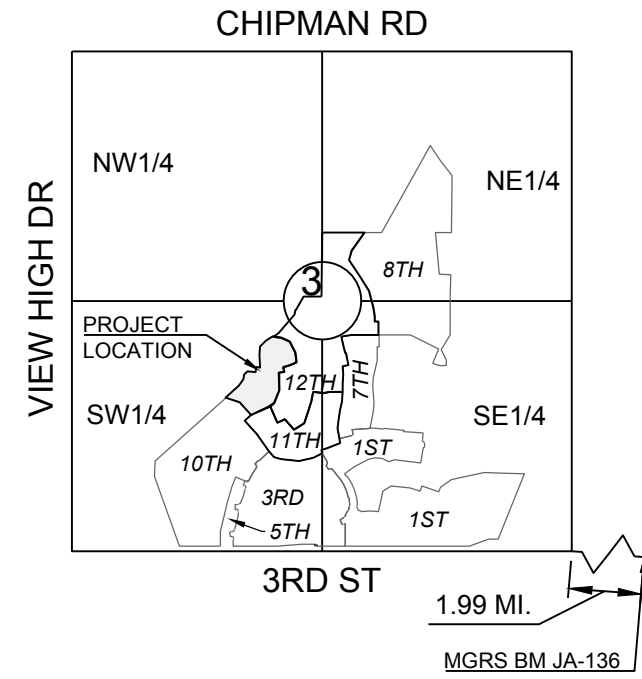
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KSC	MAB	5-28-18	17-134

GENERAL LAYOUT

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OF 12

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SECTION 3-47N-32W
LOCATION MAP
SCALE 1" = 2000'

- GENERAL NOTES:
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CONFORMING TO CONSTRUCTION
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KSC 7-23-19
BY DATE

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BENCH MARK:

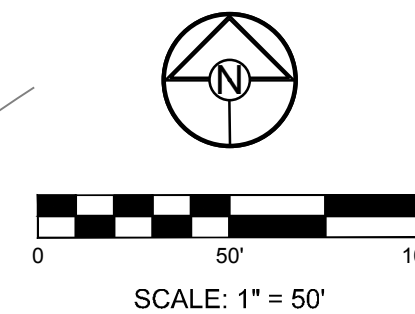
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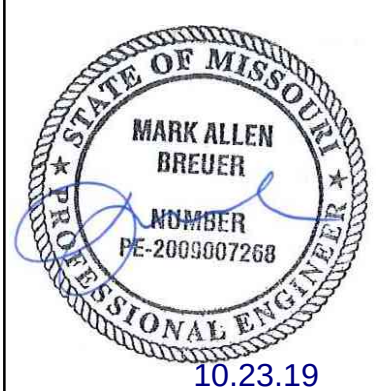
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ELEV. 935.45'



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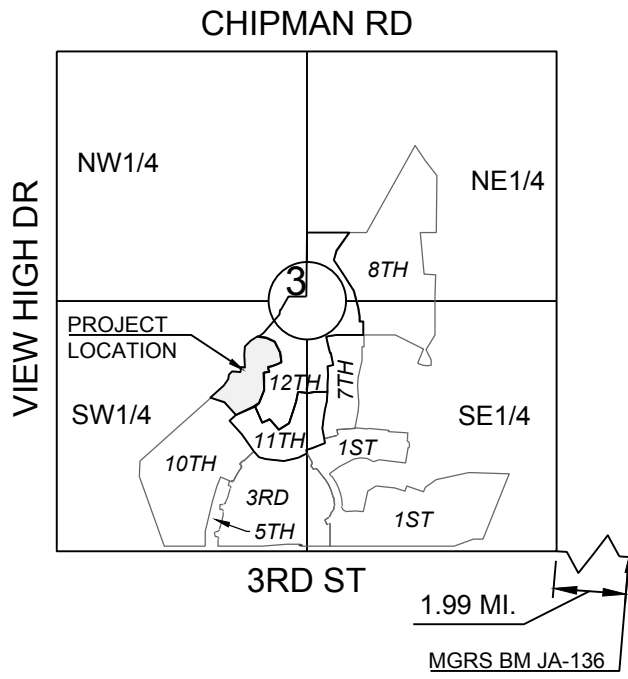
WINTERSSET VALLEY, 12TH PLAT
SANITARY MAIN EXTENSION PLANS
AUDUBON LANE AND CARSON DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
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GRADING PLAN

SHEET
4
OF 12

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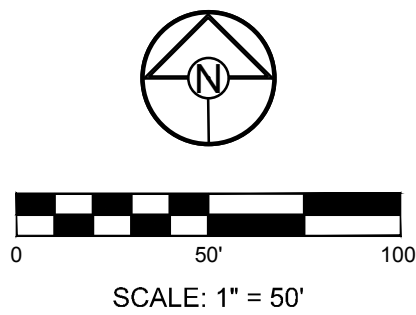
SECTION 3-47N-32W
LOCATION MAP
SCALE 1" = 2000'

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CONFORMING TO CONSTRUCTION
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KSC 7-23-19
BY DATE

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ELEV. 993.11'

PROJECT BENCH MARK:
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ELEV. 935.45'



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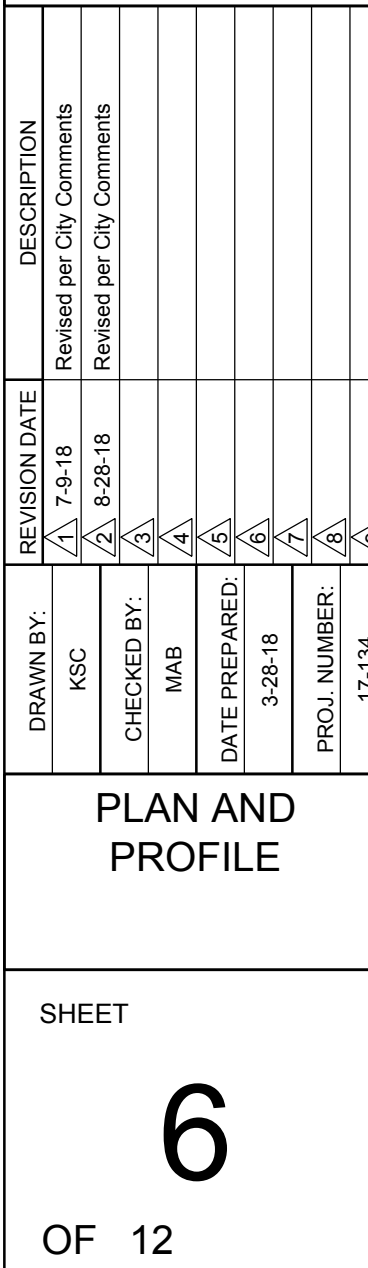
WINTERSET VALLEY, 12TH PLAT
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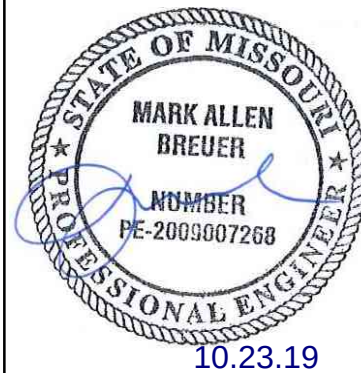
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CHECKED BY: MAB
DATE PREPARED: 5-29-18
PROJ. NUMBER: 17-134

GRADING PLAN

SHEET
5
OF 12



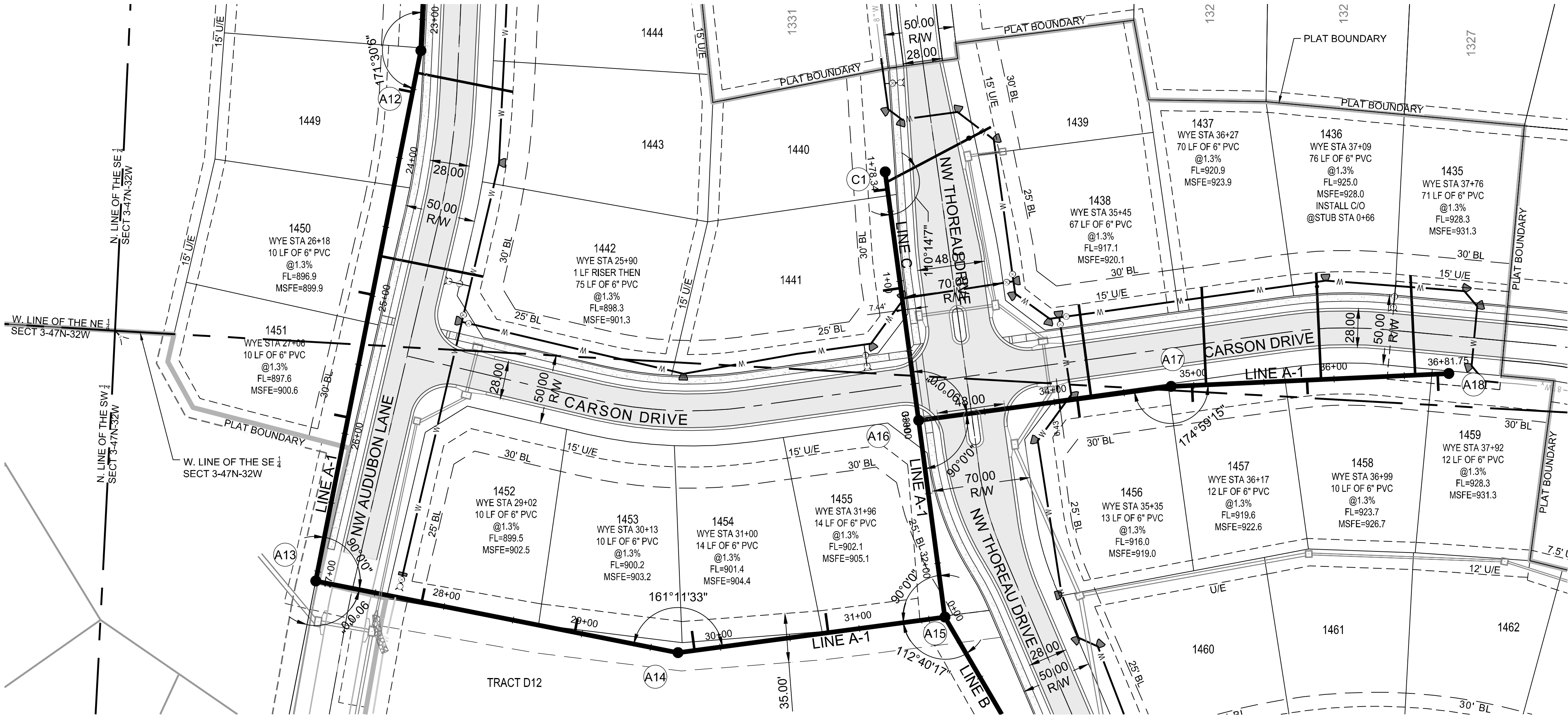


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7

OF 12

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ELEV. 993.11'

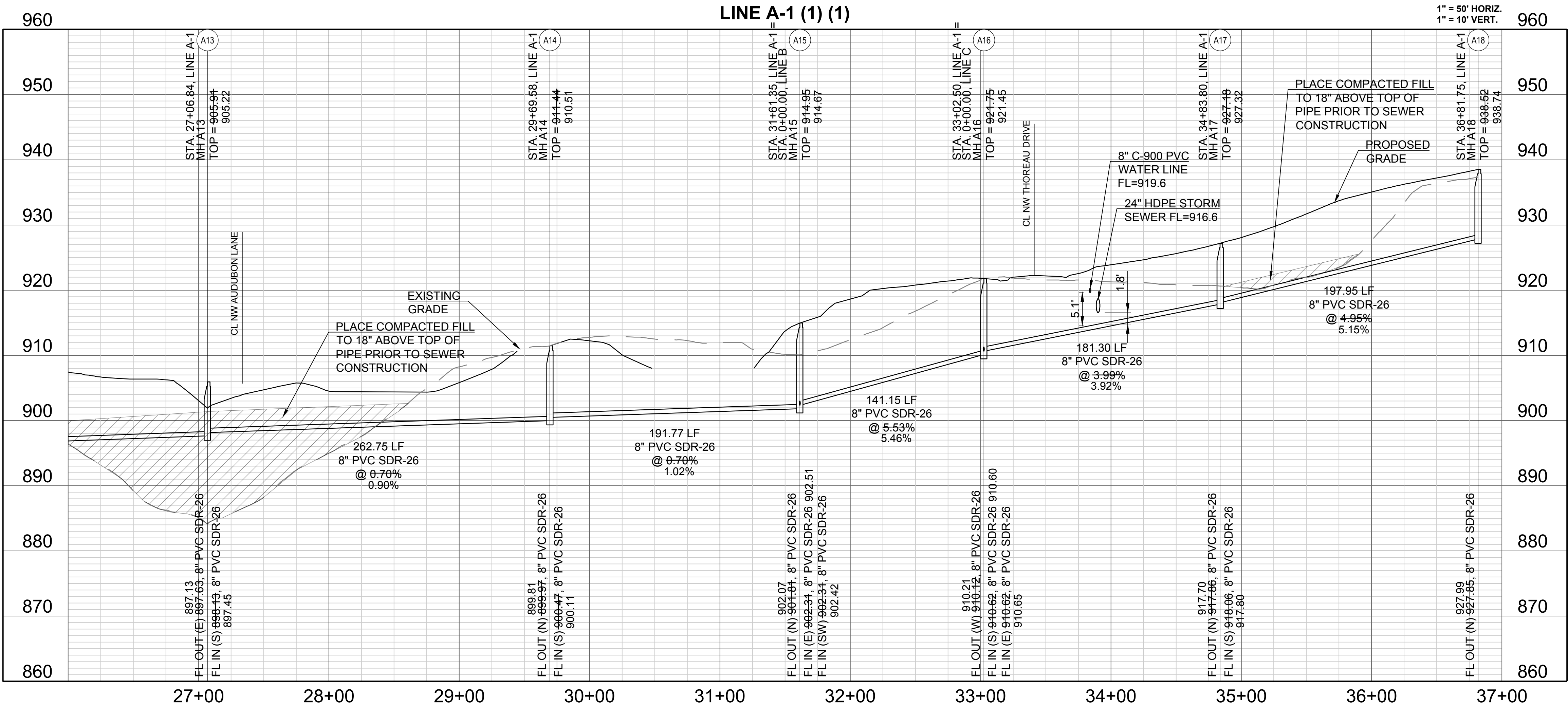
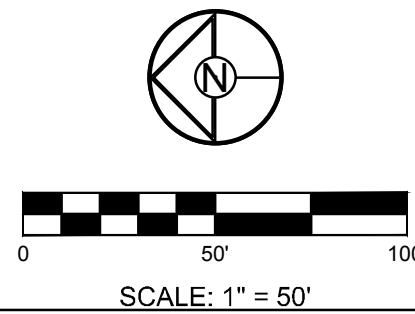
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ELEV. 935.45'

CONFORMING TO CONSTRUCTION
RECORDS AS FURNISHED BY
OTHERS.

KBC
BY
7-23-19
DATE



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Engineers-Planners-Surveyors-Landscape Architects
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(913) 492-5158 • Fax: (913) 492-8400
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#E2002003600-F #LAC2001005237 #LS200200859-F

10.23.19

WINTERSET VALLEY, 12TH PLAT
SANITARY MAIN EXTENSION PLANS
AUDUBON LANE AND CARSON DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1. 7-9-19	Revised per City Comments
2. 8-28-18	Revised per City Comments
3. 8-28-18	Revised per City Comments
4. 8-28-18	Revised per City Comments
5. 8-28-18	Revised per City Comments
6. 8-28-18	Revised per City Comments
7. 8-28-18	Revised per City Comments

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
KBC	MAB	5-29-16	17-134

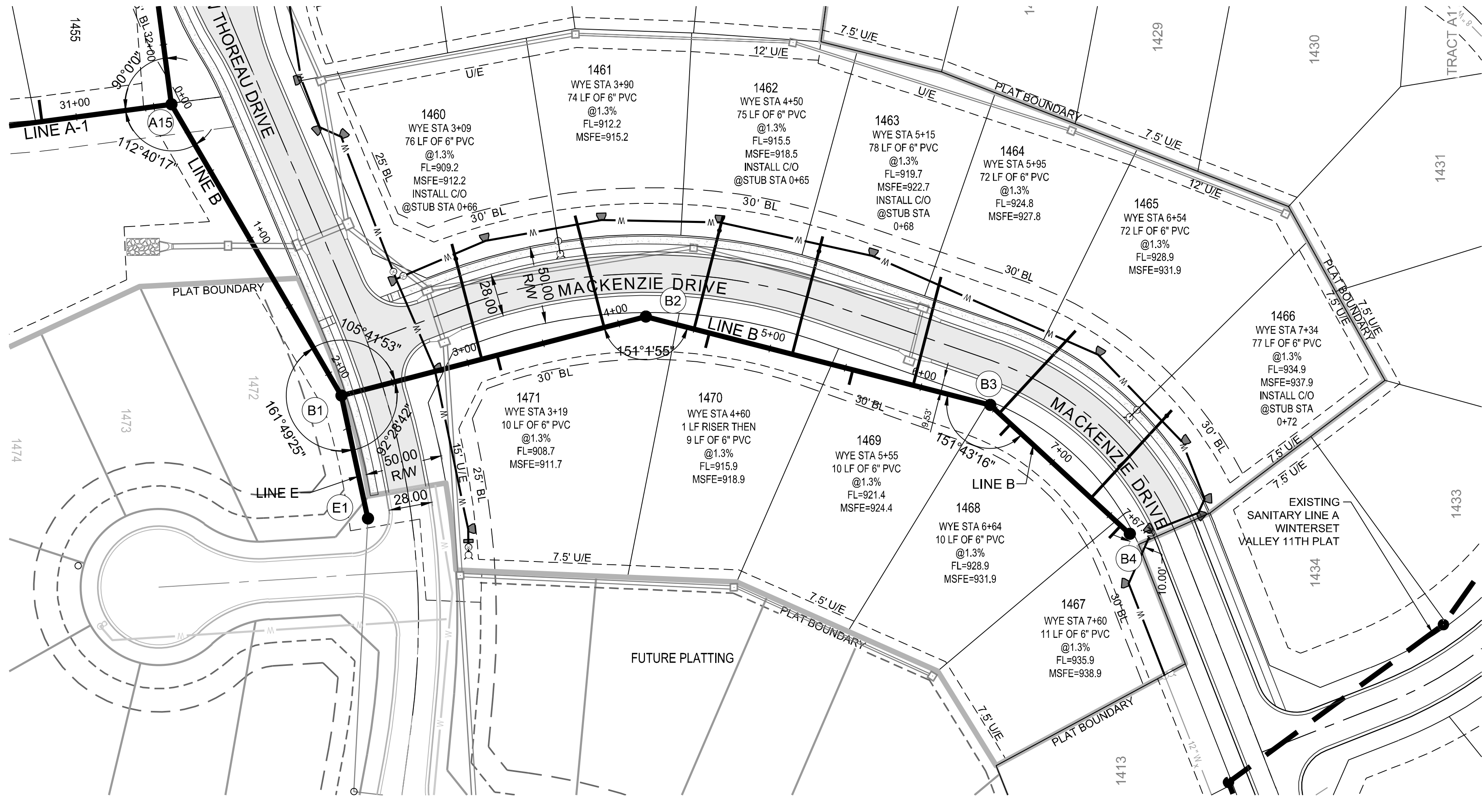
PLAN AND PROFILE

SHEET

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OF 12

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GENERAL NOTES:

- ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
- M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
- ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED:

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

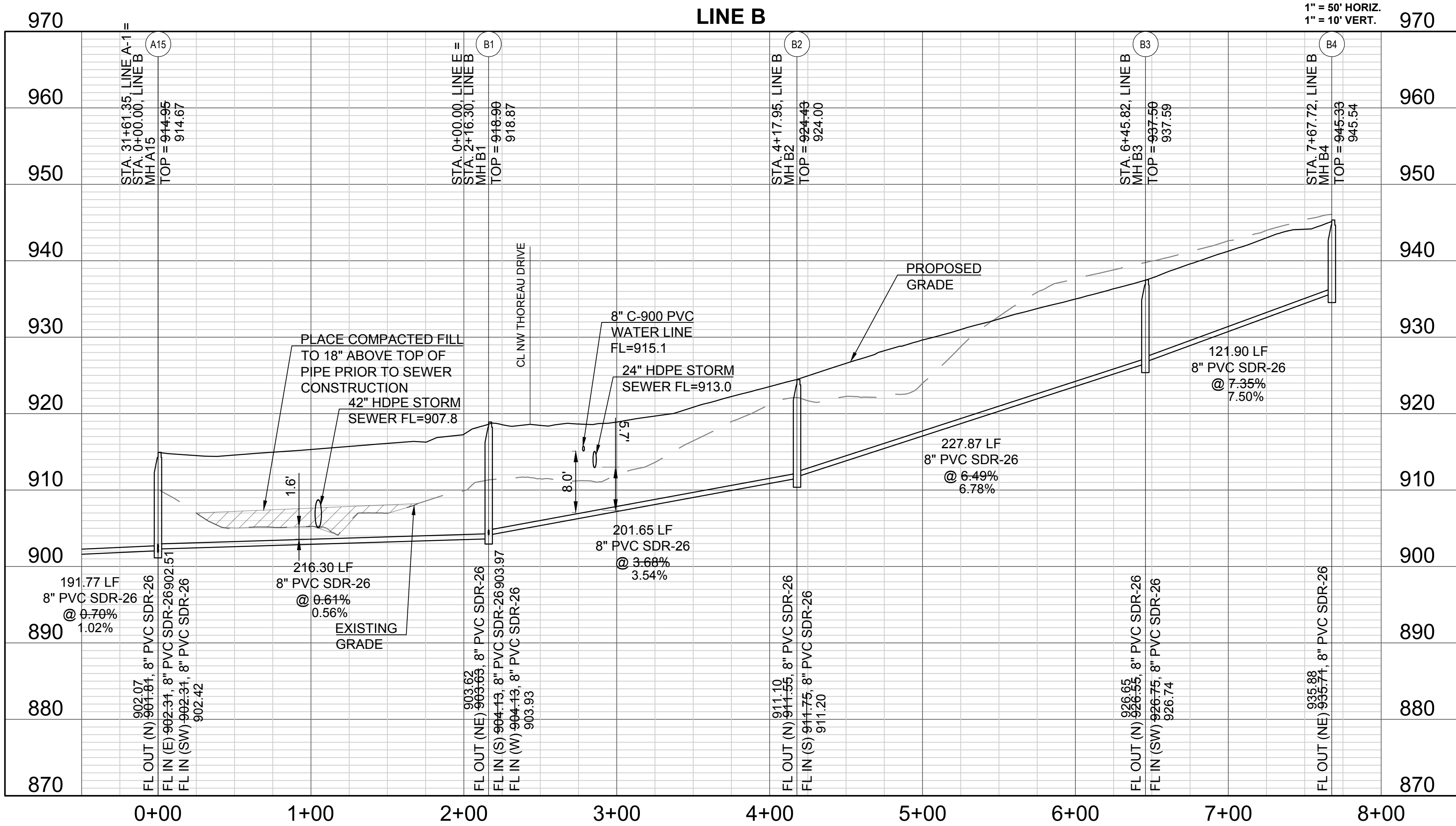
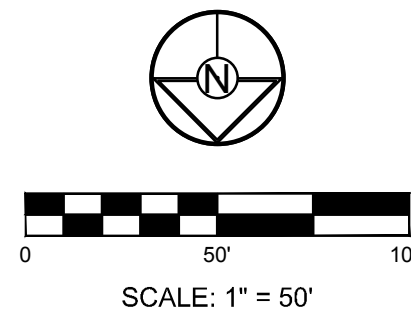
PROJECT BENCH MARK:

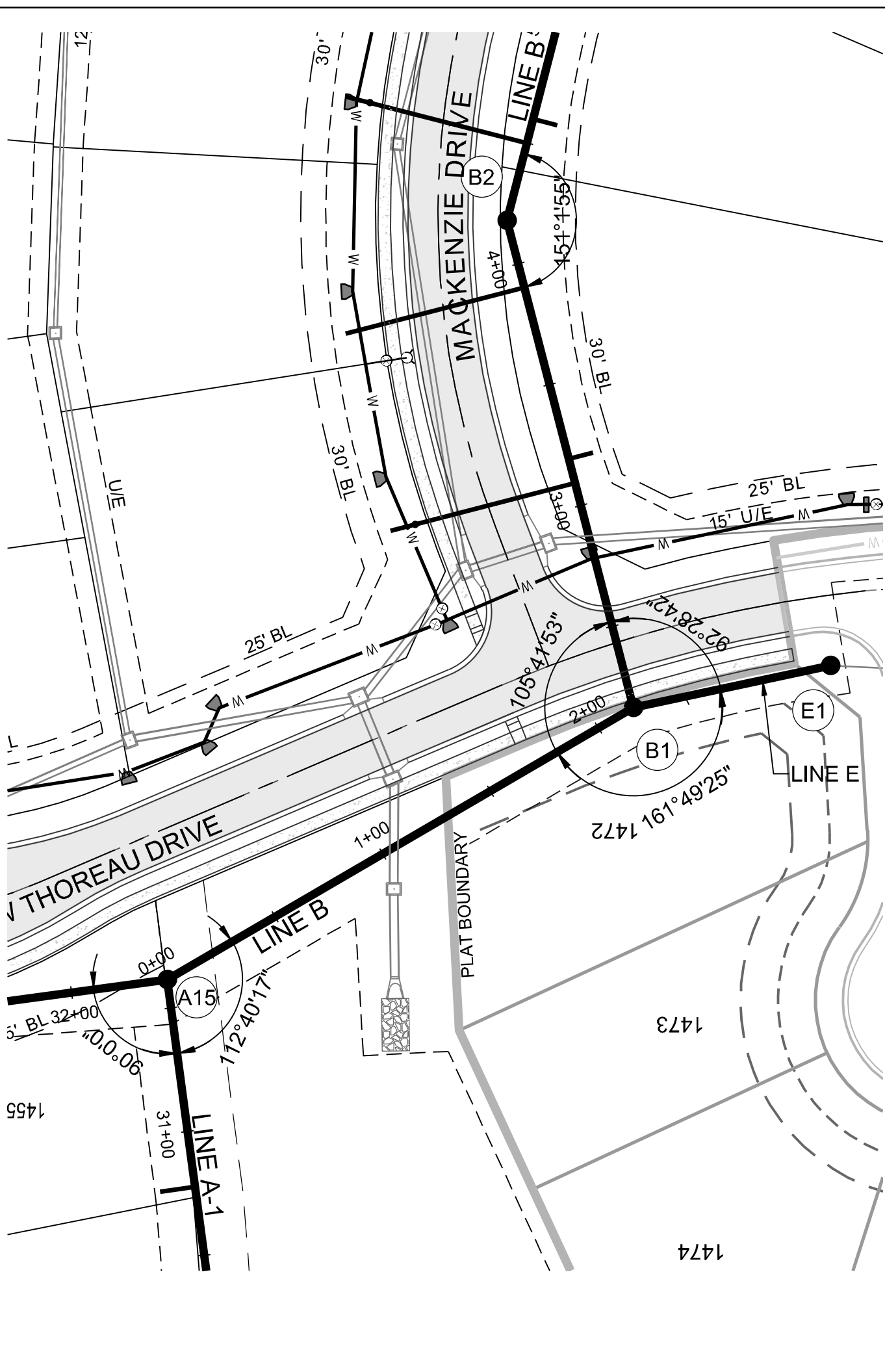
SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV. 935.45'

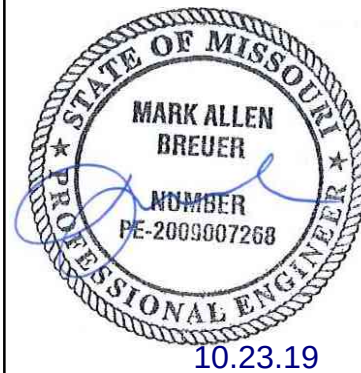
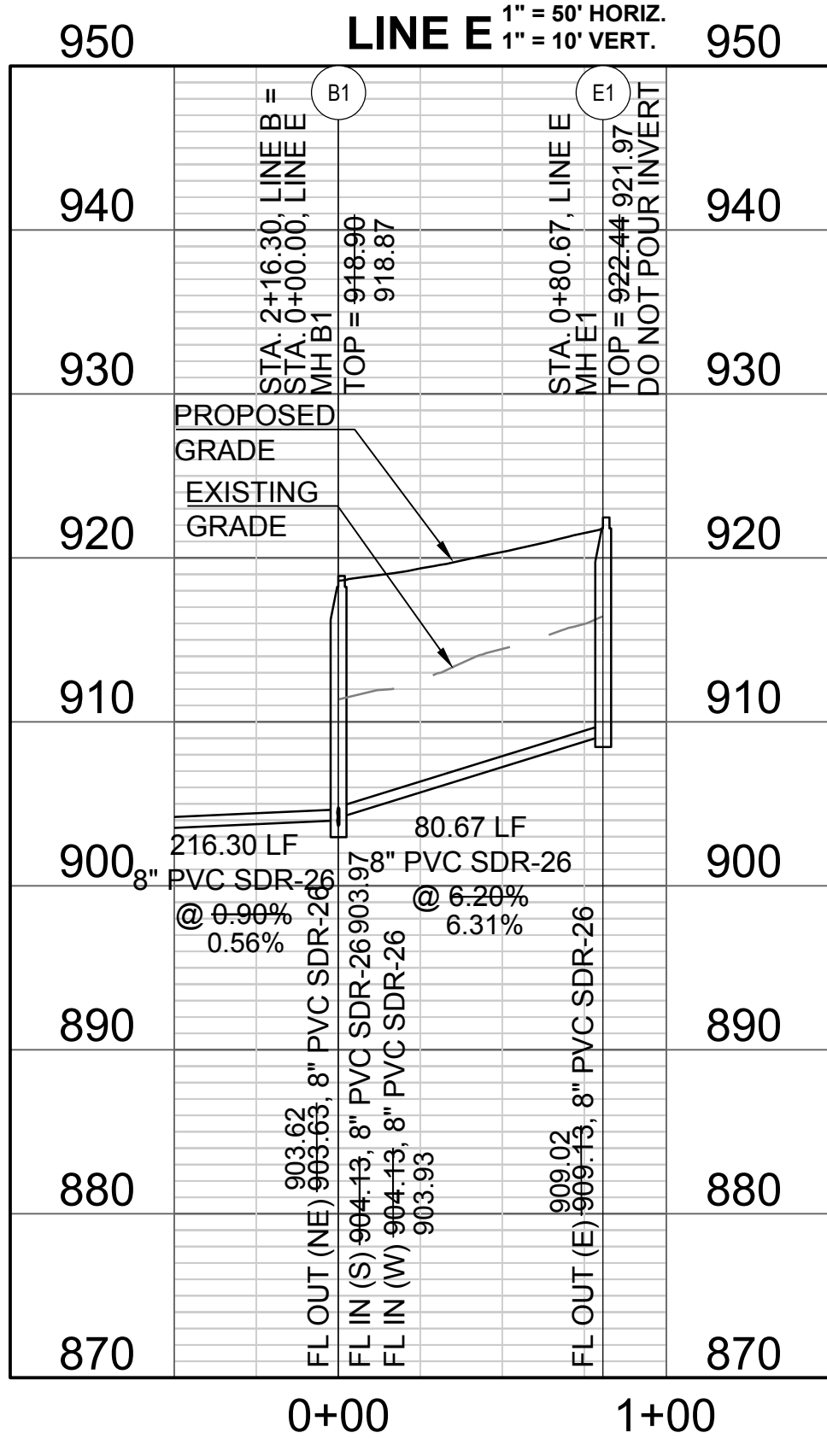
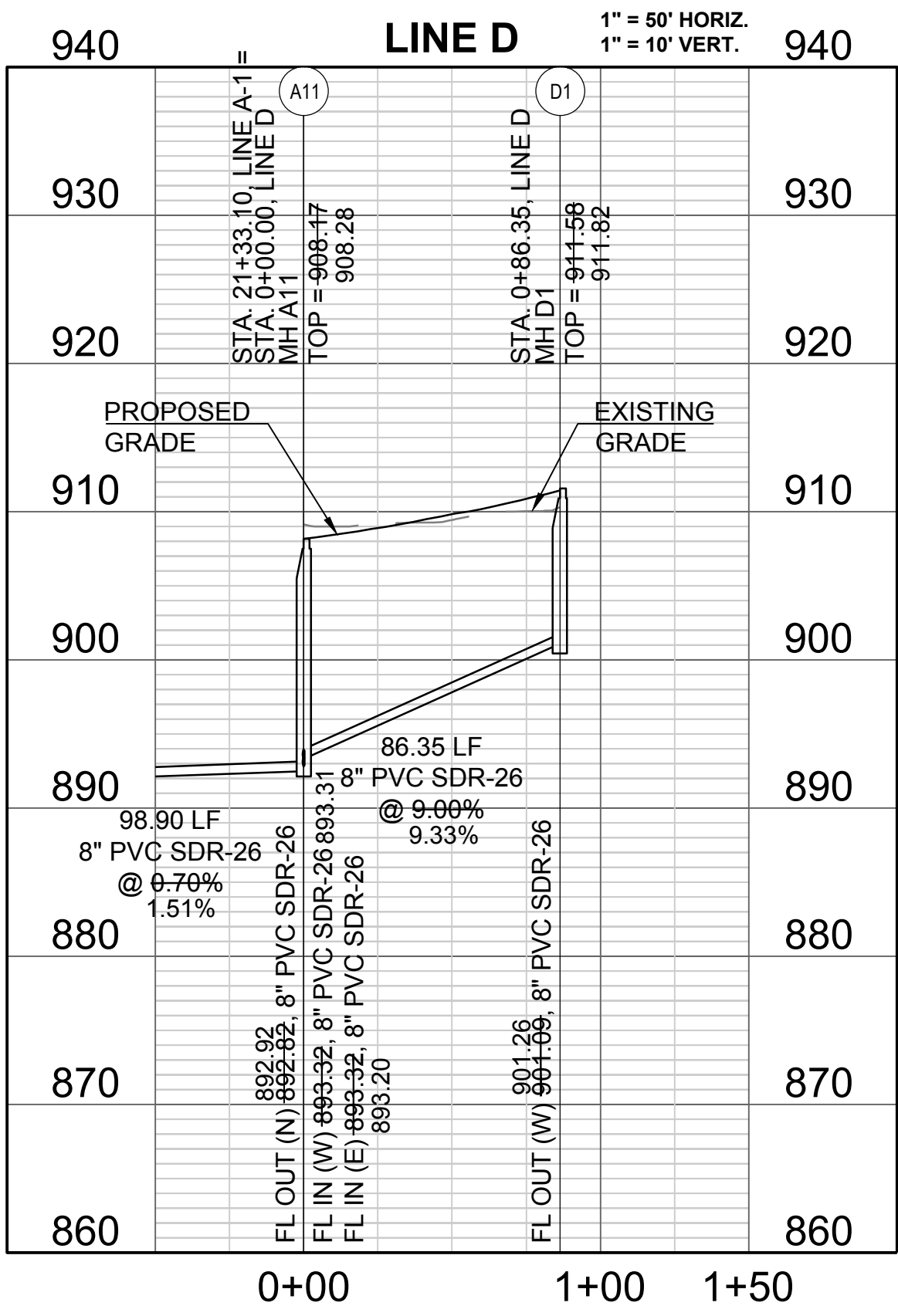
CONFORMING TO CONSTRUCTION
RECORDS AS FURNISHED BY
OTHERS.

KSC
BY
7-23-19
DATE





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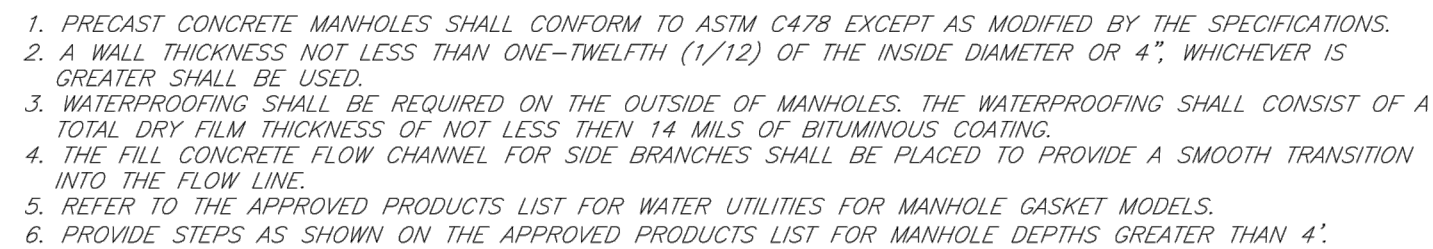
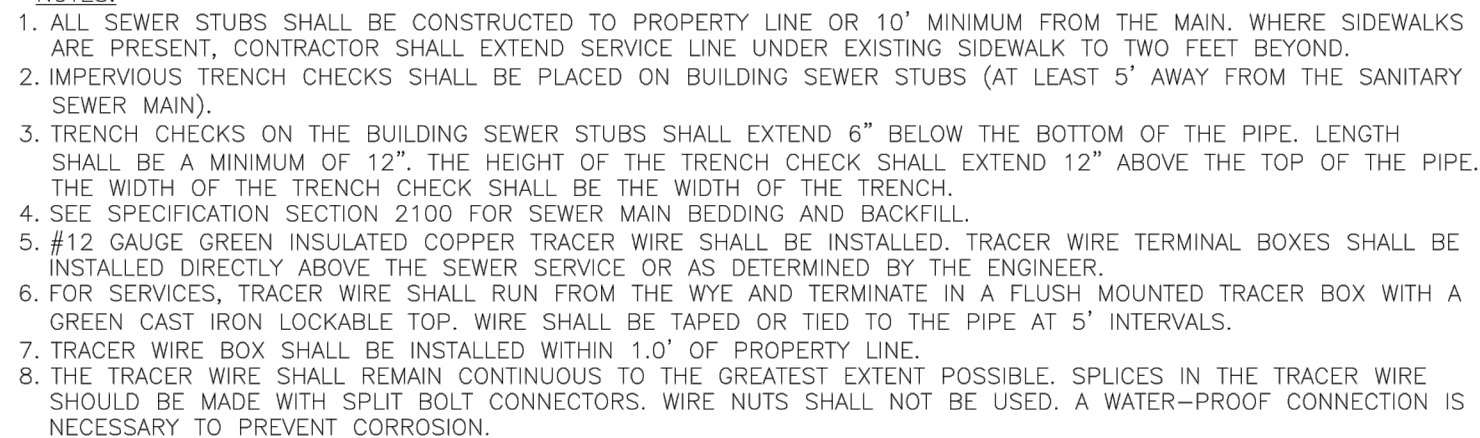
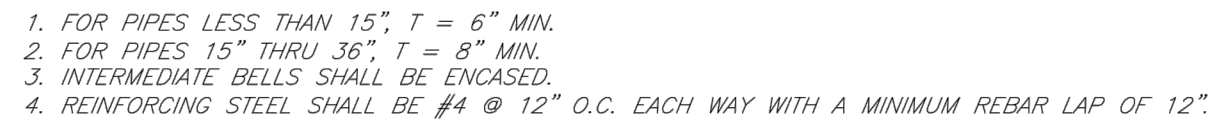
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3-28-18	⑥	
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	⑧	

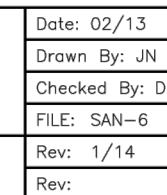
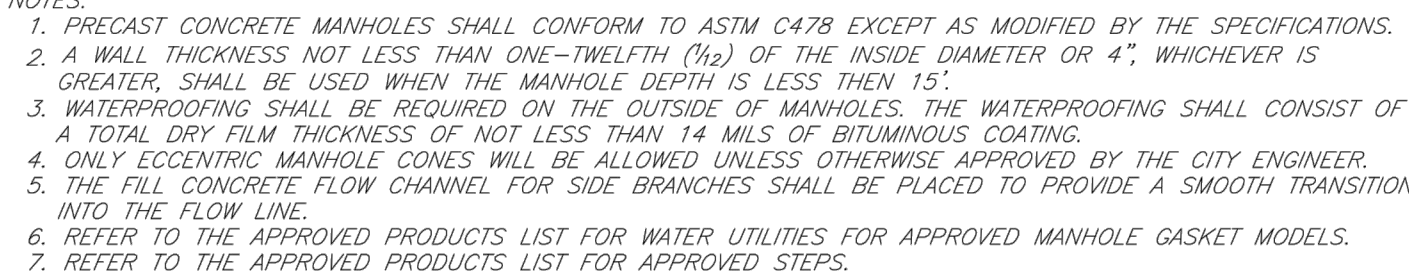
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OF 12



Date: 02/13
Drawn By: JN
Checked By: D
FILE: SAN-3
Rev: 1/14
Rev:

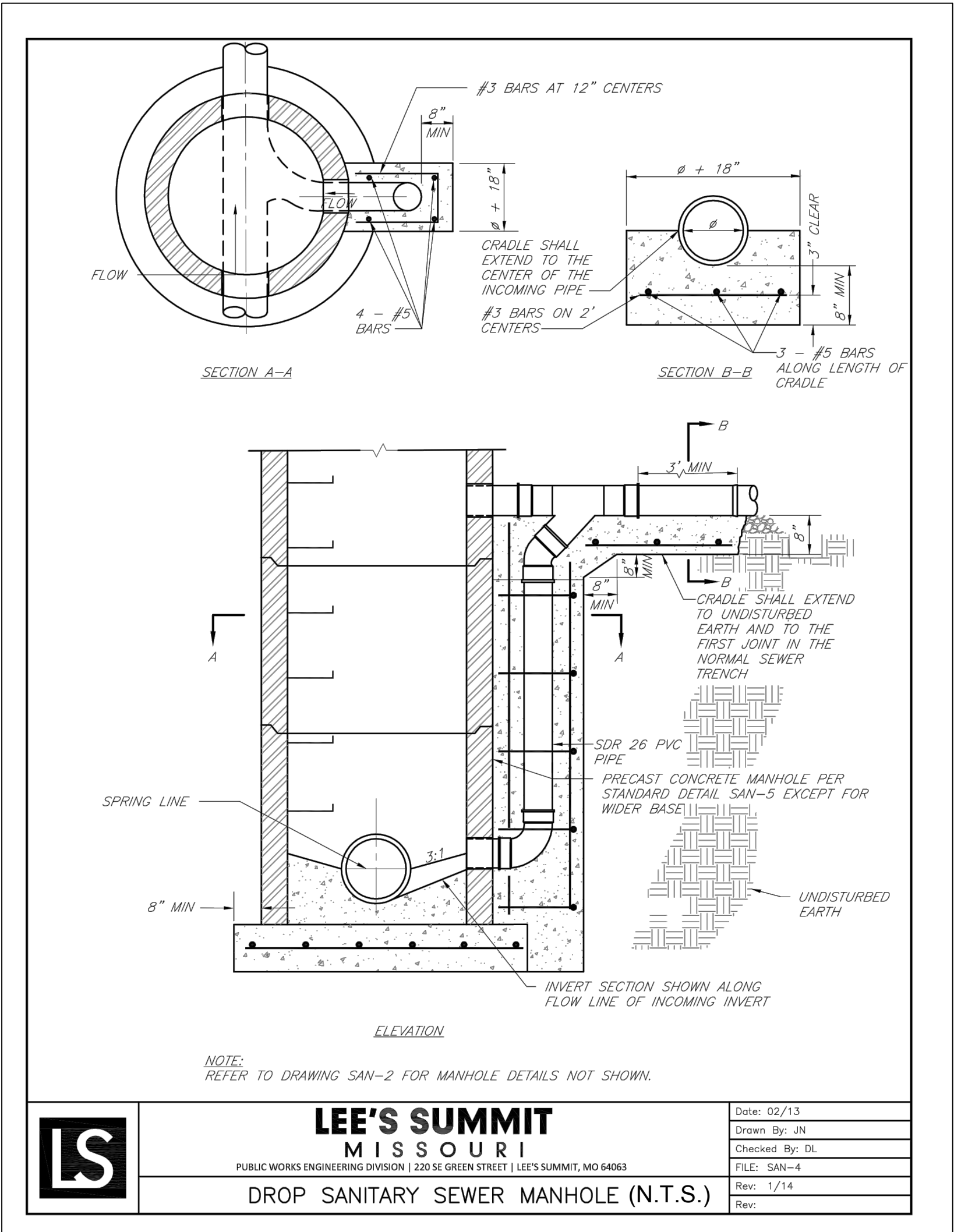


DATE _____



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		2	8-28-18
		3	
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		5	
		6	
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DETAILS

SHEET

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