



PLANNING COMMISSION

AGENDA REPORT

VIII. 3

MEETING DATE: FEBRUARY 14, 2011

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-09-11: ONE-YEAR TIME EXTENSION FOR THE RENOVATION OF AN EXISTING ARCO GASOLINE SERVICE STATION
3003 NEWPORT BOULEVARD**

DATE: FEBRUARY 3, 2011

**FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER
(714) 754-5136 WSHIH@CI.COSTA-MESA.CA.US**

PROJECT DESCRIPTION

The property owner is requesting a one-year time extension for the following applications to facilitate the renovation of an existing gasoline service station (ARCO):

1. Conditional use permit (CUP) to include the following components:
 - 24-hour convenience store
 - Automated car wash
 - Motor vehicle service station with concurrent sales of alcoholic beverages (including a finding of Public Convenience or Necessity for the Alcoholic Beverage Control license)
2. Variances to deviate from rear and side setback requirements for a portion of the convenience store/car wash building and a fuel canopy.
3. Administrative adjustments to deviate from front and street side setback requirements for the new fuel canopies.

APPLICANT

The applicant is Iann Marr of MK Design, representing the property owner, Bahman Bakhtar/Rahat LLC.

RECOMMENDATION

Approve the time extension to be valid to January 11, 2012, by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


KHANH NGUYEN
Asst. Development Services Director

BACKGROUND

Site Location

The property is located on the northwest corner of Baker Street and Newport Boulevard and contains an ARCO gasoline service station with auto repair service. The property is zoned C1 (Local Business District) and has a General Plan land use designation of Neighborhood Commercial. It is surrounded by apartment projects to the north, west, and across Baker Street to the south, and Newport Boulevard/55 Freeway to the east.

Planning Commission Approval

On January 11, 2010, Planning Commission, on a 3-2 vote (Commissioners Sam Clark and Colin McCarthy voted no), approved Planning Application PA-09-11 for the renovation of the existing gasoline service station.

The project approval includes the following:

- CUP with the following components:
 - 24-hour convenience store: Conversion of the existing auto service building into a convenience store.
 - Automated car wash: Construction of an automated car wash with operating hours from 7:00AM to 8:00PM daily.
 - Motor vehicle service station with concurrent sales of alcoholic beverages: A finding of public convenience or necessity was made for a beer and wine sales (Type 20 ABC) license pursuant to the State Department of Alcoholic Beverage Control (ABC) requirements.
- Variances and administrative adjustments for building setback deviations. Table A provides a summary of the requested deviations from setback standards for structures in the C1 zone abutting residentially-zoned properties.

Table A – Summary of Requested Deviations from Development Standards

Description	Setback	Code Requirement	Proposed Project
Administrative Adjustment: Fuel Canopy	<i>Front:</i> Baker Street	20 feet	15 feet
Administrative Adjustment: Fuel Canopy	<i>Street Side:</i> Newport Blvd.	20 feet	12 feet
Variations: a. Storage Bldg: 10-foot height b. Car Wash Building: 16-foot height c. Conv. Store: 20-foot height d. Fuel Canopy: 17 foot, 6 in. height	<i>Interior Side:</i> Setback required is two times the building height abutting residentially-zoned property	a. 20 feet b. 32 feet c. 40 feet d. 35 feet	a. 13 feet b. 13 feet c. 23 feet d. 20 feet
Variations: a. Storage Bldg: 10-foot height b. Car Wash Building: 16-foot height c. Conv. Store: 20-foot height d. Fuel Canopy: 17 foot, 6 in. height	<i>Rear Setback:</i> Setback required is two times the building height abutting residentially-zoned property	a. 20 feet b. 32 feet c. 40 feet d. 35 feet	a. 13 feet b. 12 feet c. 19 feet d. NA

Note: Existing development has nonconforming setbacks for the fuel canopy and auto service building.

The Planning staff report and meeting minutes for the planning application can be viewed on the City's website at the link below:

<http://www.ci.costa-mesa.ca.us/CMCalendar.htm>

Time Extension Request

Approval of the Planning Application PA-09-11 was valid for one year unless building permits are obtained and construction commences. However, the applicant was not able to obtain building permits prior to the expiration of the application on January 11, 2011, due to financial delays. Therefore, the applicant requests a time extension for the approval.

The Zoning Code allows the final review authority (Planning Commission for this project) to extend a planning application for successive periods of one year upon showing of good cause by the applicant.

ANALYSIS

Staff recommends approval of a one-year time extension to January 11, 2012, for the following reasons:

- The property is currently maintained in good condition. The property owner recently planted new shrubs and groundcovers around the monument sign in the existing planter area and will be painting the perimeter block wall for a consistent appearance. The existing development is in compliance with applicable codes and property maintenance standards. Code Enforcement records also indicate that there are no pending cases for this property.
- The Commission's previously-adopted approval findings are still applicable to the project. The applicable sections of the Zoning Code have not changed since the Commission approved the project in 2010.

The Commission determined that the proposed uses would complement the existing service station. The car wash also features key design features that would greatly reduce noise impacts and ensure compatibility with the adjacent residential use. The project consists of reduced driveway widths for the westerly and northerly driveways to accommodate additional landscaping and approximately 2,200 square feet of interior landscaping improvements on the property for a net increase of approximately 2,320 square feet.

The Commission also determined that special circumstances applicable to the physical limitations of the property justify approval of setback deviations and that the locations of the existing fuel islands preclude compliance with street setback requirements. With exception of the requested setback deviations, the proposed construction meets all applicable commercial development standards, which have not changed since project approval.

Note: The City Council adopted Ordinance No. 10-3 regarding permitted construction hours after approval of this project. Therefore, condition of approval no. 7 is no longer applicable (deleted) and the applicant is notified that all construction activities would be subject to the new ordinance. The applicant is also notified that the project would be subject to applicable adopted codes (such as Building, Mechanical, Electrical, etc.) at the time of construction plans submittal.

- Approval of the time extension would allow additional time for the applicant to secure funding for the construction of the project. Due to the economic conditions, the applicant was unable to obtain building permits and begin construction prior to the expiration of the application. Staff recommends a one-year time extension to January 11, 2012, to allow additional time for the applicant to secure funding to obtain building permits and to begin construction of the project that was approved by the Commission in 2010.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Approve a one-year time extension. This would allow additional time for the applicant to secure funding for the construction of the project as proposed.

2. Deny the application. If Commission denies the time extension, the planning application expires and the project may not be constructed as proposed. The applicant could not file a similar request for six months.

CONCLUSION

Approval of the time extension would allow the applicant additional time to obtain building permits so the previously approved project can be constructed. Staff recommends approval of the time extension given that applicable development standards have not changed since the original approval and that the Commission's previously-adopted approval findings are still applicable to the project.

- Attachments:
1. Draft Planning Commission Resolutions
 2. Applicant's Time Extension Request Letter
 3. Location Map
 4. Plans

cc: Development Services Director
Deputy City Attorney
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

Iann Marr
MK Design
2021 W. Commonwealth Ave., Ste. U
Fullerton, CA 92833

Ben Bakhtar
Cal Coast Inc.
3003 Newport Boulevard
Costa Mesa, CA 92626

File: 021411PA0911TimeExt	Date: 020311	Time: 3:15 p.m.
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ATTACHMENT 1

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-09-11, A CONDITIONAL USE PERMIT (INCLUDING A CONVENIENCE STORE, CAR WASH, AND CONCURRENT SALE OF ALCOHOLIC BEVERAGES AND FINDING OF PUBLIC CONVENIENCE OR NECESSITY), AS WELL AS SPECIFIED VARIANCES AND ADMINISTRATIVE ADJUSTMENTS.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Iann Marr of MK Design, authorized agent for property owner Bahman Bakhtar/Rahat LLC., with respect to the real property located at 3003 Newport Boulevard, requesting approval of the following applications for an existing gasoline service station in the C1 zone:

1. Conditional use permit (CUP) to include the following requested components:
 - a. 24-hour convenience store
 - b. Automated car wash
 - c. Motor vehicle service station with concurrent sales of alcoholic beverages (requiring a finding of Public Convenience or Necessity for the Alcoholic Beverage Control License)
2. Variances to deviate from rear and side setback requirements for a portion of the convenience store/car wash building and a fuel canopy.
3. Administrative adjustments to deviate from front and street side setback requirements for the new fuel canopies.

WHEREAS, the requested deviations from development standards are further described in Table A, Summary of Requested Deviations, in the Planning Commission staff report.

WHEREAS, on January 11, 2010, Planning Commission approved PA-09-11 by adoption of Resolution No. PC-10-3, of which is attached hereto as Exhibit "1";

WHEREAS, a time extension request for PA-09-11 was filed by the project applicant, Ian Marr;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 14, 2010, to consider the time extension request;

WHEREAS, the applicable sections of the Zoning Code, as they relate to the proposed project, have not changed since the original approval of Planning Application PA-09-11 with exception to an amendment to the Noise Ordinance;

WHEREAS, on February 16, 2010, the City Council adopted Ordinance No. 10-3 amending Title 13, Chapter XIII, Section 13-279, of the Costa Mesa Municipal Code regarding exceptions to the Noise Ordinance for hours of construction activities;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-09-11, as specified in Exhibits "A" and "B" respectively, of Resolution No. PC-10-3, with exception of Condition of Approval No. 7 which limited the construction hours. Other than the deletion of that condition, the original findings and conditions of approval are still applicable to the proposed project.

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **APPROVES** an extension of time for Planning Application PA-09-11 to **January 11, 2012**, with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-09-11. This action is also based on the evidence in the record and findings and subject to the applicant's compliance with each and all of the conditions as specified in Resolution No. PC-10-3.

PASSED AND ADOPTED this 14th day of February 2011.

Chair
Costa Mesa Planning Commission

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-09-11 FOR A CONDITIONAL USE PERMIT (INCLUDING A CONVENIENCE STORE, CAR WASH, AND CONCURRENT SALE OF ALCOHOLIC BEVERAGES AND FINDING OF PUBLIC CONVENIENCE OR NECESSITY), AS WELL AS SPECIFIED VARIANCES AND ADMINISTRATIVE ADJUSTMENTS.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Iann Marr of MK Design, authorized agent for property owner Bahman Bakhtar/Rahat LLC., with respect to the real property located at 3003 Newport Boulevard, requesting approval of the following applications for an existing gasoline service station in the C1 zone:

1. Conditional use permit (CUP) to include the following requested components:
 - a. 24-hour convenience store
 - b. Automated car wash
 - c. Motor vehicle service station with concurrent sales of alcoholic beverages (requiring a finding of Public Convenience or Necessity for the Alcoholic Beverage Control License)
2. Variances to deviate from rear and side setback requirements for a portion of the convenience store/car wash building and a fuel canopy.
3. Administrative adjustments to deviate from front and street side setback requirements for the new fuel canopies.

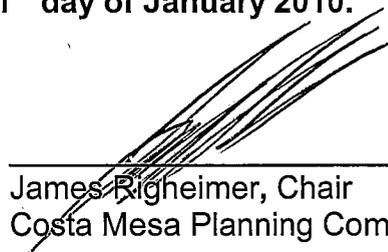
WHEREAS, the requested deviations from development standards are further described in Table A, Summary of Requested Deviations, in the Planning Commission staff report.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 11, 2010, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-09-11 and makes a finding of public convenience or necessity for beer and wine sales (type 20 ABC license) with respect to the property described above. This also includes approval of requested deviations from specified development standards.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-09-11 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable Federal, State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 11th day of January 2010.



James Righeimer, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (for approval with beer and wine sales)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
5. The proposed use is compatible and harmonious with uses on surrounding properties.
 6. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 7. The project is consistent with the General Plan with the approval of the conditional use permits and setback deviations.
 8. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed construction and uses are substantially compatible with developments in the same general area. Granting the conditional use permit for the convenience store and an automated car wash tunnel will not be detrimental to the health, safety, and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposed uses complement the existing service station and are less intensive than the existing auto repair service use. The car wash features key design features that would greatly reduce noise impacts and ensure compatibility with the adjacent residential use. The project will provide an upgrade to the property without negatively impacting surrounding properties. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation.
- C. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that special circumstances applicable to the property exist to justify approval of the setback deviations (variances and administrative adjustments) for the convenience store/car wash building and for the new fuel island canopy along Baker Street. Specifically, the lot is uniquely shaped and the locations of the existing fuel dispensing islands limit alternatives for building addition and preclude compliance with street setback requirements for the fuel island canopies. The property is separated from the closest apartment building by carports and driveway, providing an approximately 100-foot distance/buffer to the residents. The new canopies will not encroach further into the street setback areas than the existing canopies and will not create a visual impact. Approval of the deviations would not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- 12

E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL**(For approval with beer and wine sales)**

- Plng. 1. Provide landscape screening along both interior property lines. This condition shall be completed under the direction of the Planning Division.
2. Exterior elevations with sample color/materials board shall be submitted to the Planning Division as part of the plan check submittal package.
3. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
4. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
5. All rooftop mechanical equipment shall be screened under the direction of the Planning staff.
6. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
7. ~~All construction-related activity shall be limited to the hours of 7 a.m. through 7 p.m., Monday through Friday, and 9 a.m. through 6 p.m. Saturdays. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. [deleted February 14, 2011, per time extension application]~~
8. Applicant shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas under which applicant has control, to prevent trash, graffiti and littering. Any lighting under the control of the applicant shall be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences. Applicant shall further provide adequate lighting above the entrance to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises. The business shall institute whatever security measures are necessary for the business.
9. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The car wash hours of operation shall be limited to 7:00AM to 8:00PM, seven days a week. In addition, the car wash design features (including all noise attenuation measures) and laser wash system technology shall be implemented as described in the Planning Commission staff report, to the satisfaction of the Development Services Director.
10. Prior to alcohol sales at this location, the applicant shall purchase and transfer an existing Alcoholic Beverage Control license from a location within the City limits.

11. Alcoholic beverage sales shall be limited to only beer and wine.
12. Alcoholic beverage sales from drive through or walk-up service windows shall be prohibited.
13. No wine shall be sold with an alcoholic content of greater than 15% of volume except for "dinner wines" which have been aged two years or more and maintained in corked bottles.
14. Wine shall not be sold in bottles or containers smaller than 750 milliliters.
15. Wine, beer and other distilled spirit shall be sold in the factory manufactured packages for retail sales. Factory multiple-packed bottles or cans shall not be unpackaged to be sold individually. This restriction is not intended to prohibit the sale of beverages in a single container packaged by the manufacturer for individual sale.
16. Beer or wine shall not be displayed or sold from an ice tub or any other type of portable refrigerated unit.
17. Applicant shall post signs inside and outside the premises prohibiting the on-site consumption of alcoholic beverages and loitering.
18. Applicant shall post signs inside and outside the premises in compliance with the City of Costa Mesa Municipal Code notifying the public with regard to the prohibition of open containers of alcohol beverages.
19. Every 2 hours, from 4:00 p.m. to closing, the applicant shall patrol the area over which the applicant has control in an effort to prevent the loitering of persons about the premises. The applicant shall make reasonable efforts to prevent loitering during other hours the business is open.
20. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The business shall institute whatever security measures are necessary to comply with this requirement.
21. Applicant shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas under which applicant has control, to prevent trash, graffiti and littering. Any lighting under the control of the applicant shall be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences. Applicant shall further provide adequate lighting above the entrance to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises.
22. Except as permitted by the City of Costa Mesa Municipal Code for temporary window signs, windows shall not be blocked or obscured.
23. Exterior advertising shall comply with the City's sign regulations, and exterior advertisements shall be prohibited which indicate the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible from the exterior at the closest public street or sidewalk, shall constitute a violation of this condition.
24. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
25. Any graffiti painted or marked upon the premises shall be removed or painted over within 48 hours of being applied.
26. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any

authorized City official upon request.

27. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-09-11 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
28. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
29. A copy of the conditions of approval must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
- Eng. 30. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
- PC 31. The applicant shall install a reclaimed water system in the car wash facility to promote water conservation.

ATTACHMENT 2

CAL COAST INC. C/O Bahman Bakhtar
3003 Newport Blvd.
Costa Mesa, CA. 92626
714-966-3003

December 16, 2010

City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA. 92626

To Whom It May Concern,

I would greatly appreciate a time extension regarding permit # PA-0911 due to financing delays.

Thank You,



Bahman Bakhtar

ATTACHMENT 4

GENERAL NOTES

1. ASPHALT PAVING OF PARKING LOT COVER SPIN COMPACT UNLESS NOTED OTHERWISE.
2. PROVIDE 4% SLOPE TO DRAINAGE.
3. EXISTING MANHOLE SHALL HAVE REQUIRED STEPPING AND STORAGE WITH 2 PER FOOT MAXIMUM SLOPE IN ANY DIRECTION.
4. DRIVEWAYS TO COMPLY WITH CITY OF COSTA MESA.

GENERAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 418-21-00
 OWNER: PRINCIPAL BANHAM BROTHERS
 2021 W. COMMERCE BLVD
 COSTA MESA, CA 92626
 PHONE: 714/962-3000
 AGENT: KENNARD/ANLAMAR
 2021 W. COMMERCE BLVD
 COSTA MESA, CA 92626
 PHONE: 714/962-3000

PROJECT ADDRESS: 2021 W. COMMERCE BLVD
 COSTA MESA, CA 92626

LEGAL DESCRIPTION

ZONING: CA-1
 GENERAL: HC (HIGH DENSITY HOUSING)
 TYPE OF CONSTRUCTION: TYPE V-16
 BUILDING CODE USED: 2007 C.M.C.

TOTAL LOT AREA:

0.67 ACRES (29,000.0 SQ. FT.)

PROPOSED USE:

REPAIR OF EXISTING BUILDINGS TO FULL INVENTORY.

4. A NEW SELF-OPERATED CARWASH.

NUMBER OF STORES:

1

BUILDING MAX HEIGHT:

20 FT., 4 IN. (6.10 M.)

BUILDING AVG. HEIGHT:

17.26 (5.26 M.)

EXIST. RETAILER LABEL:

31.6 (9.72 M.)

PROPOSED RETAILER LABEL:

49.0 (14.94 M.)

EXIST. CARWASH LABEL:

10.0 (3.05 M.)

PROPOSED CARWASH LABEL:

10.0 (3.05 M.)

PROPOSED CARWASH STORAGE:

80.0 (24.38 M.)

TOTAL:

2,809.0 (855.90 M.)

EXISTING CARWASH SERVICE BAYS:

1

NEW CARWASH SERVICE BAYS:

1

NEW CARWASH TOTAL:

2

TRASH ENCLOSURE:

80.0 (24.38 M.)

LANDSCAPE:

4,288.0 (1,311.10 M.)

TOTAL AREA (NEW AND EXISTING):

1,328.0 (405.60 M.)

TOTAL AREA (EXISTING):

2,500.0 (762.00 M.)

TOTAL AREA (NEW PLANTER):

220.0 (67.07 M.)

TOTAL AREA (NEW PLANTER):

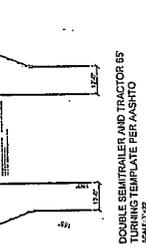
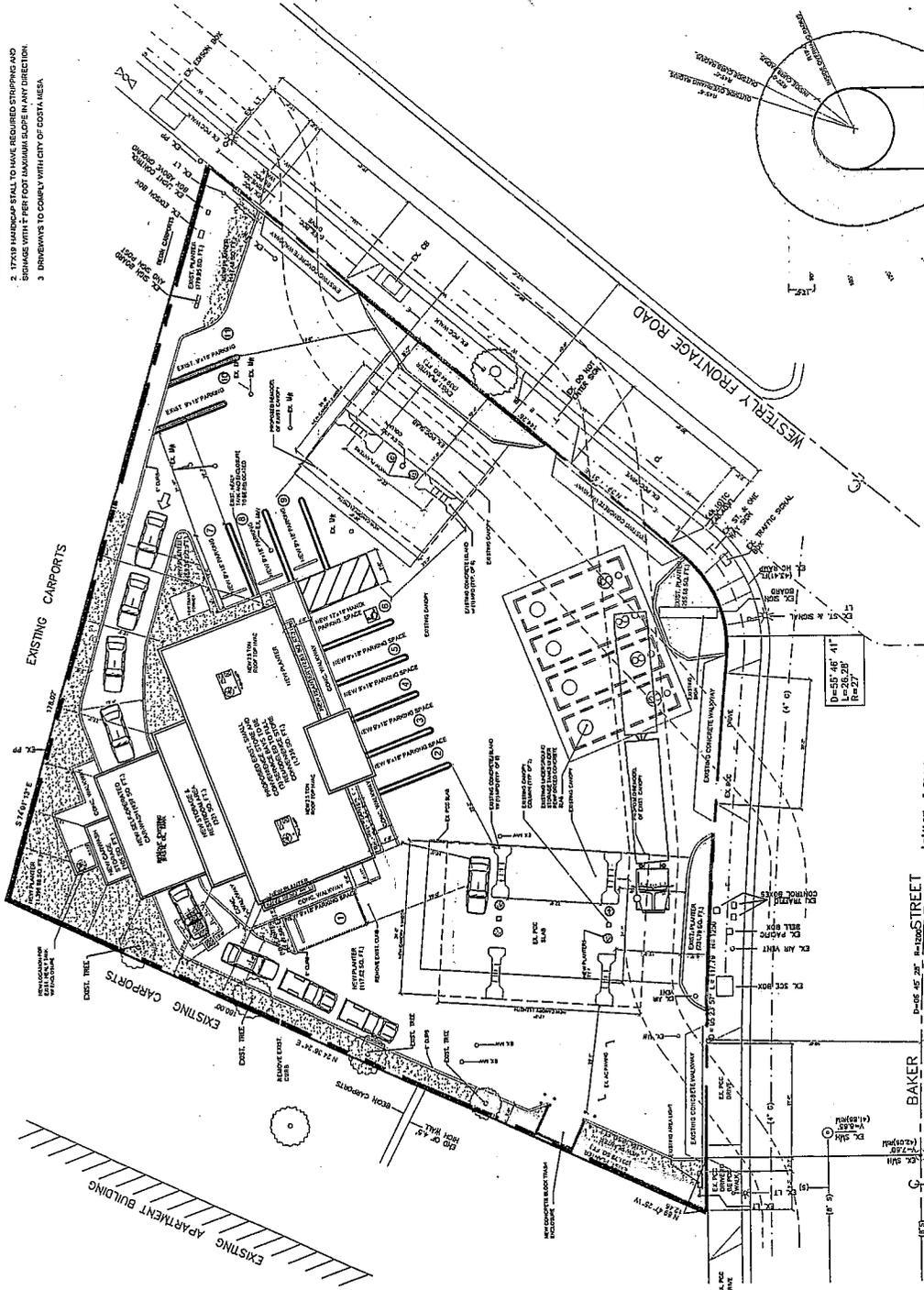
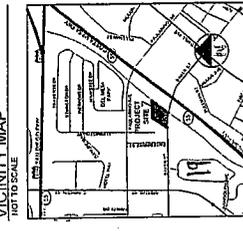
4,288.0 (1,311.10 M.)

LANDSCAPE PERCENTAGE:

32.1%

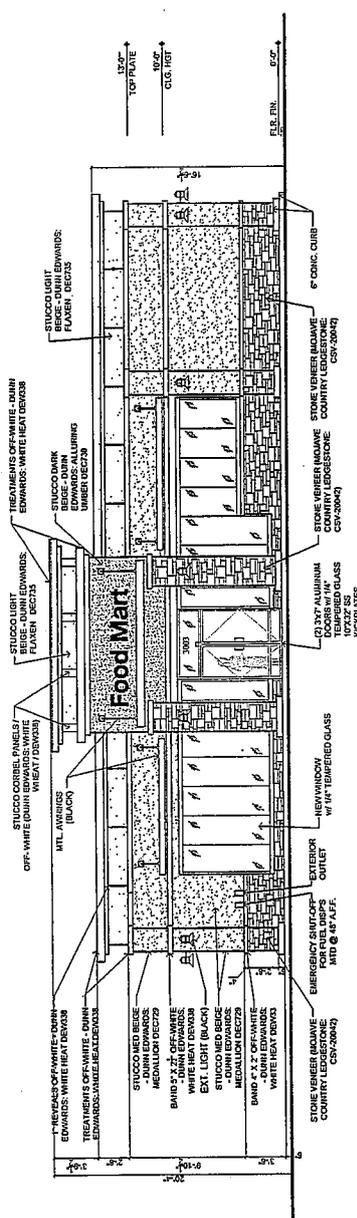
INDICATION TO BE BY AUTOMATIC SPRINKLER SYSTEM WITH BELOW GROUND PIPES

VICINITY MAP

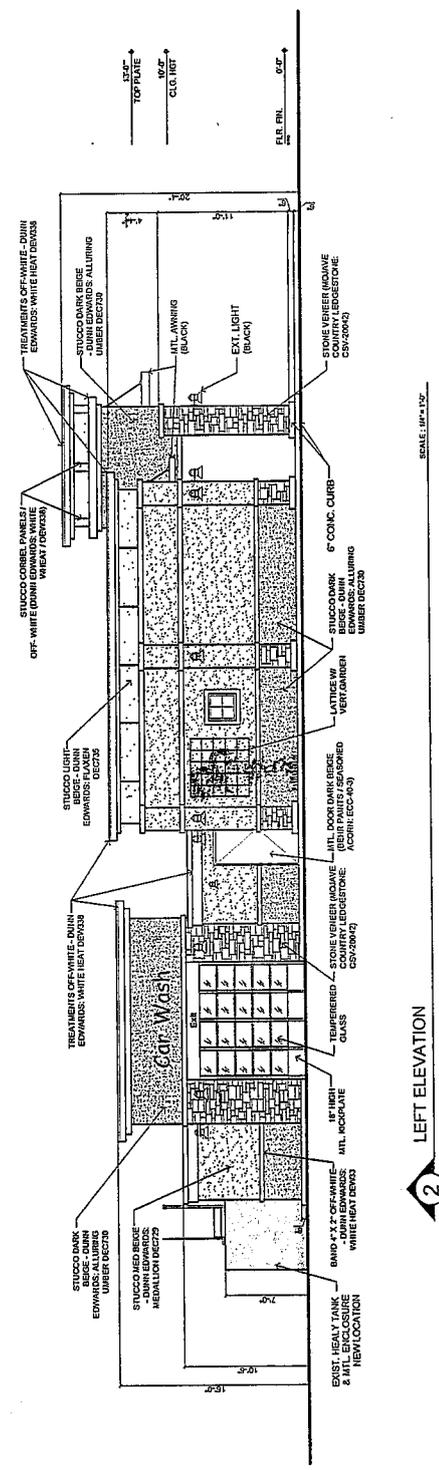


DOUBLE SEMITRAILER AND TRACTOR 65' TURNING TEMPLATE PER AASHTO SAMPLE 7-97

SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

12

