AGENDA ITEM EXECUTIVE SUMMARY Agenda Item Nun Image: St. CHARLES Title: Plan Commission recommendation to approve a L Banked Parking Request for BEMA Inc., 3620 Oh Image: St. CHARLES Presenter: Ellen Johnson Meeting: Planning & Development Committee Date: June 8, 2020 Proposed Cost: \$ Budgeted Amount: \$ Not Budgete The City has received a request to allow land banking of required parking spaces for the BEMA Inc. 3620 Ohio Ave. in the M-2 Limited Manufacturing District. Section 17.24.110 of the Zoning Ordinar up to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land 1 future construction. BEMA is planning a building addition with modified site circulation and new parking areas. The plan retaining an existing 71,653 sf building and constructing a 48,220 sf addition. Off-street parking area proposed along Ohio Ave. and at the rear of the building. The total parking requirement for the build new addition is 120 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 100 par with the remaining 20 required spaces identified on the plans for future construction, if needed. This 17% of the parking requirement. Per Section 17.24.110, the land bank parking petition is to present a study that demonstrates: a. The number of parking spaces may be reduced without affecting the ability to adequately acc vehicles for wisitors, and all other vehicles for the business, and provide adequate spaces during an overlap of employee shifts. b. Land banked parking shall not cause a shortage of parking for other uses								
Image: Citry or ST. CHARLES Title: Plan Commission recommendation to approve a L Banked Parking Request for BEMA Inc., 3620 Oh Meeting: Planning & Development Committee Date: June 8, 2020 Proposed Cost: \$ Budgeted Amount: \$ Not Budgete The City has received a request to allow land banking of required parking spaces for the BEMA Inc. 3620 Ohio Ave. in the M-2 Limited Manufacturing District. Section 17.24.110 of the Zoning Ordinatup to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land I future construction. BEMA is planning a building addition with modified site circulation and new parking areas. The plan retaining an existing 71,653 sf building and constructing a 48,220 sf addition. Off-street parking area proposed along Ohio Ave. and at the rear of the building. The total parking requirement for the build new addition is 120 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 100 par with the remaining 20 required spaces identified on the plans for future construction, if needed. This 17% of the parking requirement. Per Section 17.24.110, the land bank parking petition is to present a study that demonstrates: a. The number of parking spaces may be reduced without affecting the ability to adequately acc vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles for the business, and provide adequate spaces during an overlap of employee shifts.		AGENDA	A ITEM EXECUTIV	SUMMARY	Agenda Item Number: 4c			
InterviewPresenter:Ellen JohnsonMeeting:Planning & Development CommitteeDate:June 8, 2020Proposed Cost:\$Budgeted Amount:\$Not BudgeteThe City has received a request to allow land banking of required parking spaces for the BEMA Inc.3620 Ohio Ave. in the M-2 Limited Manufacturing District. Section 17.24.110 of the Zoning Ordinarup to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land future construction.BEMA is planning a building addition with modified site circulation and new parking areas. The planretaining an existing 71,653 sf building and constructing a 48,220 sf addition. Off-street parking areaproposed along Ohio Ave. and at the rear of the building. The total parking requirement for the buildnew addition is 120 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 100 parwith the remaining 20 required spaces identified on the plans for future construction, if needed. This17% of the parking requirement.Per Section 17.24.110, the land bank parking petition is to present a study that demonstrates:a. The number of parking spaces may be reduced without affecting the ability to adequately acc vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles for the business, and provide adequate spaces during an overlap of employee shifts.b. Land banked parking shall not cause a shortage of parking for other uses located in the area.	CITY OF ST. CHARLES	Title: Plan Commission recommendation to approve a Land Banked Parking Request for BEMA Inc., 3620 Ohio Av						
Meeting: Planning & Development CommitteeDate: June 8, 2020Proposed Cost: \$Budgeted Amount: \$Not BudgetedThe City has received a request to allow land banking of required parking spaces for the BEMA Inc.3620 Ohio Ave. in the M-2 Limited Manufacturing District. Section 17.24.110 of the Zoning Ordina: up to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land I future construction.BEMA is planning a building addition with modified site circulation and new parking areas. The plan retaining an existing 71,653 sf building and constructing a 48,220 sf addition. Off-street parking area proposed along Ohio Ave. and at the rear of the building. The total parking requirement for the build new addition is 120 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 100 par with the remaining 20 required spaces identified on the plans for future construction, if needed. This 	ILLINOIS + 1834	Presenter:	Ellen Johnson					
Proposed Cost: \$Budgeted Amount: \$Not BudgeteThe City has received a request to allow land banking of required parking spaces for the BEMA Inc.3620 Ohio Ave. in the M-2 Limited Manufacturing District. Section 17.24.110 of the Zoning Ordinar up to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land future construction.BEMA is planning a building addition with modified site circulation and new parking areas. The plan retaining an existing 71,653 sf building and constructing a 48,220 sf addition. Off-street parking area proposed along Ohio Ave. and at the rear of the building. The total parking requirement for the build new addition is 120 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 100 par with the remaining 20 required spaces identified on the plans for future construction, if needed. This 17% of the parking requirement.Per Section 17.24.110, the land bank parking petition is to present a study that demonstrates: a. The number of parking spaces may be reduced without affecting the ability to adequately acc vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles for the business, and provide adequate spaces during an overlap of employee shifts. b. Land banked parking shall not cause a shortage of parking for other uses located in the area.	Meeting: Planning	ning & Developm	ent Committee	Date: June	e 8, 2020			
 The City has received a request to allow land banking of required parking spaces for the BEMA Inc. 3620 Ohio Ave. in the M-2 Limited Manufacturing District. Section 17.24.110 of the Zoning Ordina: up to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land future construction. BEMA is planning a building addition with modified site circulation and new parking areas. The plan retaining an existing 71,653 sf building and constructing a 48,220 sf addition. Off-street parking area proposed along Ohio Ave. and at the rear of the building. The total parking requirement for the build new addition is 120 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 100 par with the remaining 20 required spaces identified on the plans for future construction, if needed. This 17% of the parking requirement. Per Section 17.24.110, the land bank parking petition is to present a study that demonstrates: a. The number of parking spaces may be reduced without affecting the ability to adequately accorden vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles for the business, and provide adequate spaces during an overlap of employee shifts. b. Land banked parking shall not cause a shortage of parking for other uses located in the area. 	Proposed Cost: \$: \$	Budgeted Amo	ant: \$	Not Budgeted:			
 The petition must also submit a Land Bank Parking Plan which includes the following elements: a. Depiction of the full number of parking spaces required for Manufacturing, Light & Heavy, a Warehouse/Distribution uses. b. A detailed floor plan depicting the layout of all proposed and future manufacturing/warehouse, c. Depiction of the interim use of the land banked area. 	The City has receive 3620 Ohio Ave. in t up to 25% of the pa future construction. BEMA is planning a retaining an existing proposed along Ohi new addition is 120 with the remaining 1 17% of the parking Per Section 17.24.1 a. The number vehicles for for the busit b. Land banke The petition must al a. Depiction of Warehouse, b. A detailed f c. Depiction of	ceived a request to a in the M-2 Limited e parking requireme ion. ing a building additi sting 71,653 sf build Ohio Ave. and at the 120 spaces (1 space ing 20 required space ing 20 required space ing requirement. 24.110, the land ban nber of parking space s for employees, bus pusiness, and provid mked parking shall to st also submit a Lan on of the full numbe use/Distribution use led floor plan depict on of the interim use	Ilow land banking of re Manufacturing District nt for Warehouse/District ion with modified site c ling and constructing a e rear of the building. T per 1,000 sf of gross fl ces identified on the pla k parking petition is to ces may be reduced witt siness-owned vehicles, le adequate spaces durin not cause a shortage of ad Bank Parking Plan w er of parking spaces req es. ing the layout of all pro-	juired parking spa Section 17.24.11 pution uses in the rculation and new 8,220 sf addition. he total parking re or area). Proposed is for future constr present a study that jout affecting the a chicles for visitors g an overlap of em parking for other u nich includes the featured for Manufact posed and future n a.	ces for the BEMA Inc. loca 0 of the Zoning Ordinance M-2 district to be land bank parking areas. The plan ind Off-street parking areas are quirement for the building d is to construct 100 parking ruction, if needed. This const t demonstrates: ability to adequately account s, and all other vehicles nec aployee shifts. uses located in the area.	ited at allows ced for cludes e with the g spaces stitutes modate reas.		

The applicant's letter provides a response to these items. The submitted plans depict the spaces to be constructed now (100) and that there is adequate space to construct the remaining required parking should the need arise. In the interim, the area will be grass.

The Code stipulates that the land banked parking approval apply only to the specific business for which the study was conducted. The City may require the business owner to construct the land banked parking facility if there a shortage of parking is identified on the property.

Plan Commission Recommendation

Plan Commission reviewed the land banked parking request on 6/2/20 and recommend approval by a vote of 9-0. **Attachments** (*please list*):

Plan Commission Resolution, Letter dated 5/5/20

Recommendation/Suggested Action (briefly explain):

Plan Commission recommendation to approve a Land Banked Parking Request for BEMA Inc., 3620 Ohio Ave.

City of St. Charles, Illinois Plan Commission Resolution No. <u>7-2020</u>

A Resolution Recommending Approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Heitman Architects Inc.)

Passed by Plan Commission on June 2, 2020

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review Land Bank Parking Requests; and

WHEREAS, the Plan Commission has reviewed the Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Heitman Architects Inc.); and

WHEREAS, the Plan Commission finds said Land Bank Parking Request to meet the standards contained in Section 17.24.110.C of the St. Charles Zoning Ordinance.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Heitman Architects Inc.), allowing for 20 off-street parking spaces out of the 120 required offstreet parking spaces to be land banked for future construction.

Roll Call Vote: Ayes: Pretz, Purdy, Kessler, Wallace, Holderfield, Vargulich, Becker, Melton, Funke Nays: Absent: Motion carried: 9-0

PASSED, this 2nd day of June 2020.

Chairman St. Charles Plan Commission



May 5, 2020

Chairman Wallace, and Plan Commission Members **Plan Commission, City of St. Charles, Illinois** 2 E. Main St. St. Charles, IL 60174

RE: 219137 BEMA Addition at 3620 Ohio Avenue

Land Bank Parking Plan Per City of St. Charles Zoning Ordinance §17.24.110

Dear Chairman and Commission Members,

We respectfully submit for your consideration the attached Land Bank Parking Plan for the proposed building addition at 3620 Ohio Avenue.

This Project consists of demolition, renovations, and additions to BEMA Incorporated's existing manufacturing facility at 3620 Ohio Avenue; the property is zoned M-2 Limited Manufacturing District and the Project is an allowed use under Table 17.16-1.

The Project will add 48,220 SF of floor space for manufacturing, warehouse, and distribution use; once completed, the total building area shall be 119,873 SF (71,653 SF Existing + 48,220 SF New). All existing car parking shall be demolished to accommodate the new addition; new car parking shall be provided in two locations: visitor parking to the south, accessible from Ohio Avenue, and employee parking to the north, accessible from 37th Avenue.

As indicated in the attached Land Bank Plan, the total number of required car stalls is one hundred twenty-one. In accordance with §17.24.110.C, we are seeking Plan Commission's recommendation to allow proof of parking for twenty-one stalls, or seventeen percent (17%) of the required off-street parking spaces for the proposed Project, noting that the hereby submitted Land Bank Plan demonstrates the following:

- a. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate spaces during an overlap of employee shifts.
- b. Land banked parking shall not cause a shortage of parking for other uses located in the area.

555 PIERCE ROAD, SUITE 130 ITASCA, ILLINOIS 60143 TEL: 630.773.3551 FAX: 630.773.3599 In accordance with Zoning Ordinance §17.24.110, the attached Land Bank Parking Plan includes the following:

- 1. Depiction of the full number of parking aces required for Manufacturing, Light & Heavy, and Warehouse/Distribution uses. *REFER TO SHEET A1.0 & C2.0*
- 2. A detailed floor plan depicting the layout of all proposed and future manufacturing/warehouse areas. *REFER TO SHEET A2.0*
- 3. Depiction of the interim use of the land banked area. LAND BANKED AREA WILL REMAIN AS AN UNDISTURBED GRASS (PERVIOUS) AREA – REFER TO SHEETS C1.0 & C3.0
- 4. Acknowledgement that the land banked parking area shall satisfy all applicable sections of the City Code. *REFER TO SHEET A1.0 & C2.0*
- 5. Acknowledgement that the associated stormwater management systems are designed and constructed to accommodate all land banked spaces. STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED AND COSTRUCTED TO ACCOMMODATE ALL LAND BANKED SPACES - REFER TO SHEET C3.0 FOR GRADING & STORMWATER MANAGEMENT PLAN.

We appreciate your consideration of this request. If you have any questions or concerns regarding the Project and the Land Bank Parking Plan, please do not hesitate to contact our office.

Sincerely,

HEITMAN ARCHITECTS INCORPORATED

Erik Heitman, AIA, LEED AP





NOT ISSUED

NOT ISSUED

AD1.0 3D SCOPE IMAGES

AD1.1 DEMOLITION FLOOR PLAN

SHEET TITLE COVER SHEET

DATE

SHEET NUMBER 01/20/2020 A0.0 PROJECT NUMBER 219137





PRELIMINARY ENGINEEERING FOR **BEMA EXPANSION** 3620 OHIO AVENUE, ST. CHARLES, ILLINOIS

LOCATION MAP



- C0.0 SITE LOCATION MAP & CIVIL LEGEND
- C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C2.0 PRELIMINARY SITE LAYOUT PLAN
- C3.0 PRELIMINARY SITE GRADING & STORMWATER MANAGEMENT PLAN
- C4.0 PRELIMINARY UTILITY PLAN
- C5.0 CONSTRUCTION DETAILS
- C5.1 CONSTRUCTION DETAILS



SECTION 25 & 36, TOWNSHIP 40N, RANGE 8E

EXEMPLE LEENAL CURP & GUTTER CURP	EXEMPLETERNE PROPOSED DUEENC CURB & GUTTER CURB & GUTTER CURB & GUTTER PROPOSED BULLING CURD & SERVICE STANDARD DUTY ASPHALT EDELECTING STRUCTURE STORM STRUCTURE SANTARY SEVER WUNE WAIT MANNOLE COMMINICATOR LINE STORM STRUCTURE SANTARY MANNOLE OVERINAD FOOD ROUTE COMMINICATOR LINE PROPOSED SULLING COMMINICATOR LINE PROPOSED SULLING SANTARY MANNOLE MUNE KARDE GOMM DEADE OPTIC LINE PROPOSED CONTOR WUNE WAILT WUNE WAILT WUNE WAILT WUNE WAILT WUNE WAILT WUNE WAILT WUNE WERE MARTER MUNOP CONTOR WINDER CONTOR MUNOP CONTOR WINDER CONTOR MUNOP CONTOR WINDER CONTOR						
CUBB & CUTTER CUBB & CUBB & CUBB & CUBB CUBB & CUTTER CUBB & CUBB & CUBB & CUBB & CUBB CUBB	CURB & CUTTER C	EXISTING LEGEND		PROPOSED LEGEND			
CARSTING TREE CARSTING TREE CARSTING TREE CARSTING TREE CARSTING BULDING CARSTING BULDING CARSTING BULDING CARSTING BULDING CARSTING SERVICE	CURB & GUTTER C	- Me		CURB & GUTTER			
CURB & GUTER CURD & GUTER CURD & CUSTING BULLING COSTON STRUCTURE COSTON STRUCTURE CURD & SERVICE CURD &	CURB & GUTTER CULL CXISTING BULDING CXISTING BULDING SITUAL SERVICE SITUAL SERVICE	() 蒎	EXISTING TREE		PROPOSED BUILDING		
CVISTING BULLDING STAMUSE STORM SERVICE STORM SERVICE STORM SERVICE CVISTING BULLDING VISTING BULLDING STORM SERVICE STORM SERVICE CVISTING DUTY LINE CVISTING POTIC LINE CVISTING POTIC LINE SAMITARY SERVICE SAMITARY SERVICE SAMITARY MANNOLE CVISTING POTIC LINE SAMITARY MANNOLE CVISTING POTIC LINE SAMITARY MANNOLE CUINT TO GO SUBLE AND FLOOD ROLUTE TO GO STAM STRUCTURE SAMITARY MANNOLE CLANOUT WALEE MALTER VIALE BOX COUNT TO GO SUBLEAND COUNT TO GO SUBLEAND CVISTING BULLDING COUNT TO GO SUBLEAND <	CVILLL EXISTING BULLDING C SIGNI SERVICE E ELECTRIC SERVICE SIGNI SERVICE SIGNI SERVICE SIGNI SERVICE SIGNI SERVICE SIGNI SERVICE SIGNI SERVICE CARLE LINE SIGNI SERVICE COMMING LOTILITY LINE SIGNI SERVICE COMMING LOTILITY LINE SIGNI SERVICINE SANTARY SEVER WALE MAIN COMMING LOTILITY LINE SIGNI SERVICINE SANTARY MANNOLE SIGNI SERVICINE SIGNI SERVICINE SIGNI SERVICINE SIGNI SERVICINE SIGNI SERVICINE SIGNI SERVICINE SIGNI SERVICINE SIGNI SERVICINE SIGNI		CURB & GUTTER		HEAVY DUTY CONCRETE		
PCC SUBMUK GAS SERVICE GAS SERVICE GAS SERVICE SAMITARY SERVER SAMITARY MANNOLE	PCC SUBMUK GAS SERVICE GLEDTRIC SERVICE SANTARY SEVER SANTARY SEVER SANTARY SEVER SANTARY SEVER SANTARY SEVER SANTARY MANNOLE COMMUNICATION LINE COMMUNICATION LI	/////	EXISTING BUILDING		STANDARD DUTY ASPHALT		
CAS SERVICE CAS S	CAS SERVICE CLOTING SERVICE SANITARY SEVER SANITARY MANNOLE A CLEMOUT SANITARY MANNOLE A CLEMOUT SANITARY MANNOLE A CLEMOUT SANITARY MANNOLE SANITARY MANNOLE SANITARY MANNOLE SANITARY MANNOLE A CLEMOUT SANITARY MANNOLE SANIT		PCC SIDEWALK		HEAVY DUTY ASPHALT		
LELCINC SERVER SANTARY SERVER SANTARY SERVER SANTARY SERVER SANTARY SERVER SANTARY MANNOLE COMMUNICATION LINE COMMUNICATION MARCINE COMMUNICATION MINOR CONTOUR	LELDING SERVER SAWTARY SERVER SAWTARY SERVER SAWTARY SERVER SAWTARY SERVER SAWTARY SERVER SAWTARY MANNOLE COMBUNITY LINE COMMUNICATION MINOR CONTOUR COMMUNICATION LINE LINE COMMUNICATION LINE LINE COMMUNICATION LINE LINE LINE LINE LINE LINE LINE LINE LI	G	GAS SERVICE				
SUMM XER MANN WATER MANN WATER MANN CABE LINE OF OVERHEAD UTILITY LINE OVERHEAD UTILITY OVERHEAD UTILITY LINE OVERHEAD UTILITY LINE OVERHEAD UTILITY OVERHEAD OVERHEAD UTILITY OVERHEAD UTILITY OVERHEAD	SUMMARY SEVER W WATER MAIN CABLE LINE OF OVERHEAD UTILITY LINE OF OVERHEAD UTILITY LINE FO OVERHEAD UTILITY LINE FO OVERHEAD UTILITY LINE FO FIBER OPTIC LINE X FENCE SAUTARY SEVER W UVE VALIT UVE VALIT UVE VALIT UVE VALIT VALVE VALIT UVE VALIT VALVE	L	ELECTRIC SERVICE		STORM SEWER		
SAMIARY SERF Weight Server CABE LINE COMPERAD UTITY LINE COMMUNICATION LINE FOC STORM STRUCTURE STORM STRUCTURE MALOR CONTOUR MALOR CONTOU	SAMUARY SERF W WATER MAN CABE LINE CABE LINE CABE LINE COMMUNICATION LINE COMMU		STORM SEWER		SANITARY SEWER		
Image: Construction Image: Construction Imag	Image: Construction Image: Construction Imag		SANITARY SEWER	w	WATER MAIN		
CHARLE LURE CHARLE LURE CHARLE VILLTY LURE COMMUNICATION LINE PREVAILT COMMUNICATION LINE PREVAILT COMMUNICATION LINE PREVAILT COMMUNICATION LINE PREVAILT COMMUNICATION LINE PREVAILT COMMUNICATION LINE PREVAILT COMMUNICATION LINE COMMUNICATION LINE	CARLE LINE COLLOWERKAD UTUITY LINE TO COMMUNICATION LINE TO COMMUNICATION LINE COMMUNICATION LINE COM		WA IER MAIN	G	SANITARY MANHOLE		
Image: Construct of the second se	Image: Constraint of the const		CABLE LINE	ő	VALVE VALUET		
Image: Control Line Image: Control Line Image: Control Line Image: Control Line <th>COMMANNA AND LINE COMMANNA AN</th> <th> OH</th> <th>OVERHEAD UTILITY LINE</th> <th>ě</th> <th>VALVE BOX</th>	COMMANNA AND LINE COMMANNA AN	OH	OVERHEAD UTILITY LINE	ě	VALVE BOX		
× FERC PIC LINE × FERC PIC LINE STORM STRUCTURE > OVERLAND FLOOD ROUTE SAMTARY MANHOLE > OVERLAND FLOOD ROUTE A CLEMOUT WATER METER > OVERLAND FLOOD ROUTE WALVE FULLT > NUMOR CONTOUR MINOR CONTOUR > NUMOR CONTOUR MINOR CONTOUR > NUMOR CONTOUR MINOR CONTOUR > NUMOR CONTOUR Too, MINOR CONTOUR MINOR CONTOUR > NUMOR CONTOUR			COMMUNICATION LINE	~~-	FLOW ARROW		
FENCE STORM STRUCTURE STORM STRUCTURE SANTARY MANHOLE A CLEMOUT WALES AND WALES WALE W	FENCE SAUTARY MANHOLE A CLEMNOUT WALVE VALUT WALVE WALVE VALUT WALVE VALVE WALVE VALUT WALVE VALUT WALVE VALUT WA		FIBER OPTIC LINE	\Rightarrow	OVERLAND FLOOD ROUTE		
STORN STRUCTURE SAUTARY MANHOLE CLEANOUT GUIND GRADE GOUND GRADE GOUND GRADE GOUND GRADE MALER KETER WALEE MALER WALEE MALER WALEE MALER WALEE MATER GAS METER GENTOR METER GAS MET	STORU STRUCTURE SAUTARY MANHOLE A CLEMNOUT WATER METER UALVE SAULT WALVE MULT WALVE MULT WALVE MULT WALVE BOX UTURY POLE CLEMTRO LOT LOGIT MINOR CONTOUR	×	FENCE	100.00 TW	TOP OF SIDEWALK GRADE		
SANTARY MANNALE A CLEANOUT WHITEM MAINALE A CLEANOUT WHITEM METER WHITEM METER WHITEM METER WHITEM METER WHITEM METER WHITEM METER C ELECTRIC METER C ELECTRIC METER C ELECTRIC METER C FRANKING LOI LIGHT G UTUTY FOLE C UTUTY FOLE C FRANKING LOI LIGHT G HER OPTIC PEDESTAL C FRANKING CONTOUR C MINOR C MINOR CONTOUR C MINOR CONTOUR C MINOR C MINOR CONTOUR C MINOR C MINOR CONTOUR C MINOR C M	SANTARY MANNOLE A CLEANOUT WATER METER WATER METER WATER METER WALVE WULT VALVE WULT VALVE WULT VALVE WULT VALVE BOX HYDRANT C GAS METER D ELECTRIC METER A TRANSFORMER TRANSFORMER FIBER OPTIC PEDESTAL PHONE PEDESTAL PHONE REDESTAL PHONE REDESTAL C ALCONTOUR MINOR CONTOUR	0	STORM STRUCTURE	100.00 TC	TOP OF CURB GRADE		
A CLEANOUT WHATER METER WALKE BOX WALKE BOX G GAS METER G GAS MET	A CLEANOUT WILLYE HOLER C GASHART METER G VALUE TAULT VALUE BOX VALUE BOX C GASHART METER C ELECTING METER C ELECTING METER C THER OFIC BOX THER OFIC BOX C THE POESTAL C ALLO C CONTOUR C ALLO C A	0	SANITARY MANHOLE	100.00 P	PAVEMENT GRADE		
WATER METER MALER ALLER MINOR CONTOUR WALVE BOX VALVE BOX VALVE BOX MINOR CONTOUR	Image: Construct of the second sec		CLEANOUT	100.00 G	GROUND GRADE		
● VALVE VALUT Top	VALVE VALUT VALVE BOX VALVE BOX VALVE BOX VALVE BOX VADRAVIT GAS METER U ELECTRIC METER U ELECTRIC METER GUT MEE GUT MEE GUT MEE GUT MEE GRER GPRC BOX TRBER GPRC BOX REBER REBER GPRC BOX REBER REBER GPRC BOX R		WATER METER	100	MAJOR CONTOUR		
		1	VALVE VAULT	100	MINOR CONTOUR		
Q HIDDANT © GLS WETER Q ELECTRIC WETER >> PARKING LOT LUHT ØUTUT POLE OUY WIRE OUY WIRE TRIBER OPTIC BOSTAL Image: Provide POSTAL Image Postal Image: Postal Postal Image Postal	Introdukti Image: Solution of the second	*	VALVE BOX				
□ CAS ME LPY ○ ELECTRIC METER ○ PARKING LOT LIGHT ○ UILY POLE ○ OLY MEE □ FIBER OPTIC BOX □ FIBER OPTIC DEDESTAL □ CARLE PEDESTAL □ PLOCESTAL □ ELECTRIC PEDESTAL □ ELECTRIC PEDESTAL □ PLOCE CONTOUR □ MINOR CONTOUR	CAS MELER CAS MELER CAS MELER PARKING LOT LIGHT GUT WREE GUT WREE TRUSTOMER TRUSTOMER TRUSTOMER CARLE PEDESTAL PHONE PEDESTAL PHONE PEDESTAL PHONE PEDESTAL PEDESTAL CARLE CONTOUR MINOR CONTOUR CONTOUR	q	HYDRANT				
ELECTRIC METER METER UTUTY POLE GUY WIRE TRANSTOMMER TRANSTOMMER TRER OPTIC PEDESTAL TRER OPTIC PEDESTAL TREE PEDESTAL TRANST	U ELECTRIC METER C= PARKING LOI LOHT Ø UTUTY POLE GUY WIRE TANUSCOMMER III FIBER OPTIC BOX FIBER OPTIC BOX III FIBER OPTIC BOX FIBER OPTIC PEDESTAL III PHONE PEDESTAL FIBER OPTIC PEDESTAL III ECTRIC CONTOUR MINOR CONTOUR	0	GAS METER				
ARRING CONTOUR MINOR CONTOUR	PARKING LOT LIGHT GUT WINE GUT WINE GUT WINE THUR POINT BOX THUR POINT BOX THUR POINT BOX THUR POINT BOX CONTO BOX CONTOUR CONTOUR MINOR CONTOUR	E	ELECTRIC METER				
UTUTY POLE GOV WRIE TRANSTORMER TRANSTORMER TRBER OPING PEDESTAL TRBER OPING PEDESTAL TRBER OPING PEDESTAL CAMBE PEDESTAL PHYNE PEDESTAL PHYNE PEDESTAL TRDECTOR PEDESTAL TRDECTOR PEDESTAL	OTUTY POLE OTUTY POLE OTUTY WRE TRANSTORMER TRANSTORMER TREER PORTC PEDESTAL TREER PORTC PEDESTAL OTUTY PHONE PEDESTAL Phone	0-6	PARKING LOT LIGHT				
COT WHE THANSTOMMER THANSTOMMER THANSTOMMER THANSTOMMER THANSTOMMER THANSTOMMER CONTO BOX THANSTOMMER CONTOUR CONTOUR CONTOUR CONTOUR	Christer Geric Box Histor Geric PEDESTAL Christer Registration Christer Registratio Christer Registration Christer Registration Chr	,0	UTILITY POLE				
TIBER OFTIC BOX TIBER OFTIC PEDESTAL CARLE PEDESTAL CARLE PEDESTAL CARLE PEDESTAL CARLE PEDESTAL CELECTRIC PEDESTAL CELECTRIC PEDESTAL CARLE CARLE CONTOUR CARLE	THER OPTIC BOX THER OPTIC PEDSTAL CARLE PEDSTAL PHONE PEDESTAL ELECTRIC PEDESTAL ANALOR CONTOUR ANALOR CONTOUR		TRANSFORMER				
IBER ØRTO FEDESTAL PHONE PEDESTAL PHONE PEDESTAL ELECTRIC PEDESTAL VaoAUARC CONTOUR VaoAUARC CONTOUR	IBER ØRTC FEDESTAL Image: Construction Image: Construction Image: Construction Image: Construction Image: Construction Image: Construction	FD	FIBER OPTIC BOX				
CABLE PEDESTAL CABLE PEDESTAL CABLE PEDESTAL CABLE CENTRE PEDESTAL CABLE CONTOUR CABL	CABLE PEDESTAL CABLE	FØ	FIBER OPTIC PEDESTAL				
PHONE PEOSTAL PEOSTAL PEOSTAL POSMAJOR CONTOUR TOMINOR CONTOUR TOMINOR CONTOUR	PHONE PEOSTAL PEOSTAL POSTAL	[V]	CABLE PEDESTAL				
Charles Contour	→ LECTRIC PERSIAL → Navior Contour → Navior Contour	T	PHONE PEDESTAL				
THEMINOR CONTOUR	TRO MARKA CANTOUR	< ~ .	ELECTRIC PEDESTAL				
7 "Ro MINUR CONTOUR		100_ /	MAJOR CONTOUR				
		/ 100/	MINOR CONTOUR				





REVISIONS Δ

BEMA EXPANSION

ENG : BPH DATE : 05-01-2020 SHEET TITLE













