BILL NO. 15-181 **ORDINANCE NO. 7735**

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT THE SOUTHEAST CORNER OF CHIPMAN ROAD AND VIEW HIGH DRIVE, IN DISTRICT AGRICULTURAL, THE SUMMIT CHURCH, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO.5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2015-117 submitted by Engineering Solutions, requesting approval of a preliminary development plan in District AG (Agricultural) on land located at the southeast corner of Chipman Road and View High Drive was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District AG by the passage of the Unified Development Ordinance, Ordinance No. 5209, on September 6, 2001, which reclassified zoning districts citywide, effective November 1, 2001; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on September 22, 2015, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on October 15, 2015, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the preliminary development plan contained in Application #PL2015-117 is hereby approved in District AG on the following described property:

> *All that part of the West one half of Lot 2 of the NW 1/4 of Section 3, Township 47 N, Range 32 W, in Lee's Summit, Jackson County, Missouri, except the East 16.5 feet, and except that part in existing street rights of way, more particularly described as follows:*
> *Commencing at the Northwest corner of said Section 3; thence S 86°41'55" E along the North line of said 1/4 Section, a distance of 30.00 feet; thence S 03°18'59" W, a distance of 30.00 feet to the Point of Beginning, said point being the intersection of the existing East right of way line of View High Drive and the South line of the existing right of way line of Chipman Road; thence S 86°41'55" E parallel with the North line of said 1/4 Section, a distance of 337.94 feet; thence S 86°35'42" E parallel with the North line of said 1/4 Section, a distance of 945.57 feet; thence S 03°22'09" W, West of, parallel with and 16.5 feet distant from the East line of the West 1/2 of said Lot 2, a distance of 1420.09 feet to a point on the South line of the West 1/2 of said Lot 2; thence N 87°16'57" W along said South line, a distance of 1282.27 feet; thence N 03°18'59" E along a line, East of, parallel with and 30.00 feet distant from the West line of said Lot 2, a distance of 1434.84 feet to the Point of Beginning, containing 42.046 acres, more or less, all being subject to easements, restrictions, and rights of way of record.*

SECTION 2. That the following conditions of approval apply:

1. Access roads from the north and the west shall be constructed to City standards for future dedication as City streets.
2. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated September 15, 2015. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.
3. The applicant shall install dimmable parking lot light fixtures. The fixtures shall comply with the lighting standards of the Unified Development Ordinance.

SECTION 3. That development shall be in accordance with the amended preliminary development plan removing the north parking lot from consideration, date stamped October 2, 2015 appended hereto and made a part hereof.

SECTION 4. In granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent through the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of the Unified Development Ordinance.

SECTION 5. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 6. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 15th day of October, 2015.

Randall L. Rhoads

Mayor Randall L. Rhoads

ATTEST:

Denise R. Chisum

City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said city this 20th day of October, 2015.

Randall L. Rhoads

Mayor Randall L. Rhoads

ATTEST:

Denise R. Chisum

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

Brian Head

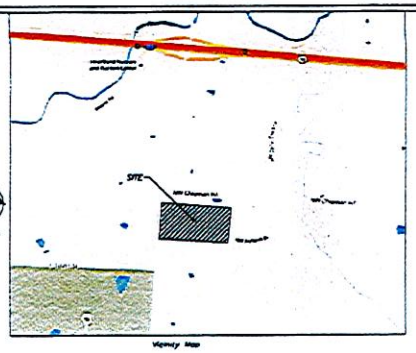
City Attorney *Brian Head*

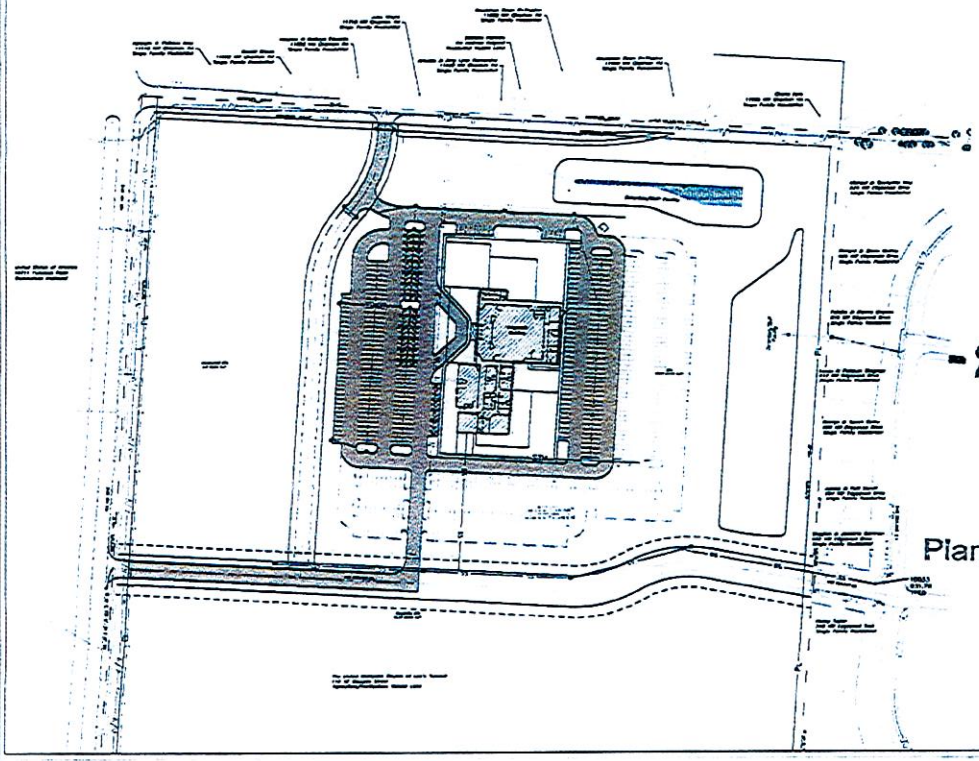
THE SUMMIT CHURCH

Preliminary Development Plan

SEC-3 TWP-47 RNG-32 W 1/2 NW 1/4

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI





Preliminary Development Plan

INDEX OF SHEETS:

PROPERTY DESCRIPTION

Site Improvement Plan

Site Improvement Notes

-2015-117-

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ALL PARKING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PARKING SPACES AND SIZE.

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 SUCH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.524.5040 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

HOPKINS – 816.1100
MISSOURI GAS ENERGY – 816.756
SOUTHWESTERN BELL TELEPHONE – 751.5011
COMCAST CABLE – 795.4100
WILLIAMS PIPELINE – 635.3200
CITY OF LEE'S SUMMIT PUBLIC WORKS – 969.1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS – 969.1800
CITY OF LEE'S SUMMIT WATER UTILITIES – 969.1800
MISSOURI ONE CALL (811 SITE) – 1.800.344.7483

GENERAL NOTES:

1 – ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5311
2 – ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE INSTRUMENT
3 – ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS
4 – THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION
5 – THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.524.5040 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS
6 – THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES

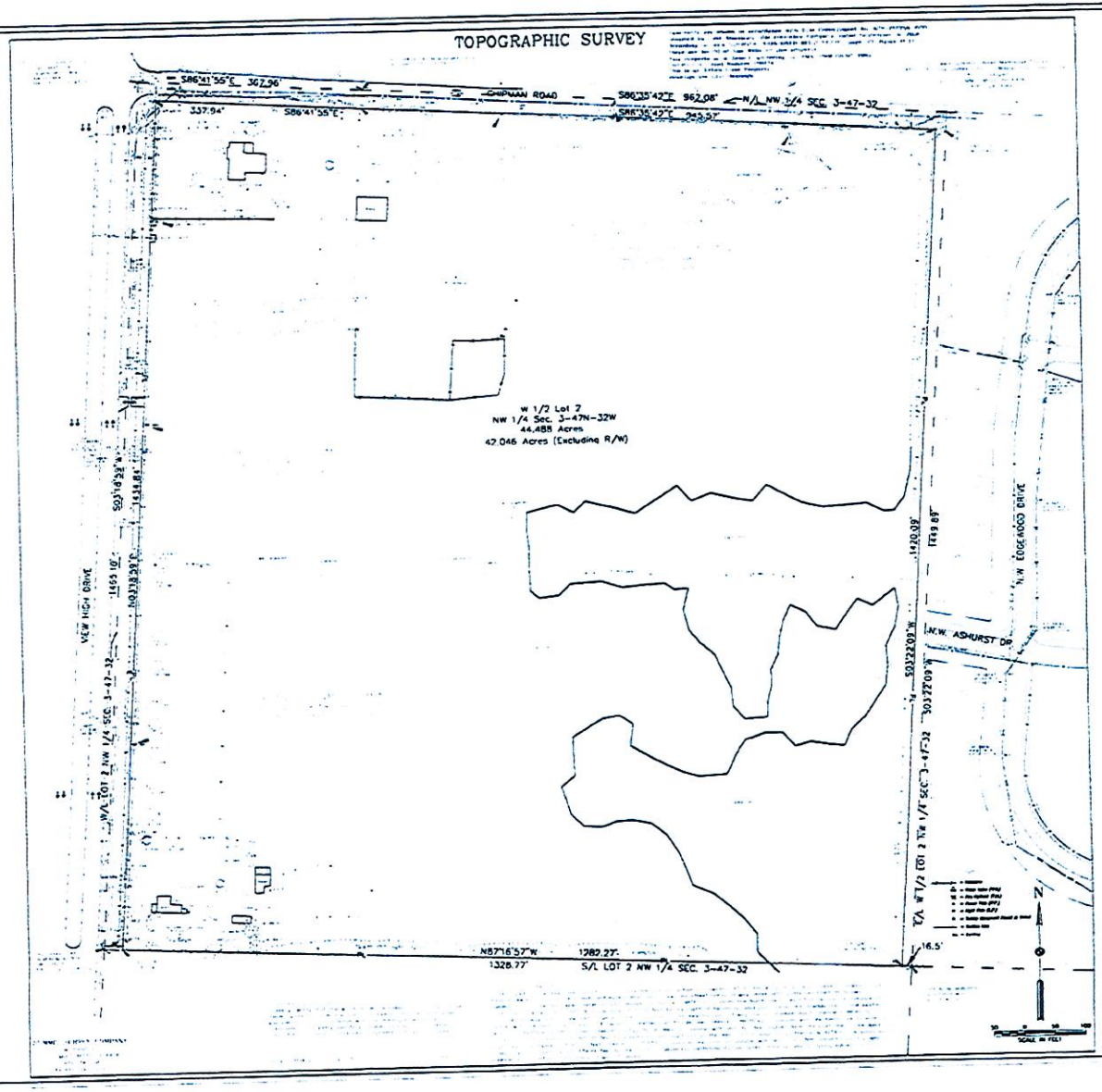
ENGINEERING SOLUTIONS
ENGINEERING LAND SURVEYING
1405 NW STREET
LEE'S SUMMIT, MO 64081
P: 816.524.5040 F: 816.524.5041

The Summit Church
3301 NW Chipman Road
Lee's Summit, Jackson County, Missouri

PRELIMINARY DEVELOPMENT PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

REVISION

C 001



TOPOGRAPHIC SURVEY

-2015-117-

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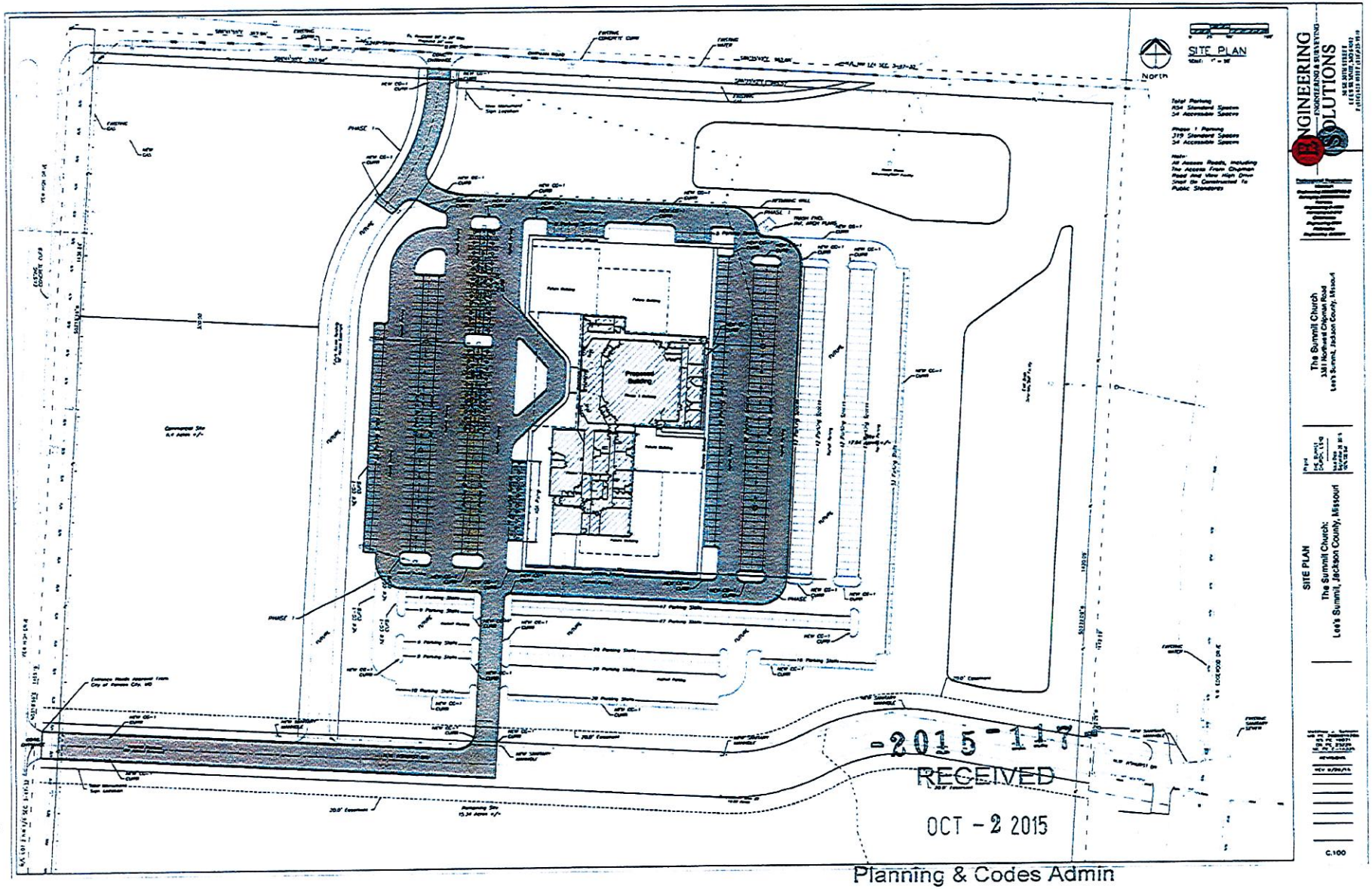
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

The Summit Church
3301 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

TOPOGRAPHIC SURVEY
The Summit Church
Lee's Summit, Jackson County, Missouri

C.002



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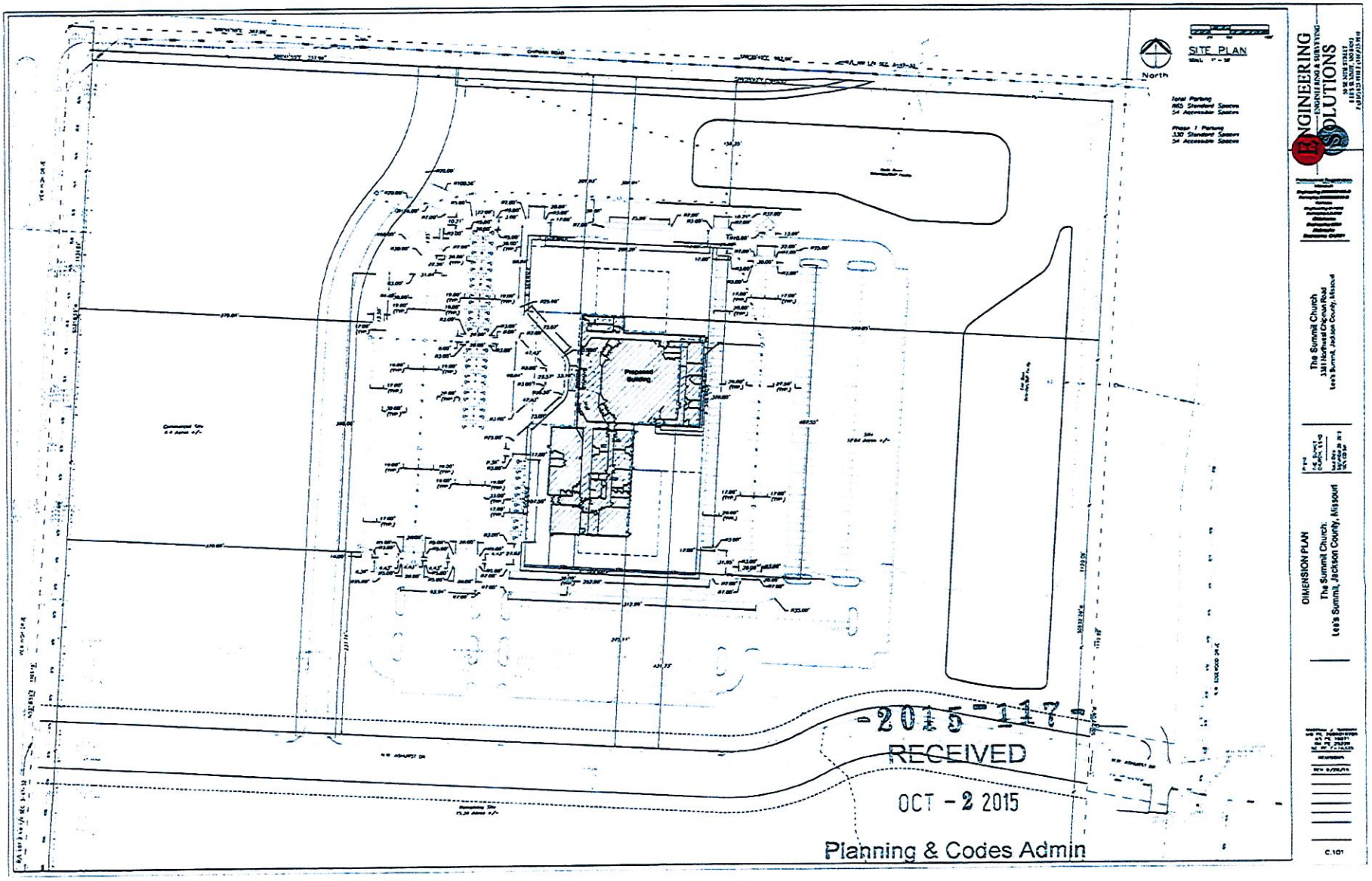

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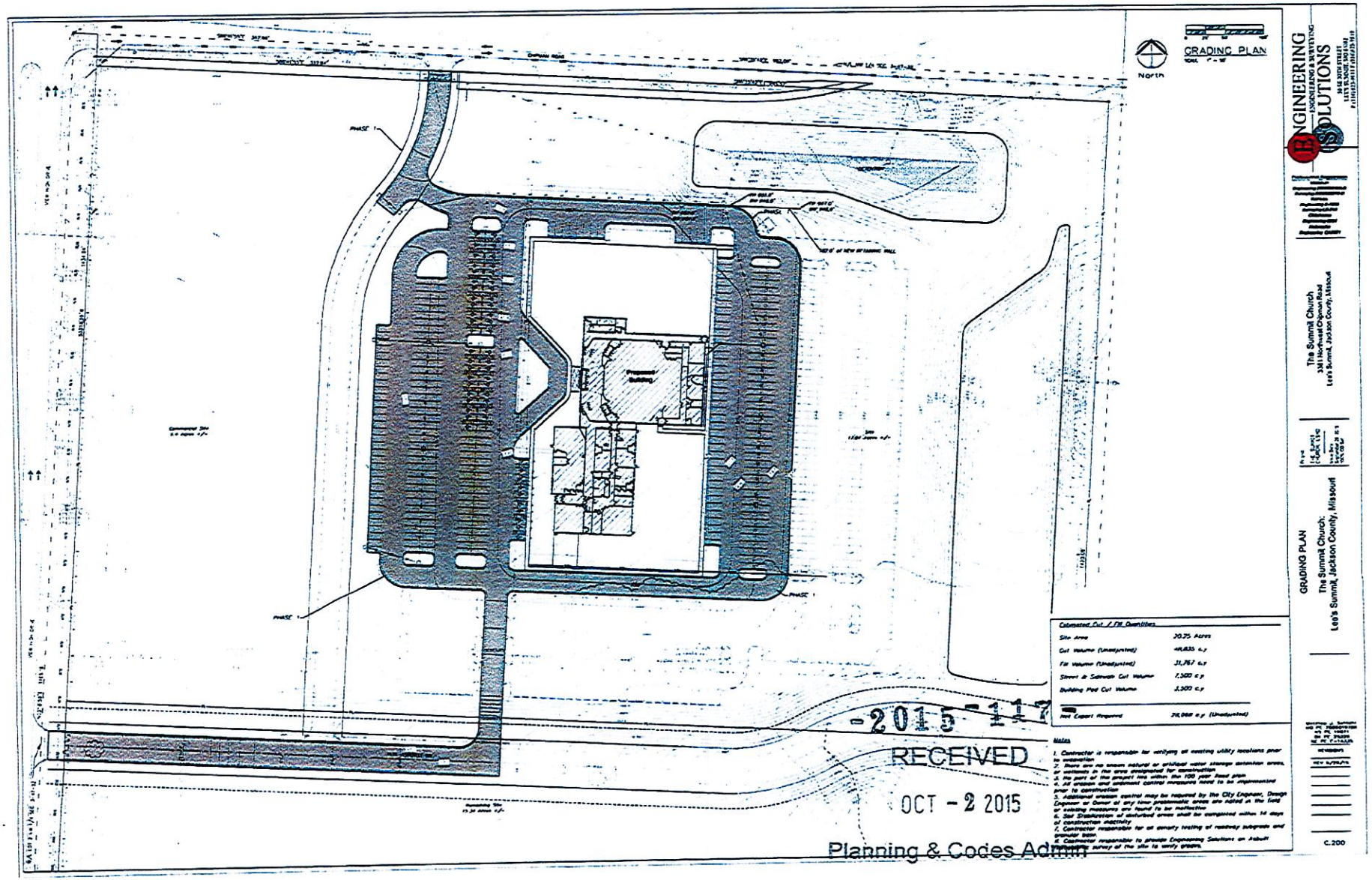
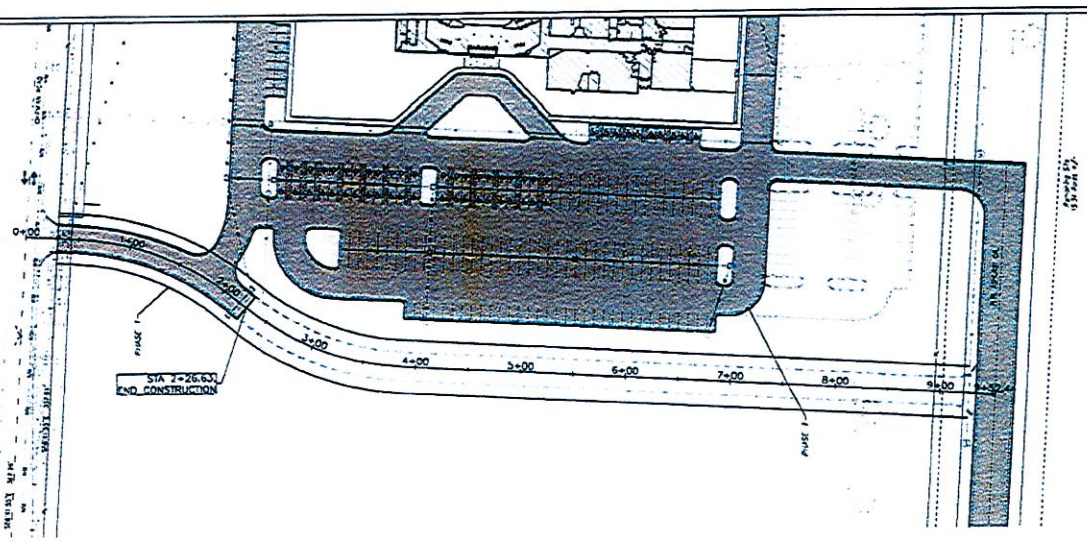


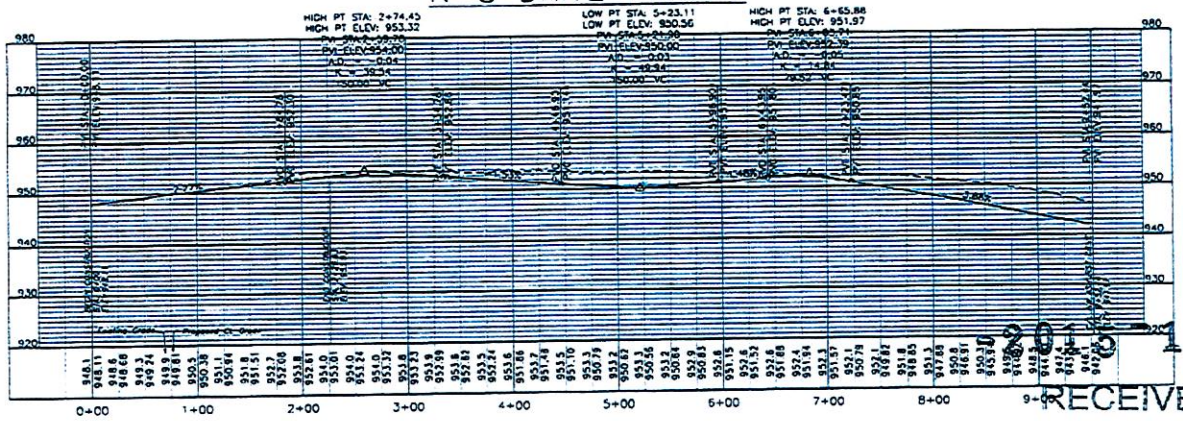


North

STREET PLAN & PROFILE

ALL PARKING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PARKING SPACE SIZES AND RATIO

N-S DRIVE PRIVATE

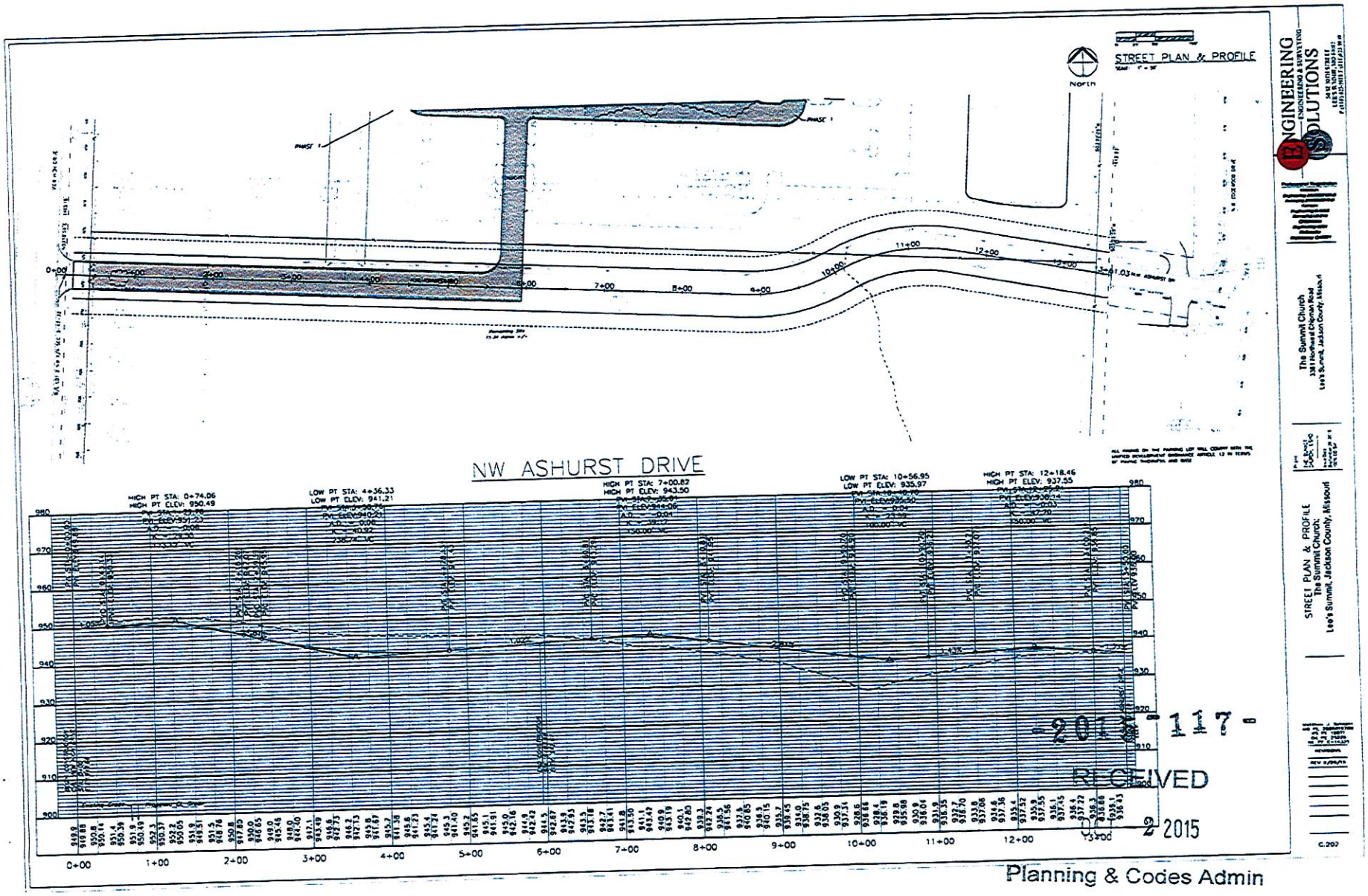


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

The Summit Church
3481 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

STREET PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

C.201



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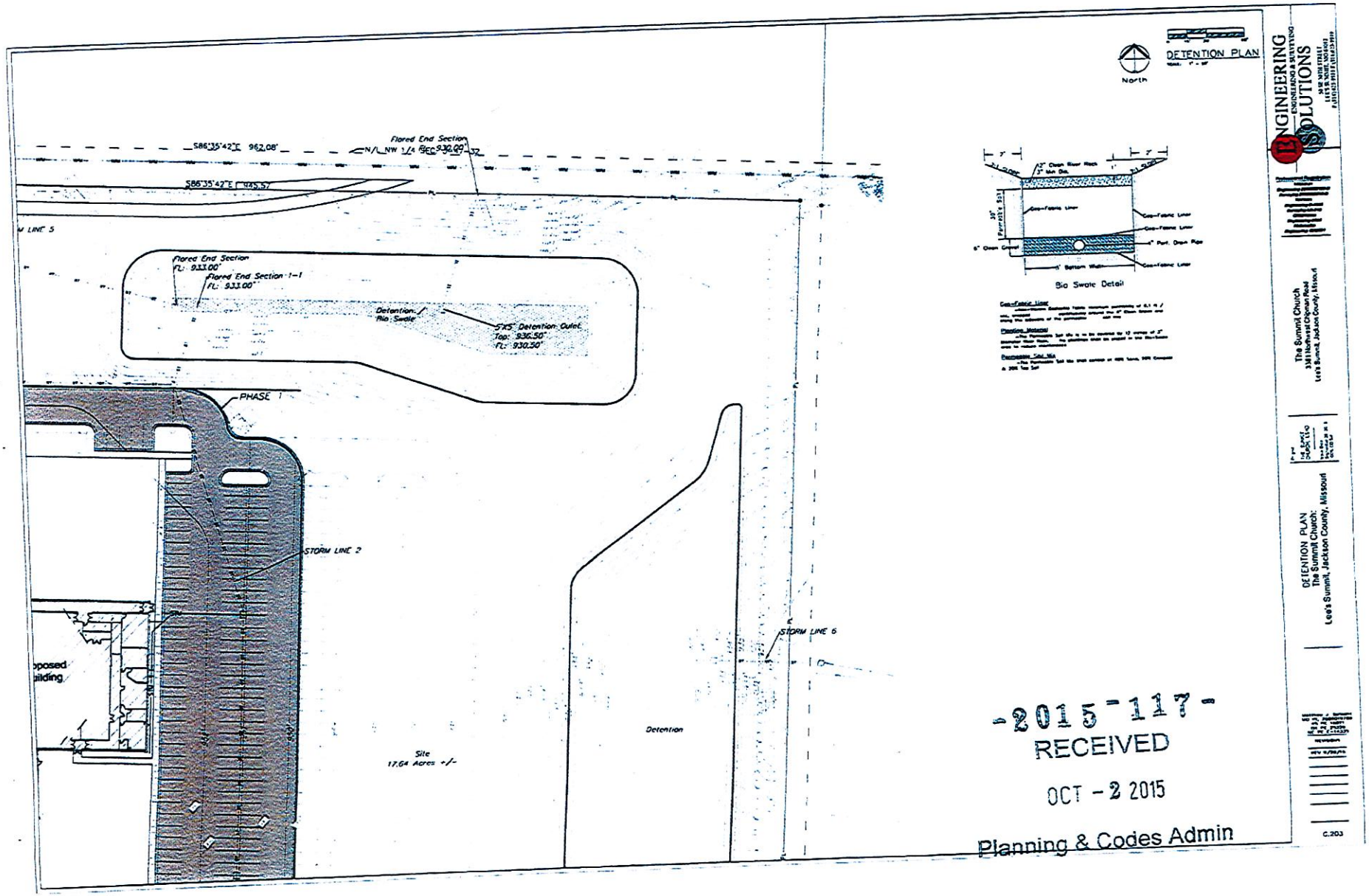
DETENTION PLAN
North
S86°35'42"E 962.08'
N/L NW 1/4 SEC 930.00'
S86°35'42"E 945.57'
Flared End Section
Flared End Section
FL: 933.00'
Flared End Section 1-1
FL: 933.00'
Detention / Bio Swale
5'x5' Detention Outlet
Top: 936.50'
FL: 930.50'
PHASE 1
STORM LINE 2
STORM LINE 6
Site
17.64 Acres +/-
Detention
Bio Swale Detail
-2015-117-
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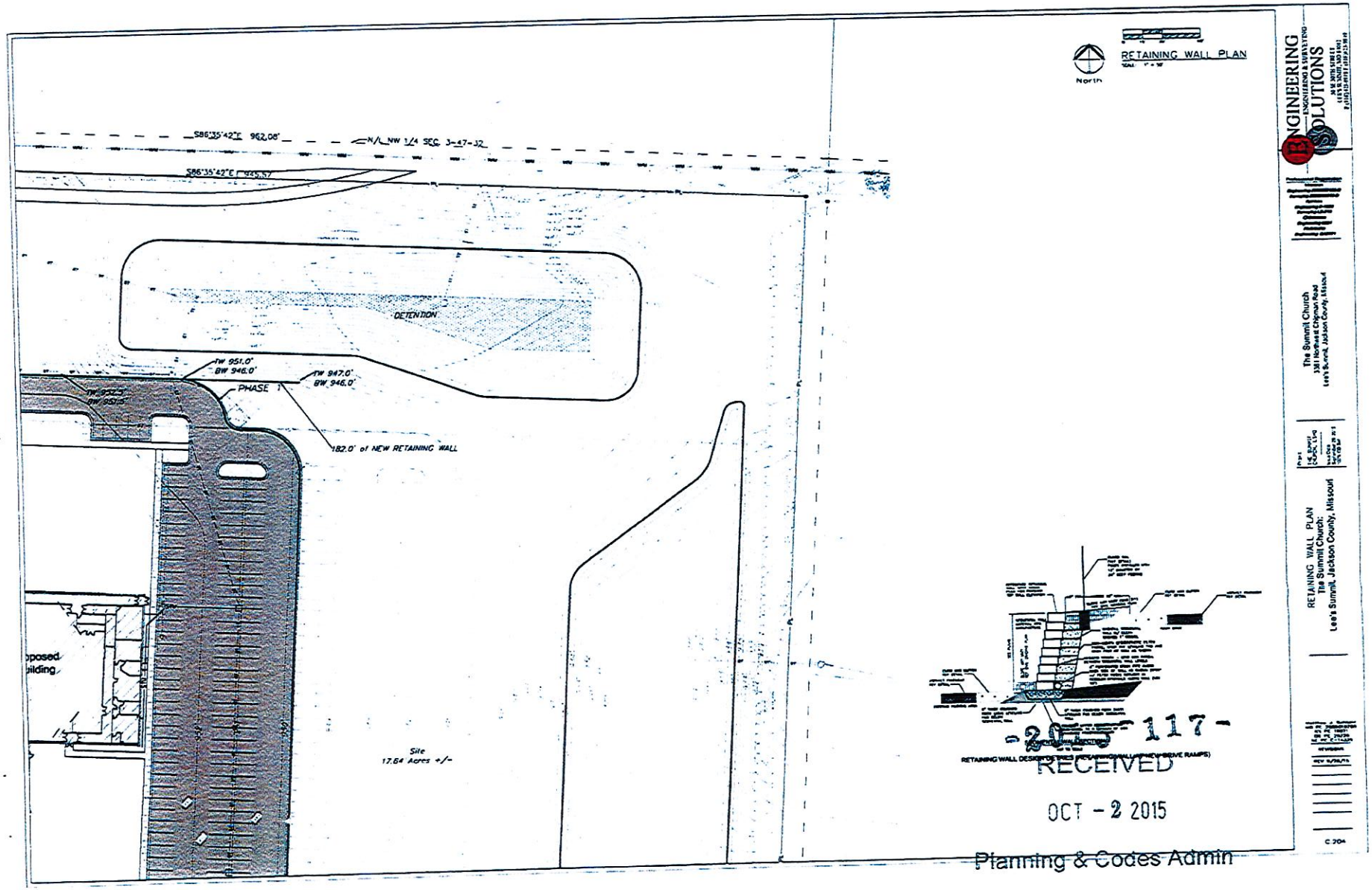
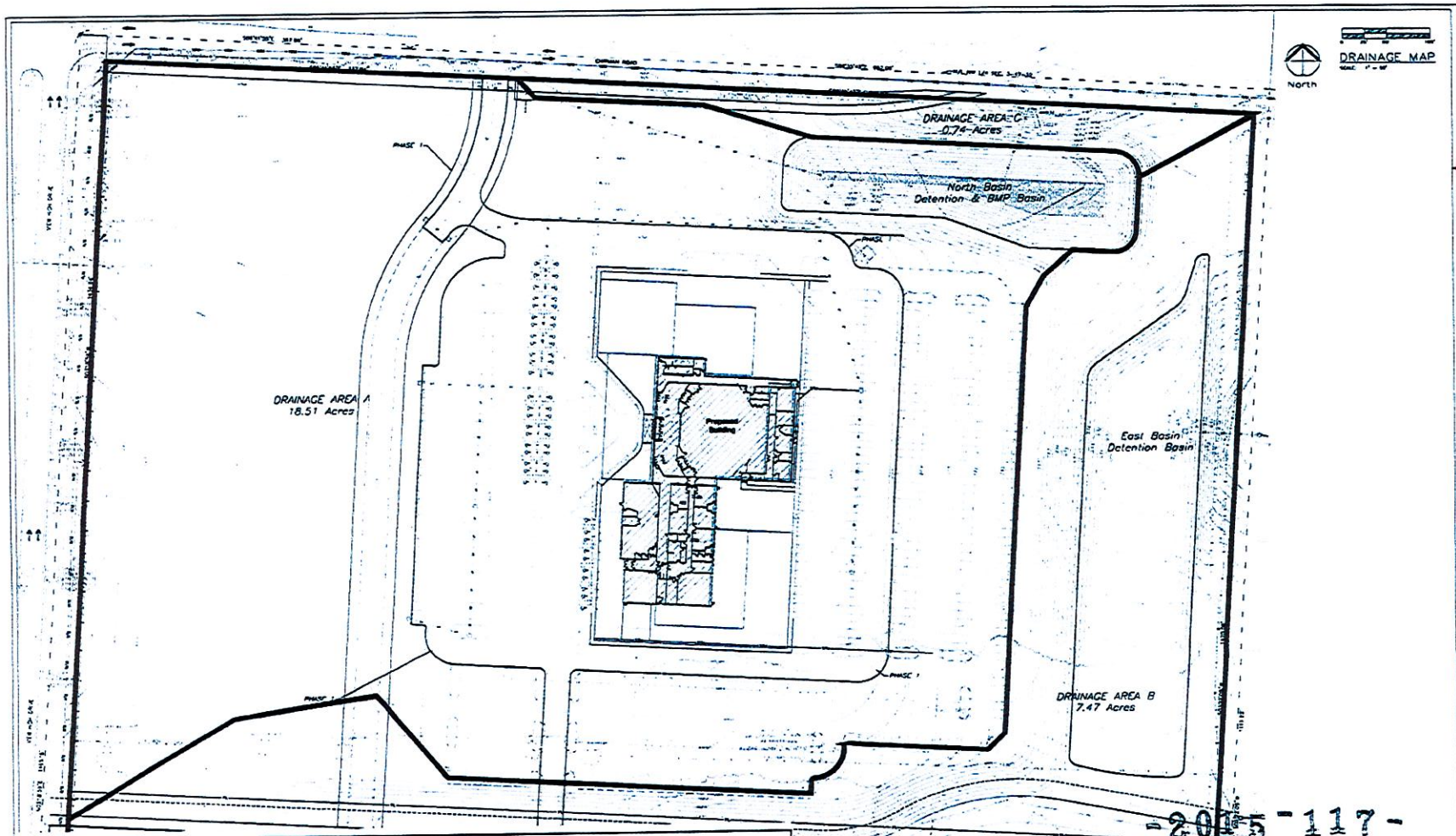
Planning & Codes Admin
ENGINEERING SOLUTIONS
The Summit Church
3411 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri
DETENTION PLAN
The Summit Church
Lee's Summit, Jackson County, Missouri
C.203





APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : THE SUMMIT

AREA	TOTAL AC	W/RWO AC	UP ELEV	DN ELEV	NUMBER	"C" VALUE	OVRLND LENGTH	UP ELEV	DN ELEV	SLOPE %	CHANNEL LENGTH	UP ELEV	DN ELEV	SLOPE %	VEL FT/SEC	Car Overland Flow TT	Used Min TT	Car Channel Conv VT	Car Channel Trans TT	Total TC	AREA
A	18.51	1020.0	950.0	931.0	B	0.67	100.0	1050.0	948.0	2.0	U	1226.0	948.0	931.0	1.39	1.0	3.3	5.0	10.7	3.0	13.7	A
B	7.47	1020.0	950.0	925.0	B	0.67	100.0	1050.0	948.0	2.0	U	1420.0	948.0	925.0	1.61	2.0	3.3	5.0	11.6	3.0	14.6	B
C	0.74	1020.0	950.0	931.0	U	0.70	100.0	1050.0	948.0	2.0	U	790.0	948.0	931.0	2.0	2.0	3.3	5.0	[illegible]	3.0	11.0	C

* Velocity = 10 (Up) + 20(Downgrade) (Flatness) Velocity = 20 (Up) + 20(Downgrade) (Flatness) Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Appendix F - page 34
** Tt = 1.8 x (1.1-C) x SQRT(sectional length / velocity/60). Formula taken from American Public Works Association 2002.5
*** Tt = Channel Length / Velocity. Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Eq. 3-1

ENGINEERING SOLUTIONS
ENGINEERING AND SURVEYING
38 SE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
P 816.525.5448 F 816.525.8450

The Summit Church
338 NE Hamblen Road
Lee's Summit, Jackson County, Missouri

DRAINAGE MAP
The Summit Church:
Lee's Summit, Jackson County, Missouri

C.205

-2015-117-
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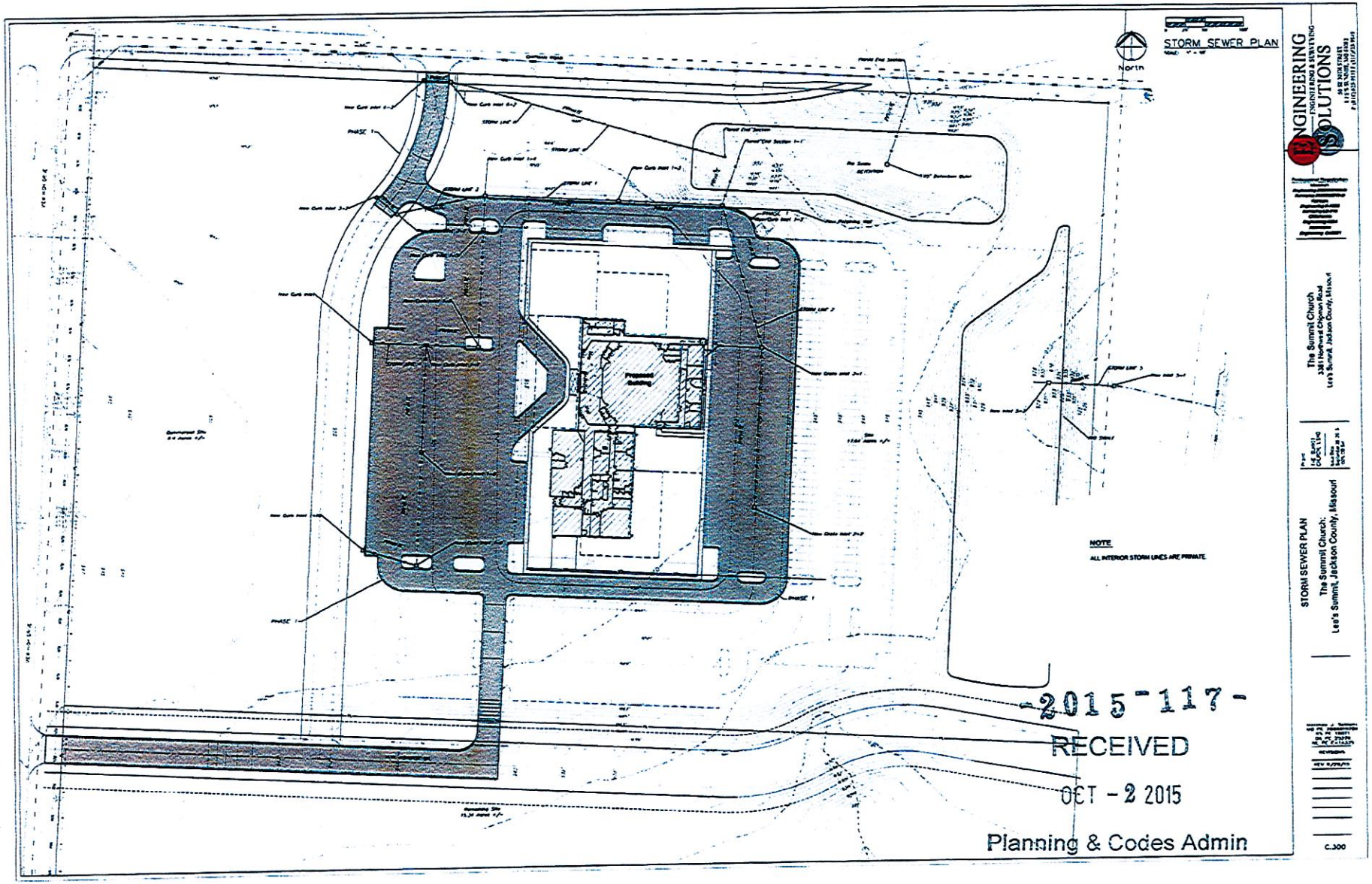

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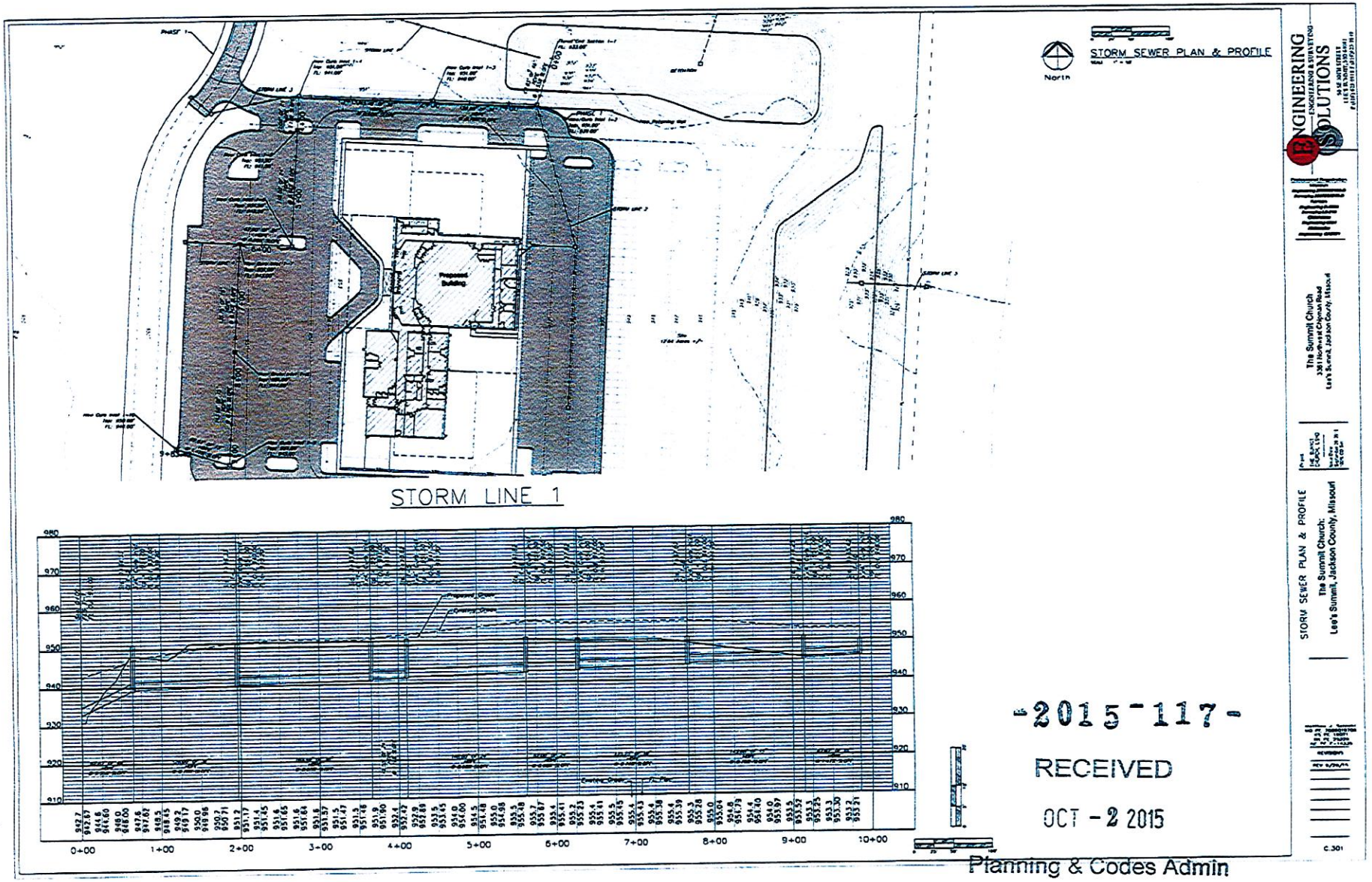

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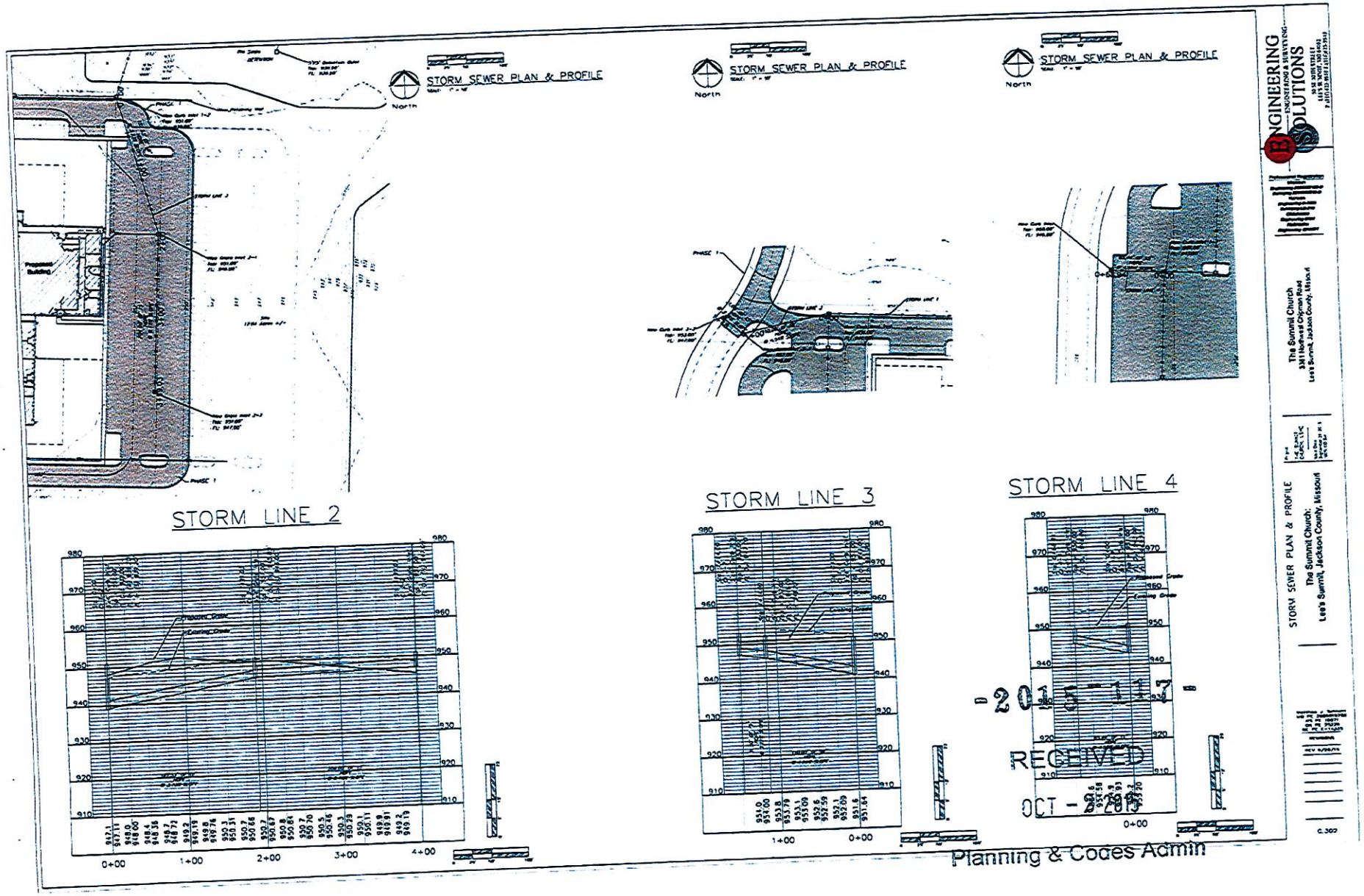
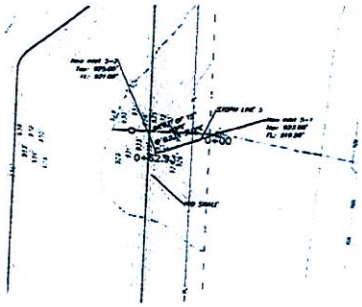


STORM SEWER PLAN & PROFILE

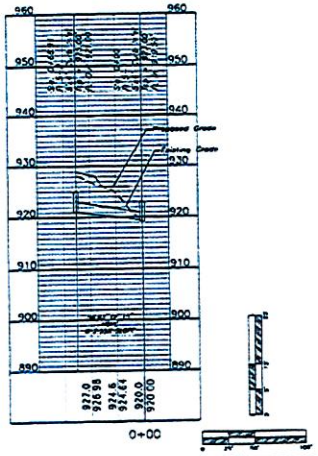
North



STORM SEWER PLAN & PROFILE

North

STORM LINE 5



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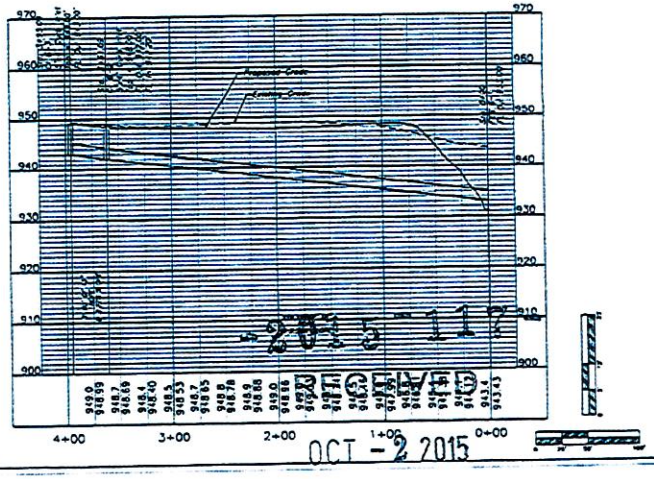


2015-117

OCT - 2 2015

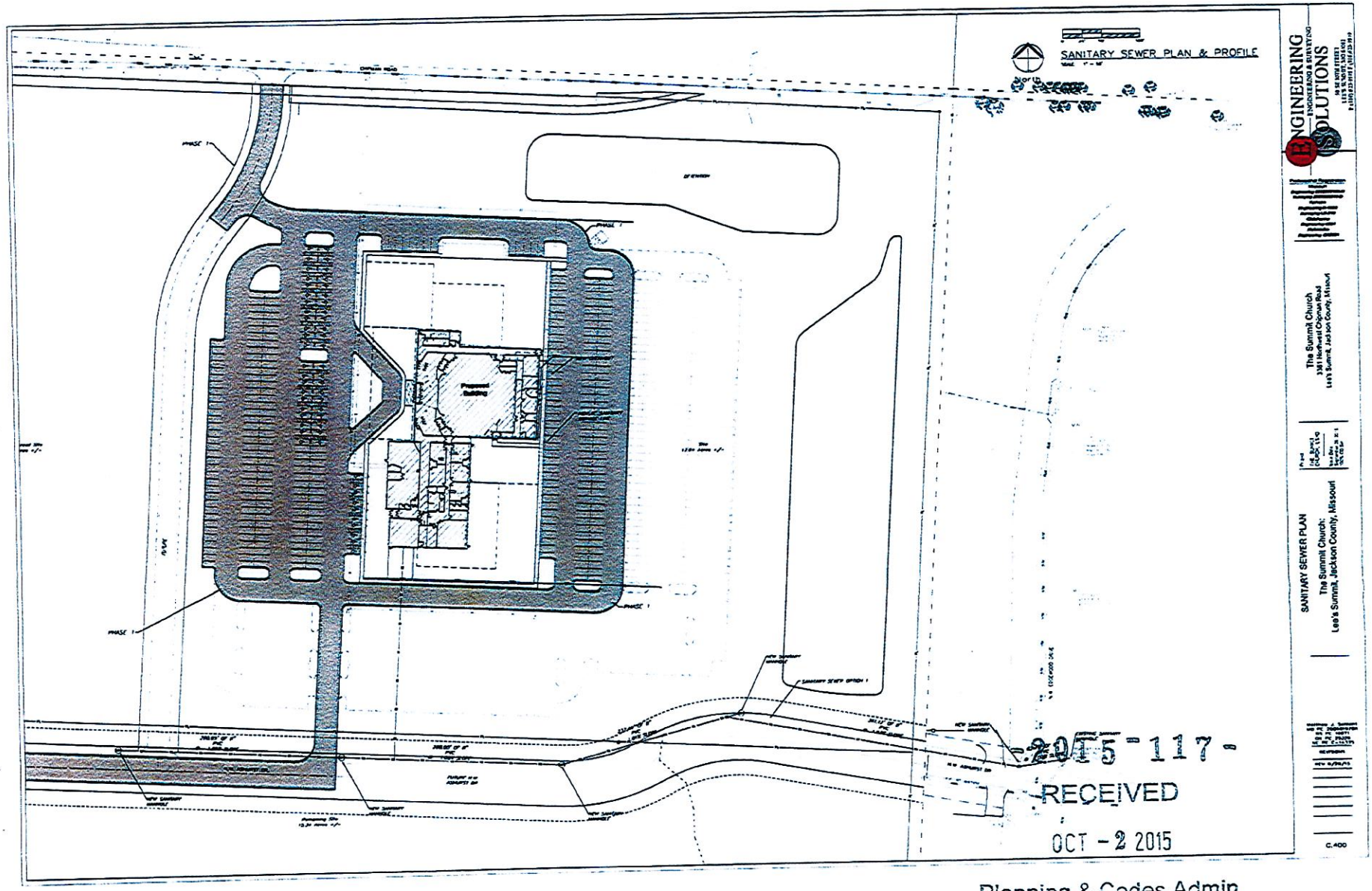
Planning & Codes Admin

ENGINEERING SOLUTIONS

The Summit Church
381 Harris at Chipman Road
Lee's Summit, Jackson County, Missouri

STORM SEWER PLAN & PROFILE
The Summit Church
Lee's Summit, Jackson County, Missouri

C.303



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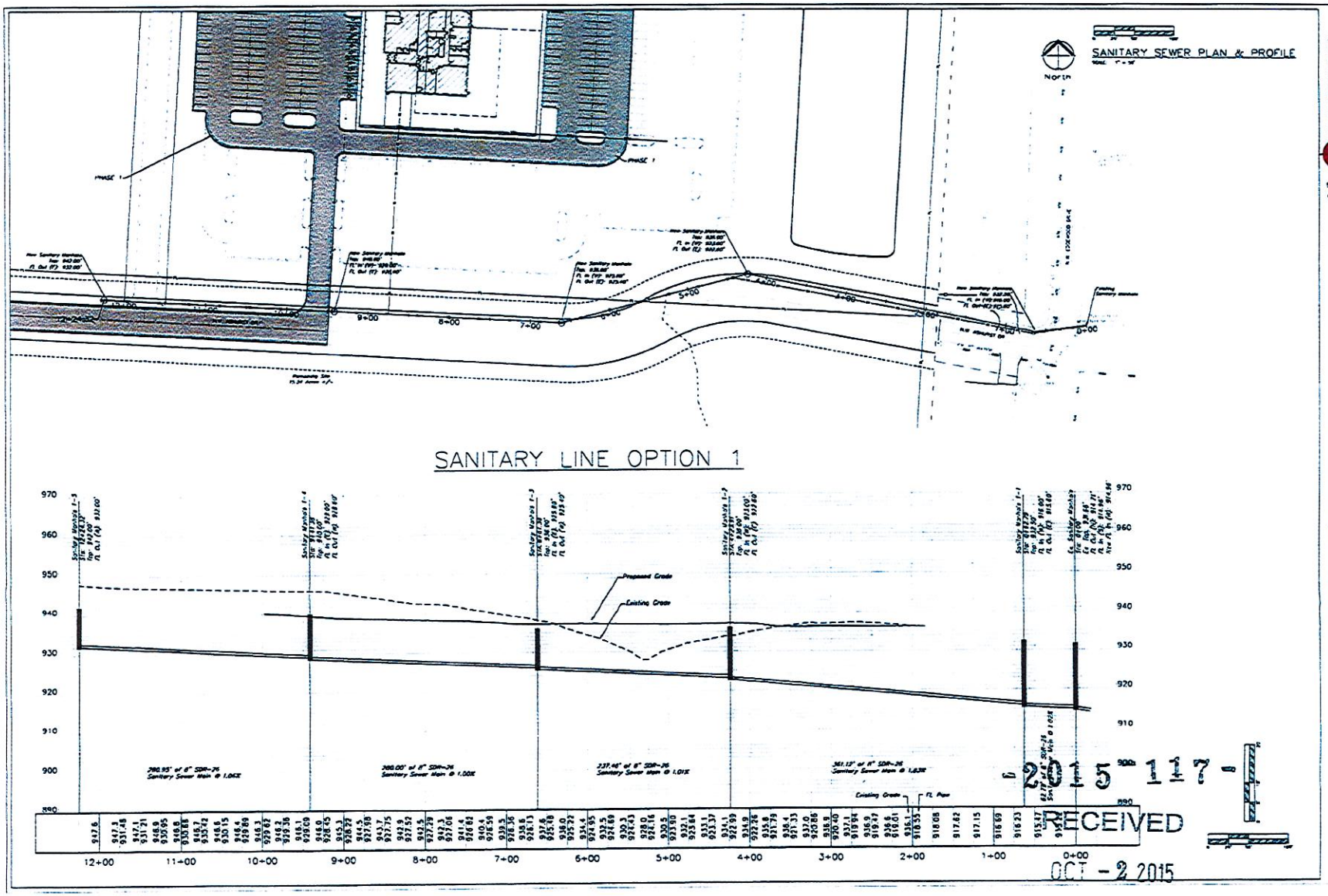

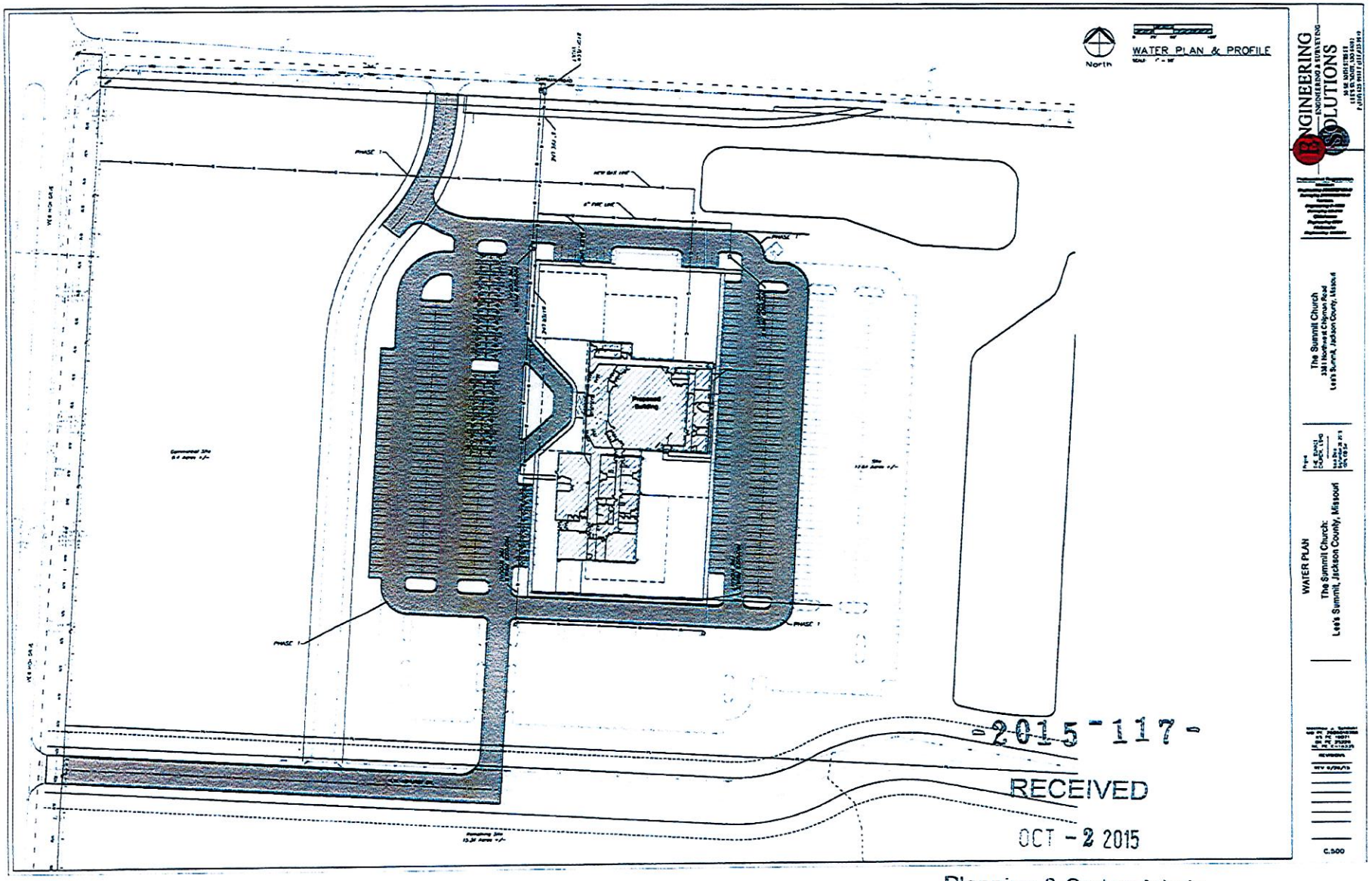

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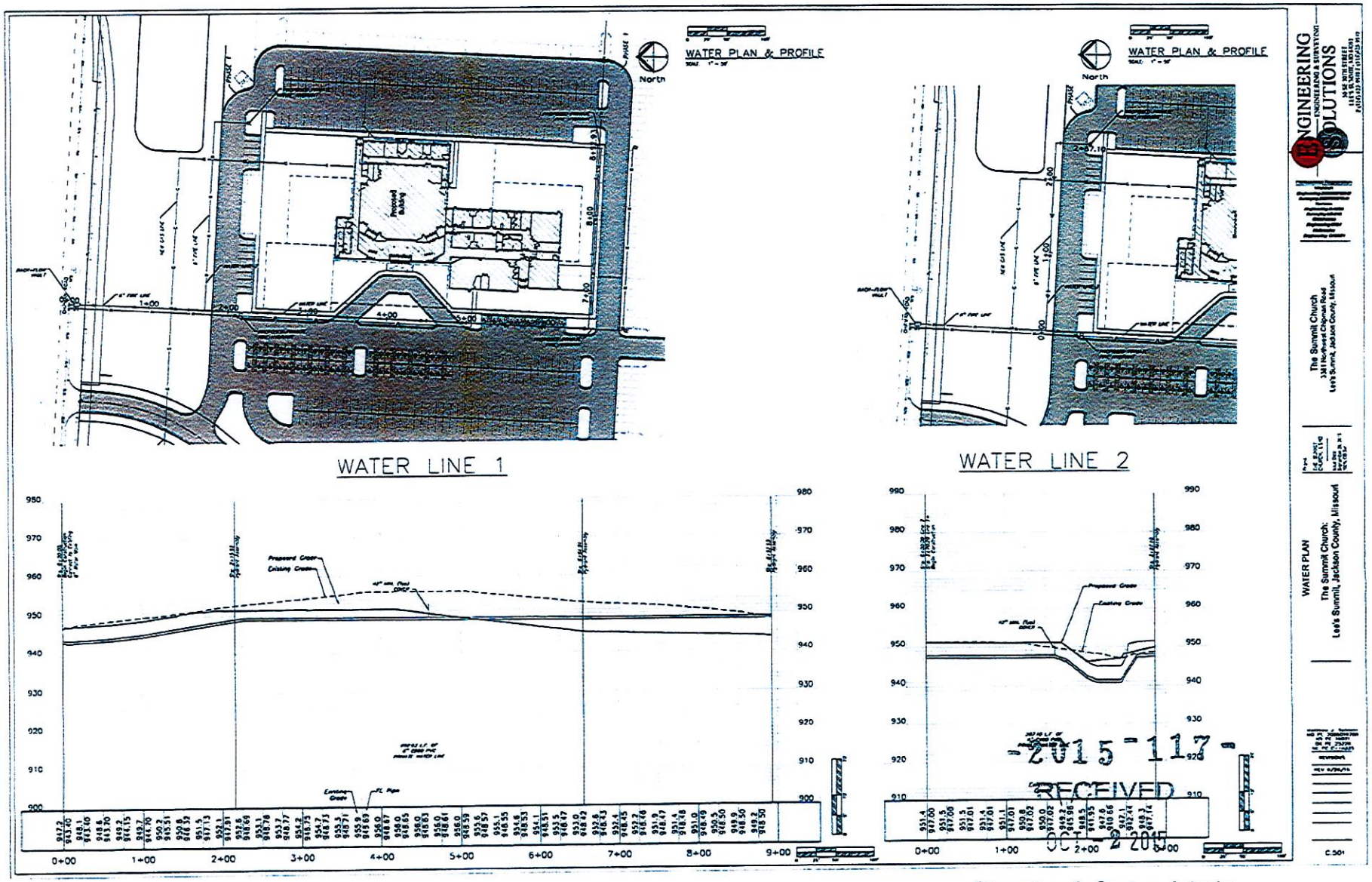

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OCT 12 2015

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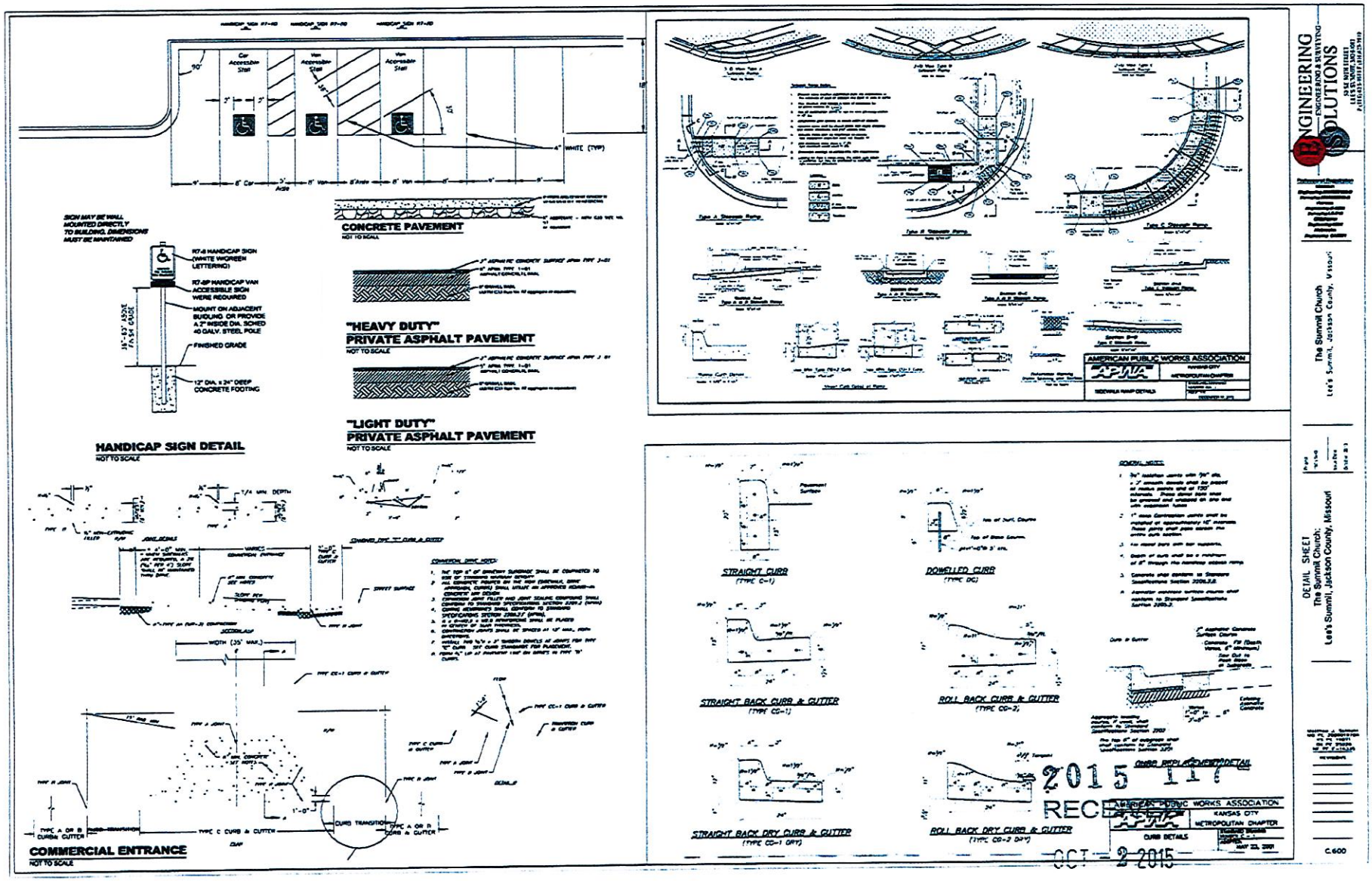

2015 117
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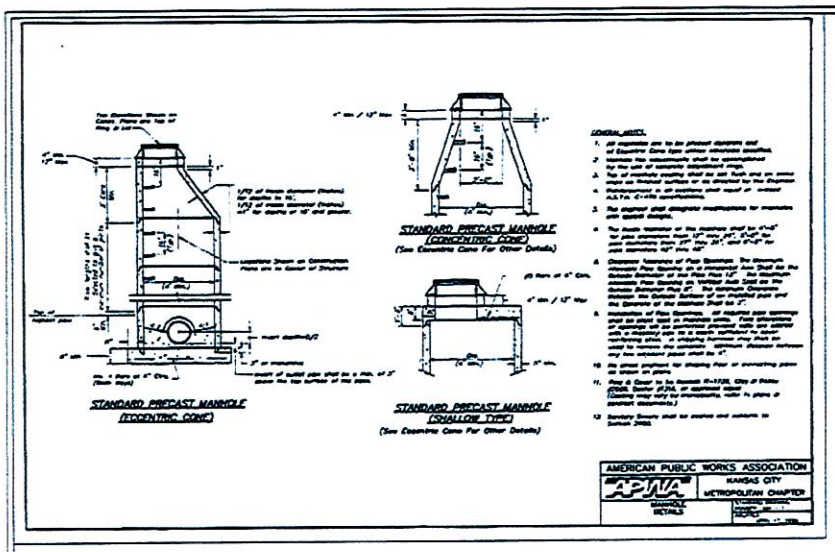

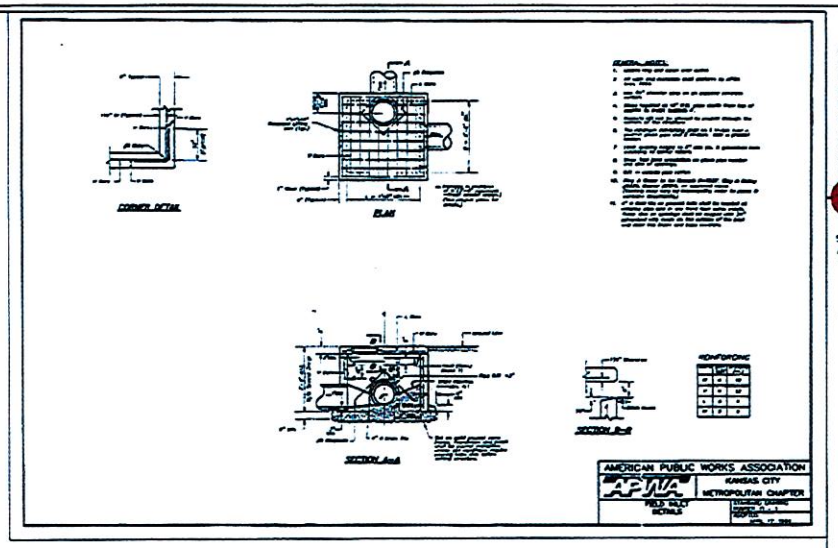

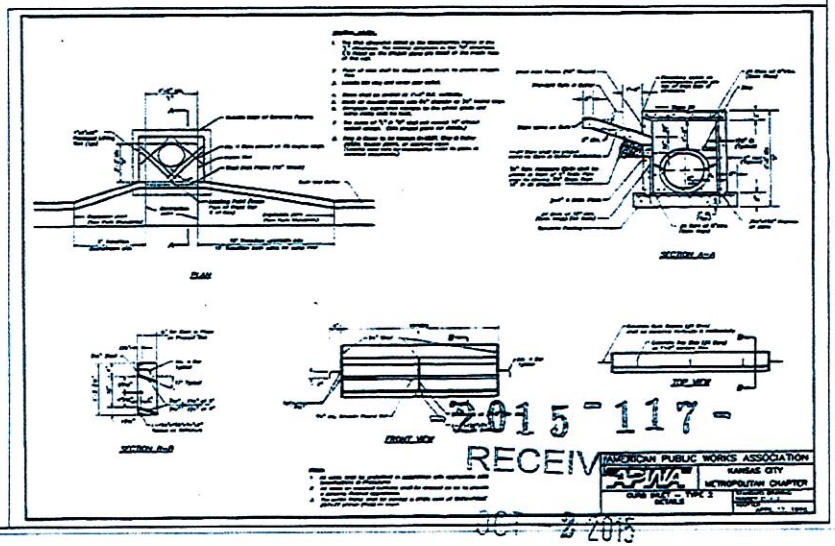

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

The Summit Church
Lee's Summit, Jackson County, Missouri

DETAIL SHEET
The Summit Church:
Lee's Summit, Jackson County, Missouri

C.601

2015-117-

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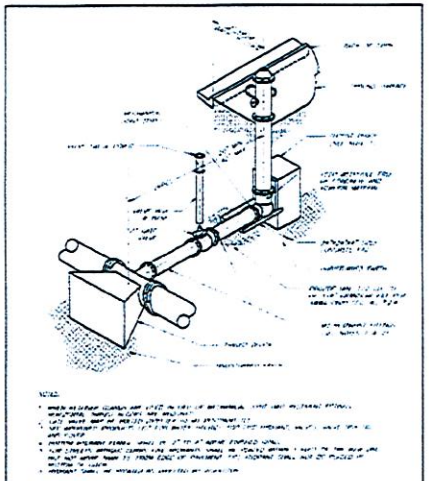
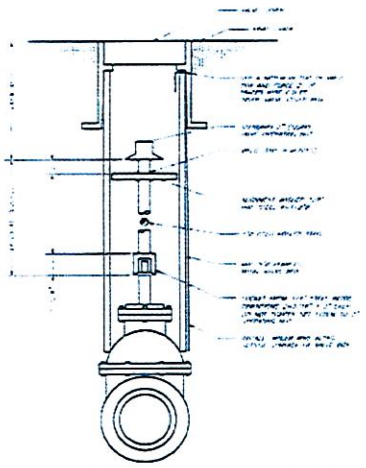
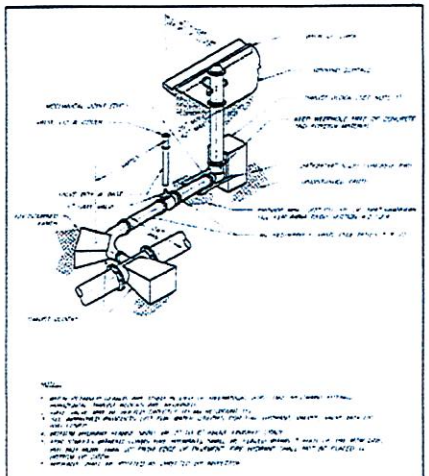
Planning & Codes Admin



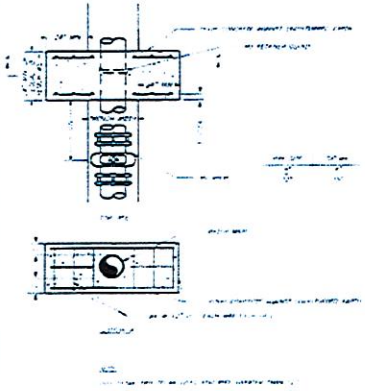
LS LEE'S SUMMIT MISSOURI
HYDRANT INSTALLATION – STRAIGHT SET



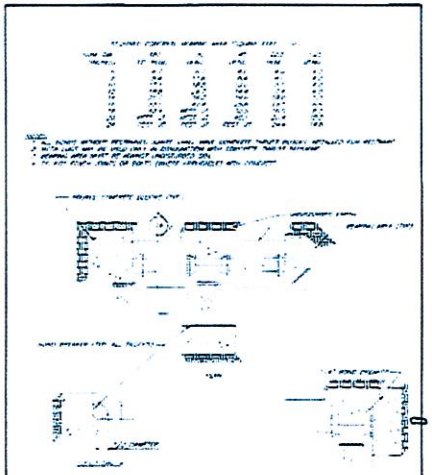
LS LEE'S SUMMIT MISSOURI
VALVE STEM EXTENSION AND VALVE BOX



LS LEE'S SUMMIT MISSOURI
HYDRANT WITH 90 DEGREE BEND



LS LEE'S SUMMIT MISSOURI
STRADDLE BLOCK



LS LEE'S SUMMIT MISSOURI
HORIZONTAL THRUST BLOCKS

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
25 SE 30th STREET
LEE'S SUMMIT, MO 64082
PHONE (816) 524-8888 FAX (816) 524-8389

The Summit Church
Lee's Summit, Jackson County, Missouri

DETAIL SHEET
The Summit Church:
Lee's Summit, Jackson County, Missouri

C.607

2015-117-

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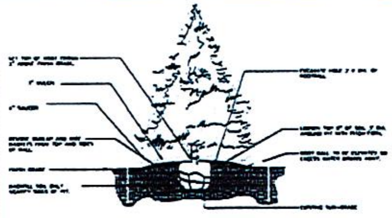
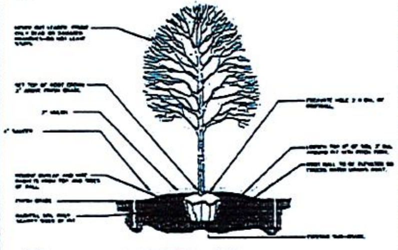
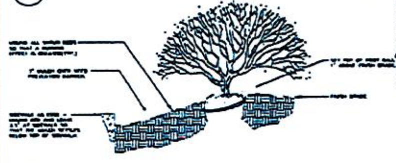


① EVERGREEN TREE PLANTING



② DECIDUOUS TREE PLANTING



③ SIDEWALK EDGE AT PLANT BED

④ SHRUB PLANTING

PLANTING SCHEDULE:

SYMBOL	QUANT	KEY	NAME	SIZE
○	73	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
◎	50	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6' HT.
○	219	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT
◉	29	RR	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

[illegible]

LAWN AND TURF AREAS

[illegible]

INSTALLATION

[illegible]

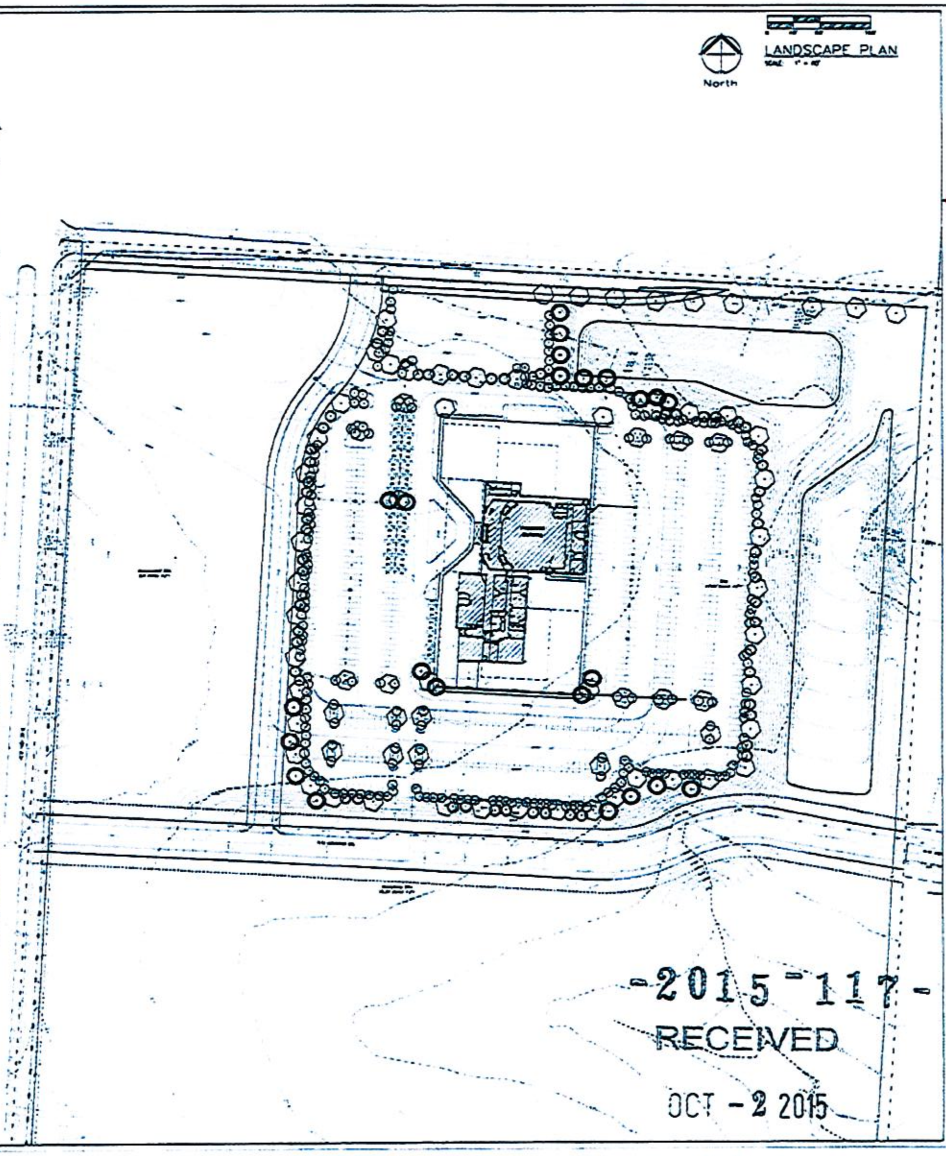
MAINTENANCE BY OWNER

[illegible]

LANDSCAPE WORKSHEET

[illegible]

LANDSCAPE PLAN



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ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64081

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

LANDSCAPE PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

L.100

WEST ELEVATION
NTS

EAST ELEVATION
NTS

mantel teter

A New Worship Facility for:

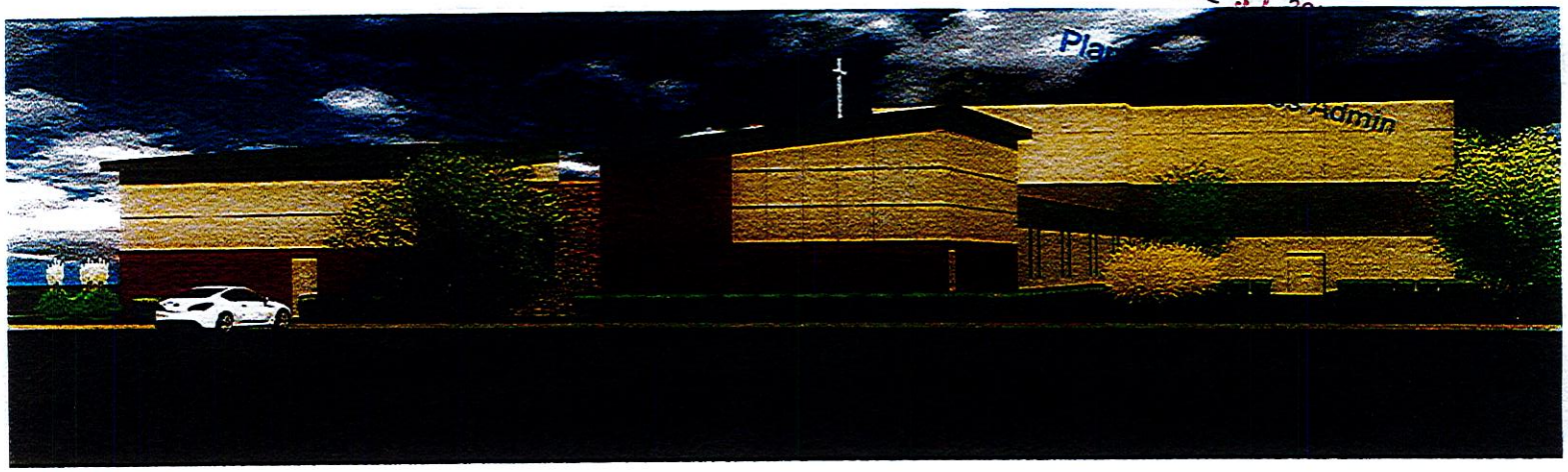
The Summit

VIEW HIGH DRIVE & CHIPMAN ROAD
Lee's Summit, Missouri

PROJECT #: 09040
ISSUE DATE: 07/31/2015
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:
1.
2.
3.
4.
5.

SHEET No.
A3
EXTERIOR RENDERINGS



1 / A4 SOUTH ELEVATION
NTS

2 / A4 NORTH ELEVATION
NTS

mantel teter

A New Worship Facility for:
The Summit
VIEW HIGH DRIVE & CHIPMAN ROAD
Lee's Summit, Missouri

PROJECT #: 08-545
ISSUE DATE: 07/31/2015
DRAWN BY: Author
CHECKED BY: Checker
REVISIONS:
1.
2.
3.
4.
5.

SHEET No.
A4
EXTERIOR RENDERINGS

-2015-117-

Ron Seyl

From: Hector Soto
Sent: Tuesday, October 13, 2015 3:34 PM
To: Ron Seyl; Dawn Bell
Subject: FW: The Summit Church - revised drawings for 10/15 Council meeting

FYI.

Mr. Wright lives at 11710 NW Chipman Rd. The original driveway alignment onto Chipman Rd was going to closely line up with his west driveway entrance. He is also the gentleman that spoke at the PC meeting asking that the north parking lot be removed and that dimmable parking lot light fixtures be used.

From: John Wright [mailto:jwright@pyramidexcavation.com]
Sent: Tuesday, October 13, 2015 3:09 PM
To: Hector Soto
Cc: 'Robin Dawson'
Subject: RE: The Summit Church - revised drawings for 10/15 Council meeting

Hector,

I believe you have satisfied my concerns, regarding the new development. I again want to thank you for your prompt assistance.

John

John Wright | Project Manager | Pyramid Excavation & Construction, Inc.
11102 Hickman Mills Dr | Kansas City, MO 64134
jwright@pyramidexcavation.com | Phone: (816) 765-4464 | Fax: (816) 765-4467

From: Hector Soto [mailto:Hector.Soto@cityofls.net]
Sent: Tuesday, October 13, 2015 2:34 PM
To: John Wright
Subject: RE: The Summit Church - revised drawings for 10/15 Council meeting

Yes. The most recent drawings we had in our file, which are the ones you and I looked through, already eliminated the north parking lot. Those drawings just didn't reflect the realigned driveway.

Attached is a copy of the ordinance previously prepared in preparation for Thursday. Please see condition of approval #3, which addresses dimmable light fixtures. The fourth condition of approval that I am proposing, which is included in the e-mail I forwarded you earlier, will be added at the meeting Thursday night if the City Council is agreeable to it. The final version of the ordinance that the Mayor will sign will include the fourth condition (or some version of it if it needs to be reworded).

Hector Soto, AICP | Planning Division Manager
220 SE Green Street | Lee's Summit, MO 64063
816.969.1604 |cityofLS.net | Hector.Soto@cityofls.net

From: John Wright [mailto:jwright@pyramidexcavation.com]
Sent: Tuesday, October 13, 2015 1:59 PM
To: Hector Soto
Subject: RE: The Summit Church - revised drawings for 10/15 Council meeting

Hector,

I appreciate your prompt attention, regarding this matter.

I assume, ***" all other information depicted on the preliminary development plan drawings (date stamped October 2, 2015) Council packet is still accurate."***, includes the revised drawings, which reflect the elimination of the north parking lot?

Thank You,
John

John Wright | Project Manager | Pyramid Excavation & Construction, Inc.
11102 Hickman Mills Dr | Kansas City, MO 64134
jwright@pyramidexcavation.com | Phone: (816) 765-4464 | Fax: (816) 765-4467

-----Original Message-----
From: Hector Soto [mailto:Hector.Soto@cityofls.net]
Sent: Tuesday, October 13, 2015 12:11 PM
To: John Wright
Subject: FW: The Summit Church - revised drawings for 10/15 Council meeting

Mr. Wright,
Below is the e-mail I have sent to the City Clerk's office to forward on to the Mayor and Council. Attached are the revised drawings I received from Matt Schlicht showing the realigned driveway. The applicant and/or staff will address the change to the driveway alignment as part of the their respective presentation. I hope this addresses your concerns. Please let me know if you have any questions.

FYI, I will be out of the office this Thursday and will not be in attendance at that night's meeting. Please contact Dawn Bell (Project Manager) at 969-1220 or Ron Seyl (Planner) at 969-1600 should you need to get in touch with staff on that day regarding this application.

Hector Soto, AICP | Planning Division Manager
220 SE Green Street | Lee's Summit, MO 64063
816.969.1604 | http://cityofls.net | mailto:Hector.Soto@cityofls.net

-----Original Message-----
From: Hector Soto
Sent: Tuesday, October 13, 2015 12:01 PM
To: Denise Chisum; Trisha Fowler
Cc: Stephen Arbo; Robert McKay; Mark Dunning; Ron Seyl; Michael Park; Dena Mezger; Dawn Bell
Subject: The Summit Church - revised drawings for 10/15 Council meeting

Denise and Trisha,

Attached are two revised sheets (C.100 - Site Plan and C.101 - Dimension Plan) for The Summit Church preliminary development plan (Appl. #PL2015-117) going to Council this Thursday night. Please forward the drawings to the Mayor and Council. The only change on the drawings is the realignment of the driveway onto Chipman Rd. The driveway is being shifted to the west in response to concerns from residents along Chipman Rd.

Save for the driveway alignment, all other information depicted on the preliminary development plan drawings (date stamped October 2, 2015) previously included in the Council packet is still accurate. In light of the plan change, I propose the following additional condition of approval:

4. Development shall be in accordance with the preliminary development plan date stamped October 2, 2015, except that the alignment of the driveway onto Chipman Rd shall be as reflected on Sheets C.100 (Site Plan) and C.101 (Dimension Plan), date stamped October 13, 2015.

-----Original Message-----
From: zScan
Sent: Tuesday, October 13, 2015 9:07 AM
To: Hector Soto
Subject: Send data from Davis 10/13/2015 09:07

Scanned from Davis
Date:10/13/2015 09:07
Pages:2
Resolution:200x200 DPI

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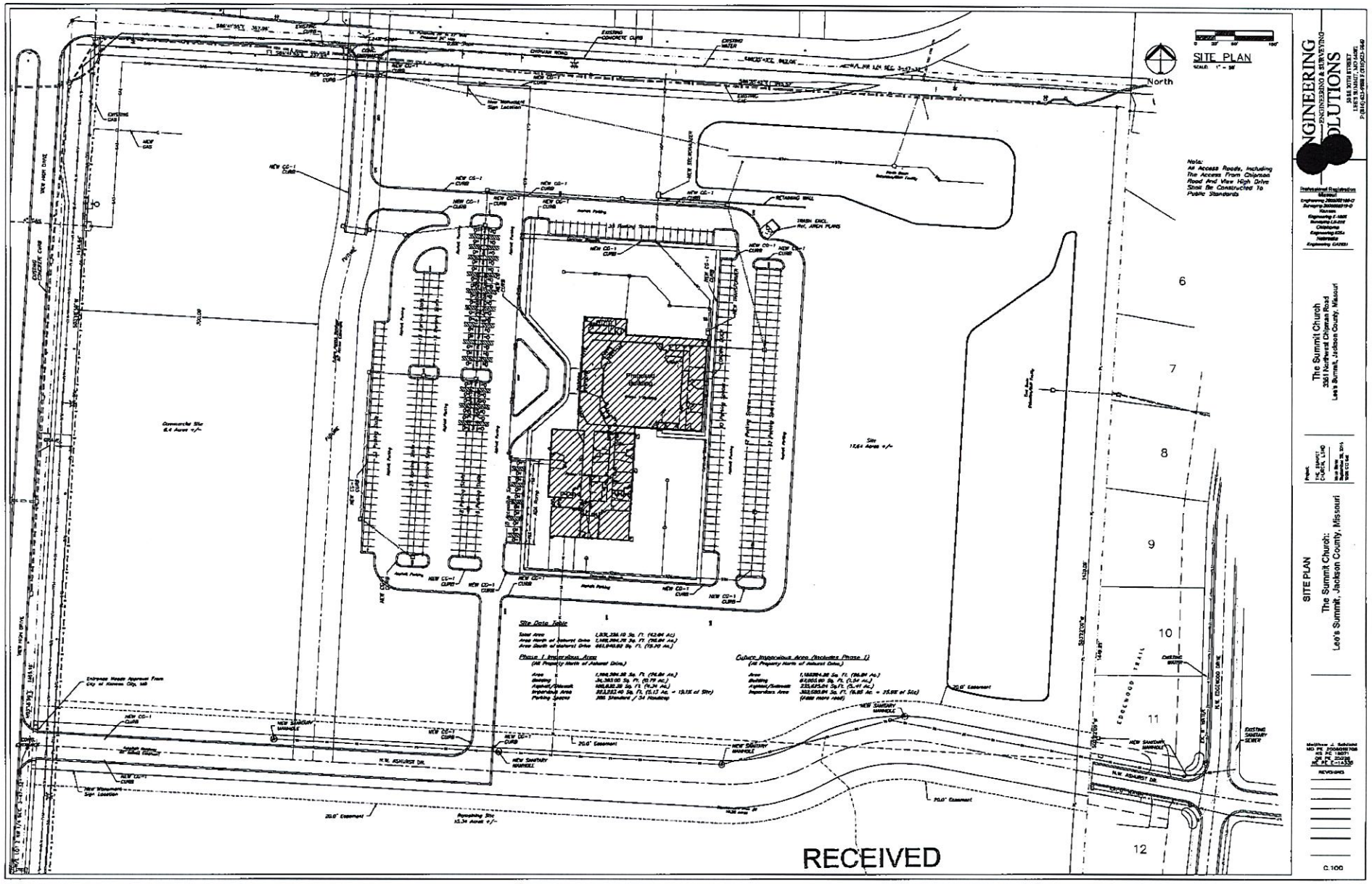

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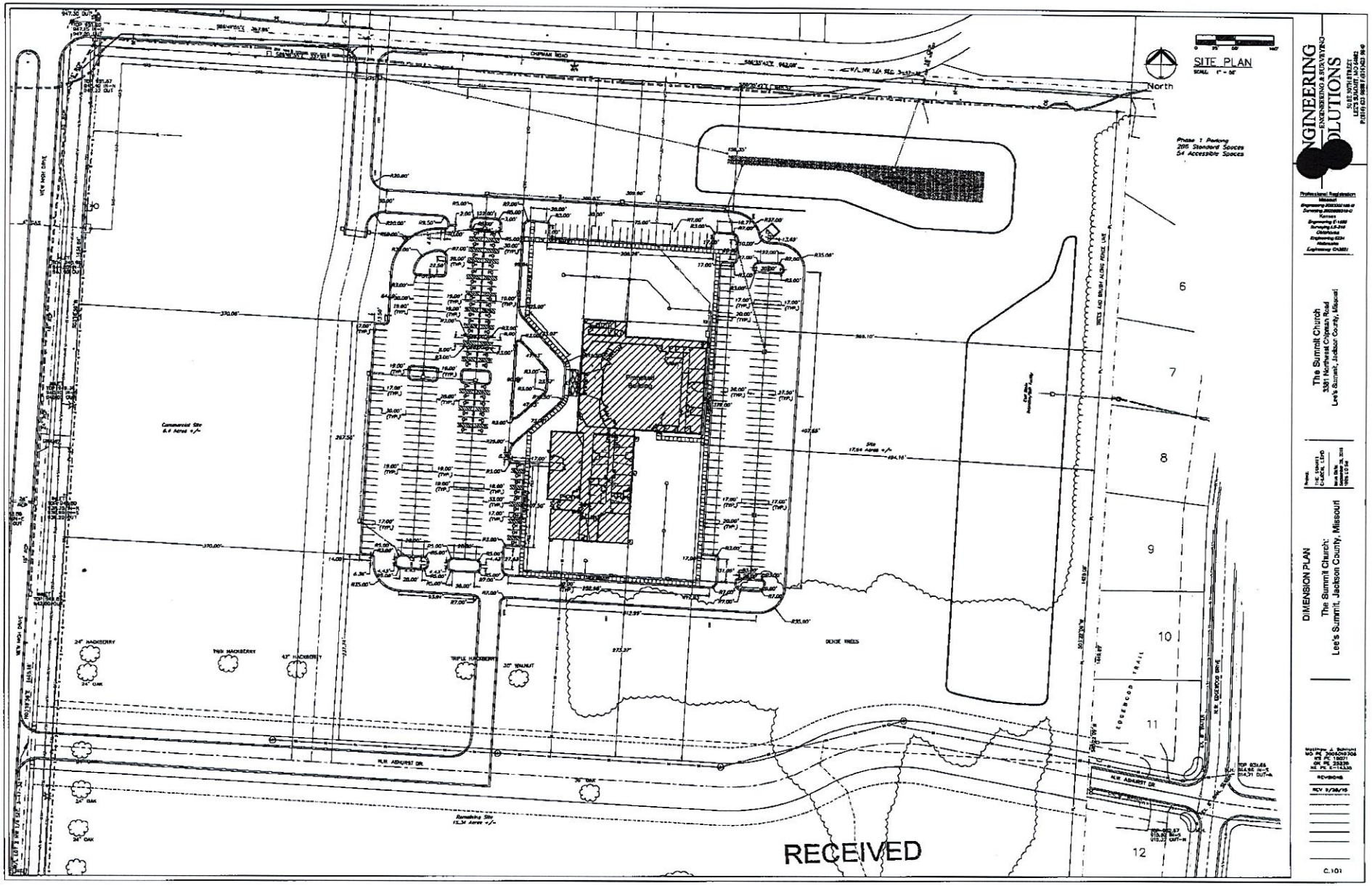

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OCT 13 2015

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