

MONTHLY MEETING
TO BE HELD
Saturday, March 16th, 2024 at 9:00 a.m.
at Forest Park Visitors Center - Voyager Room
5595 Grand Dr.
St. Louis, MO. 63112

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on Saturday, March 16th, 2024 at 9:00 a.m. the DeBaliviere Place Special Business District will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

- 1. Call to Order**
- 2. Security Update**
 - a. Central West End Neighborhood Security Initiative, Jim Whyte
- 3. Public Comment (5 Minutes Per Speaker)**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
 - a. Finance Report – Approval
 - b. Banking Update for SBD
 - i. Resolution 2024-01 - Approval
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Sheree Hickman
 - i. Crosswalk and Intersection Safety
 - ii. SBD Beautification
- 7. Other Business**
 - a. Pedestrian Lighting
 - i. Change Order Plans – Approval
 - b. Newsletter – Discussion
 - c. Board Opening – Update
- 8. Adjournment**

This meeting is open to the public; provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), RSMo.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314)535-5311.

DATE POSTED: 3-14-2024
Time Posted: 12:00 PM



DeBaliviere Place

Special Business

District

March 2024

Meeting Materials



February 2024 Minutes

DeBaliviere Place Special Business District
Meeting Minutes

Saturday, February 17th 2024 at 9am:

Forest Park Visitors Center, 5595 Grand Dr. St. Louis, MO 63112

Commissioners Present: Bobbie Butterly, Stephanie Brown, Amy Grace, Charles Wiltsch, Neill Costello, Sherrone Beatty

Commissioners Not Present:

Others Present: David Wright (Park Central), Frank Eppert (ABNA), Sheree Hickman (City of St. Louis), Bev Berner, Jim Whyte and Eli Horner (CWENSI), AlderLady Shameem Clark-Hubbard, Joe Fank, Vince Fazio, Six Other Community Members

The meeting was called to order at 9:01am.

1. **Public Safety Report:** Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative, reviewed the public safety report and provided updates for the community.
 - a. J Whyte reviewed the January crime report and spoke to differences between this year and last.
 - b. He introduced E Horner, the new CWENSI Outreach Director, and he went over outreach updates in the District as well as goals for the organization's program.
 - c. S Brown asked about a new phone number to report happenings in the District- J Whyte said that he would send out information on that program and app for the District when it is fully ready.
2. **Public Comments and Questions:**
 - a. J Fank reflected on a local Coffee with the Cops event this past week and that he and other District residents attended and felt as though it went well.
3. **Minutes:** The January meeting minutes were approved. A Grace motioned to approve the minutes; B Butterly seconded the motion. All in favor; motion carries.
4. **Financial Report:** B Butterly reviewed the report and provided an overview of the District's financial position.
 - a. A Grace made a motion to approve the financial report for January; S Brown seconded the motion. All in favor; motion carries.
 - b. B Butterly reflected on the state of the District's banking choice and an interest in switching institutions due to recent interactions, with discussion on which institution might make sense for the District.
 - c. B Butterly made a motion to change banks to another financial institution (subject to approving a resolution at the next meeting); N Costello seconded the motion. All in favor; motion carries.
5. **Neighborhood Improvement Specialist Report:**
 - a. S Hickman shared that all previously noted projects are in queue with the City.
 - b. She noted that some of the crosswalk painting was prepped, but washed away and it will have to be redone.
 - c. AlderLady Clark-Hubbard noted that she will follow-up on getting a meeting together for other intersection concerns.
6. **Other Business**

DeBaliviere Place Special Business District
Meeting Minutes

a. Waterman Pedestrian Lighting

- i. B Butterly noted that if the District can afford to pay for expanding the project to the south side of the street, it should be able to add lighting to a change order of the current contract. Budget projections would allow for this expansion this year.
- ii. N Costello asked about other funding sources to support this project.
- iii. C Wiltsch made a motion to approve the change order as submitted; N Costello seconded the motion. All in favor; motion carries.

b. Open Board Seat

- i. There is an open board seat for a property owner in the District for those interested, with the application on the website.

7. New Business:

- a. C Wiltsch noted that one of the safety and pedestrian-related projects that the District has been unable to complete has been an emergency beacon for lighting and communication.

- 8. Adjournment:** B Butterly motioned to adjourn the meeting; S Brown seconded the motion. All in favor; motion carries. The meeting was adjourned at 9:53 am.

Respectfully Submitted:

David Wright, Commercial Corridor Manager, Park Central Development



February 2024 Financials

DeBaliviere Place SBD
Balance Sheet
As of February 29, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	-1,890.00
1073 Operating 6692	499,207.06
496790 DeBal PI - CD Acct	0.00
Total Bank Accounts	\$ 497,317.06
Total Current Assets	\$ 497,317.06
TOTAL ASSETS	\$ 497,317.06
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 Accounts Payable (A/P)	0.00
Total Accounts Payable	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
3000*OE Opening Balance Equity {4}	499,566.89
32000 Retained Earnings	-290,521.26
Net Income	288,271.43
Total Equity	\$ 497,317.06
TOTAL LIABILITIES AND EQUITY	\$ 497,317.06

Wednesday, Mar 06, 2024 10:59:31 AM GMT-8 - Cash Basis

DeBaliviere Place SBD

Profit and Loss

As of February 29, 2024

	Actuals Feb 2024	Act Jan-Feb 2024	Jan- Feb Budget	2024 Budget
Income				
40000 Revenue				
40100 Tax	151,226.25	326,167.16	320,000.00	320,000.00
40250 Reserves			23,038.00	138,228.00
40300 Misc. Revenue		8,493.00		
Total 40000 Revenue	\$ 151,226.25	\$ 334,660.16	\$ 343,038.00	\$ 458,228.00
Total Income	\$ 151,226.25	\$ 334,660.16	\$ 343,038.00	\$ 458,228.00
Gross Profit	\$ 151,226.25	\$ 334,660.16	\$ 343,038.00	\$ 458,228.00
Expenses				
60000 Expenses				
61010 Admin Fees- Park Central*	1,890.00	3,780.00	3,780.00	22,680.00
61020 Legal			666.66	4,000.00
61030 Insurance			0.00	4,500.00
61035 Meeting Room			0.00	300.00
61040 Postage		22.95	33.34	200.00
Total 60000 Expenses	\$ 1,890.00	\$ 3,802.95	\$ 4,480.00	\$ 31,680.00
61150 Marketing & Promotions				
61160 Website Maintenance			166.66	1,000.00
61165 Newsletter			666.66	4,000.00
Total 61150 Marketing & Promotions	\$ 0.00	\$ 0.00	\$ 833.32	\$ 5,000.00
61250 Public Maintenance				
61260 Landscaping			833.34	5,000.00
61280 Pet Waste Stations	699.70	699.70	446.66	2,680.00
Total 61250 Public Maintenance	\$ 699.70	\$ 699.70	\$ 1,280.00	\$ 7,680.00
61350 Infrastructure				
61359 Lighting Maintenance			500.00	3,000.00
61360 Pedestrian Lighting		2,071.30	33,333.34	200,000.00
Total 61350 Infrastructure	\$ 0.00	\$ 2,071.30	\$ 33,833.34	\$ 203,000.00
62000 Safety and Security				
62010 Patrols	15,140.00	28,680.00	25,500.00	153,000.00
62020 Cameras		1,470.00	833.34	5,000.00
62021 Internet for Cameras	789.89	1,579.78	1,578.00	9,468.00
62022 Camera Maintenance			500.00	3,000.00
62030 NSI Membership	9,975.00	9,975.00	0.00	40,400.00
Total 62000 Safety and Security	\$ 25,904.89	\$ 41,704.78	\$ 28,411.34	\$ 210,868.00
Unapplied Cash Bill Payment Expense	0.00	-1,890.00		
Total Expenses	\$ 28,494.59	\$ 46,388.73	\$ 68,838.00	\$ 458,228.00
Net Operating Income	\$ 122,731.66	\$ 288,271.43	\$ 274,200.00	\$ 0.00
Net Income	\$ 122,731.66	\$ 288,271.43	\$ 274,200.00	\$ 0.00

Tax Bills Report 3/8/2024

41 Tax Bills O/S for 2023	\$ 8,287.93
11 Tax Bills O/S for 2022	\$ 1,794.07
6 Tax Bills O/S for 2021	\$ 960.97
2 Tax Bills O/S for 2020	\$ 387.60
	\$ 11,431



314-535-5311

DeBaliviere.com

4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

Banking Update

**RESOLUTION OF THE DEBALIVIERE PLACE
SPECIAL BUSINESS DISTRICT AMENDING PREVIOUS BANKING RESOLUTION**

THE FOLLOWING RESOLUTION TO CLOSE AND TRANSFER FUNDS FROM THE CURRENT BUSEY BANK ACCOUNT 6692 AND OPEN BANKS ACCOUNTS AT SIMMONS BANK

WHEREAS, at duly called and held meeting of the Board, at which was present a quorum of the commissioners, on the 16th day of March 2024, the Board took the action further described herein.

BE IT RESOLVED that the DeBaliviere Place Special Business District shall establish bank accounts with Simmons Bank at 4301 Manchester Ave., St. Louis, MO 63110, transfer the account funds from Busey Bank to Simmons Bank, and close its account with Busey Bank;

BE IT FURTHER RESOLVED that the authorized signators, all being SBD Board members, for the above referenced bank shall be as follows;

Stephanie Brown

Roberta Butterly

President

Treasurer; and

BE IT FURTHER RESOLVED that Annette Pendilton, employee of Park Central Development Corporation and named Accountant for the SBD, shall be the administrator of the bank accounts held at the financial institution referenced herein, having full rights to receive and request information regarding the SBD bank accounts, to view, receive, supply and hold electronic and hard-copy bank / financial records, to receive and deposit payments to SBD, and to receive and approve invoices for SBD projects and write checks for payment of same; and

BE IT FURTHER RESOLVED that Annette Pendilton shall not be authorized to sign checks or transfer funds outside of the financial institution referenced herein.

I HEREBY CERTIFY that the foregoing is a true and correct statement of this resolution as approved by a majority of the Board of Commissioners of the DeBaliviere Place Special Business District on the date first specified above.

ADOPTED this 16th day of March, 2024.

THE DEBALIVIERE PLACE SPECIAL BUSINESS DISTRICT

President

Secretary



314-535-5311



DeBaliviere.com



4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

District Updates

Sheree Hickman



314-535-5311

DeBaliviere.com

4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

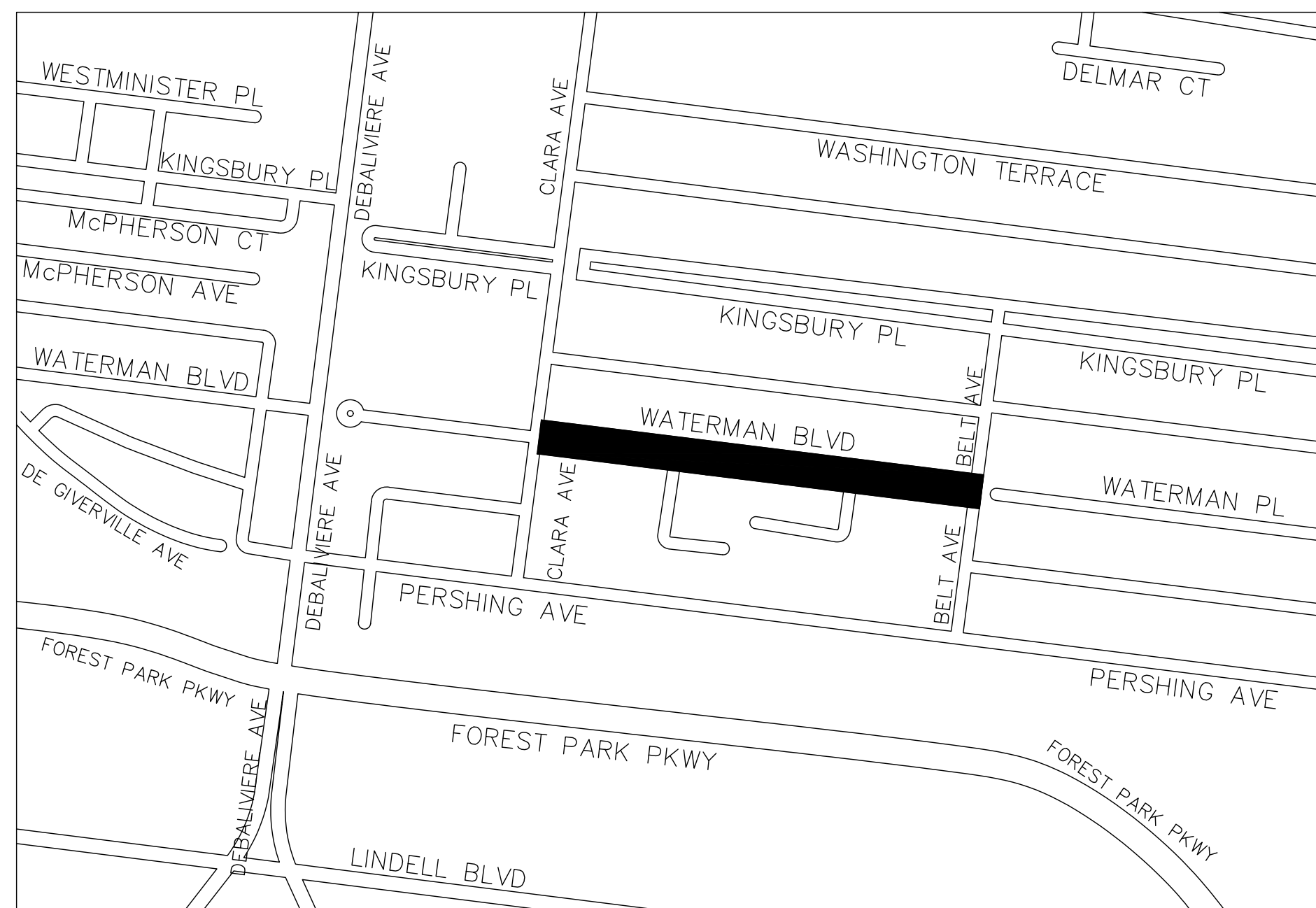
Change Order Plans

PEDESTRIAN STREET LIGHTS

WATERMAN BLVD. BETWEEN BELT AVE. AND CLARA AVE.

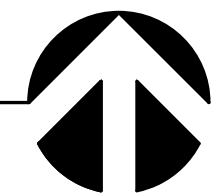
ST. LOUIS, MO. 63112

BPS Project No. 2023-70-138



LOCATION MAP

NOT TO SCALE



PLAN
NORTH

█ PROJECT LOCATION



CITY OF ST. LOUIS
MISSOURI

TISHAURA O. JONES
MAYOR

INDEX OF DRAWINGS

1 - COVER SHEET	
2 - LIGHTING PLAN	E-1
3 - LIGHTING PLAN	E-2
4 - LIGHTING DETAILS	E-3
5 - LIGHTING SUBSTATION DETAILS AND PANEL SCHEDULE	E-4

DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
RICHARD T. BRADLEY, P.E.
PRESIDENT

JUNE 30, 2023



4140 LINDELL BLVD.
ST. LOUIS, MO 63108
ABNA JOB NO. 19-6069

FRANKLIN P. EPPERT - ENGINEER
LICENSE NUMBER - E-14674

File Number



DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
ROOM 301 CITY HALL
ST. LOUIS, MISSOURI 63103
PHONE (314) 622-3535
FAX (314) 622-4028

JAREK CZERNIKIEWICZ, PE
Chief of Design Division

PEDESTRIAN STREET LIGHTS
WATERMAN BLVD.
BETWEEN BELT AVE. AND CLARA AVE.
PROJECT # 2023-70-138

LIGHTING PLAN

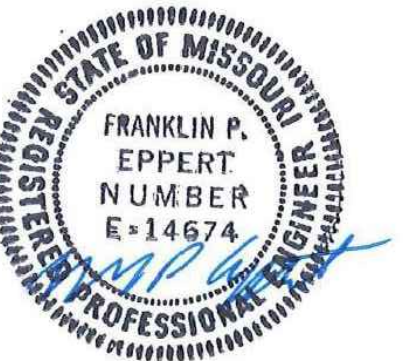
SHEET TITLE

E-1

SHEET 2 OF 5

Revision No. Date

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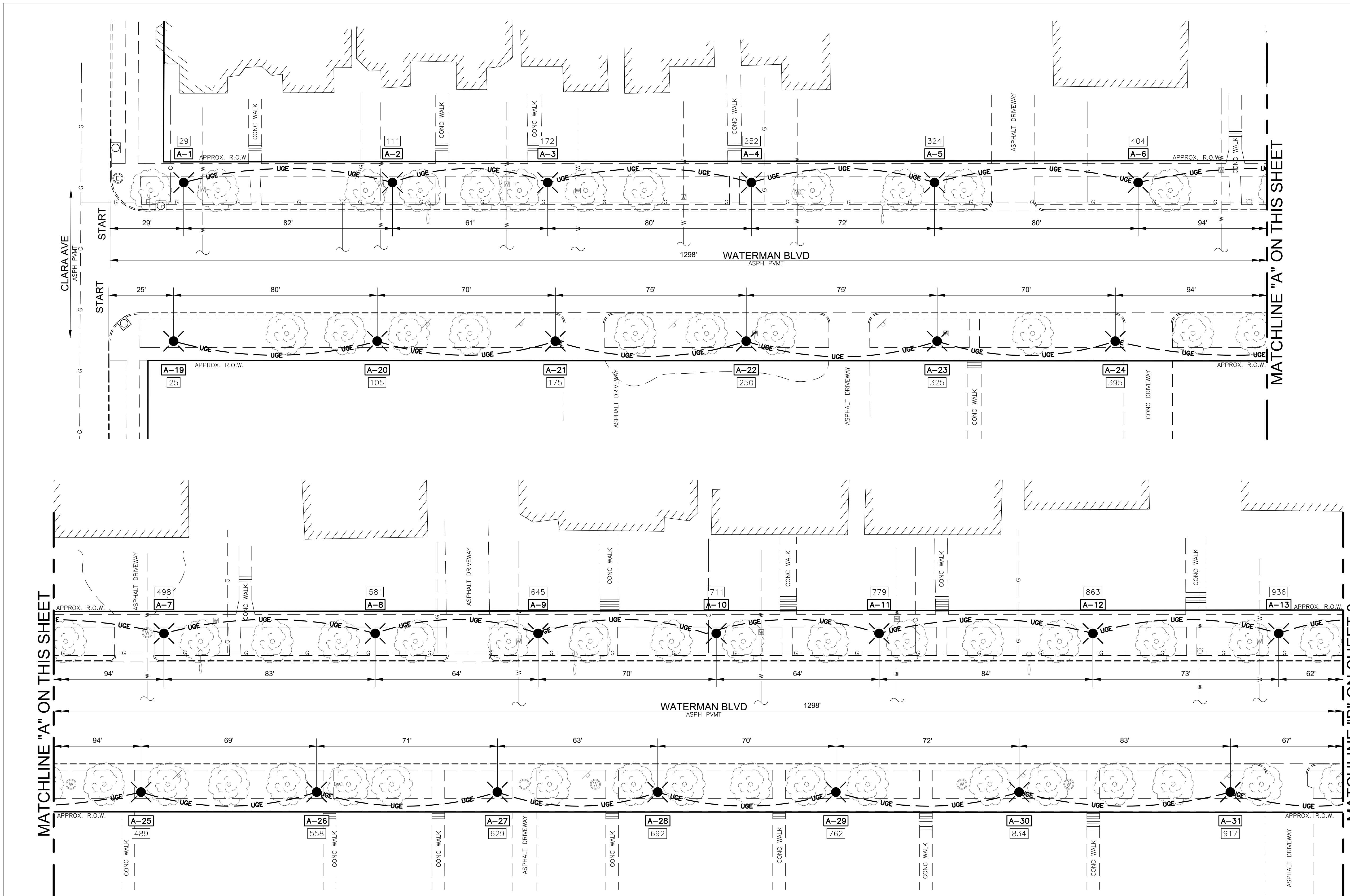


Seal

JUNE 30, 2023

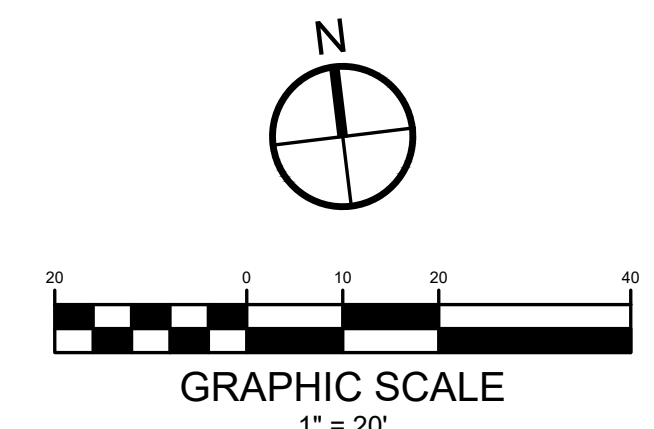


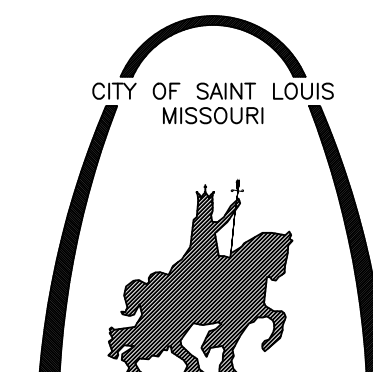
4140 LINDELL BLVD.
ST. LOUIS, MO 63108
ABNA JOB NO. 19-6069



SYMBOL LEGEND

- | | | | |
|--------------------------|--------------------------|------------------------|-----------------------------|
| ⊙ WATER MANHOLE | ⊙ WATER METER | ⊙ ELECTRIC PULLBOX | — UGE — UNDERGROUND WIRING |
| ⊙ TREE | ⊙ PEDESTRIAN LIGHT (NEW) | ⊙ FIRE HYDRANT | 2#8 + 1#8 GROUND, 2" HDPE C |
| ⊙ CURB/AREA INLET | ⊙ SANITARY/COMB MH | ⊙ GAS METER | — w — WATER LINE |
| ⊙ ELECTRIC MANHOLE | ⊙ SIGN | ⊙ GAS VALVE | — g — GAS LINE |
| ⊙ UTILITY SHUT OFF VALVE | ⊙ STORM MANHOLE | ⊙ STREET LIGHT (EXIST) | ⊙ ELECTRIC POLE |





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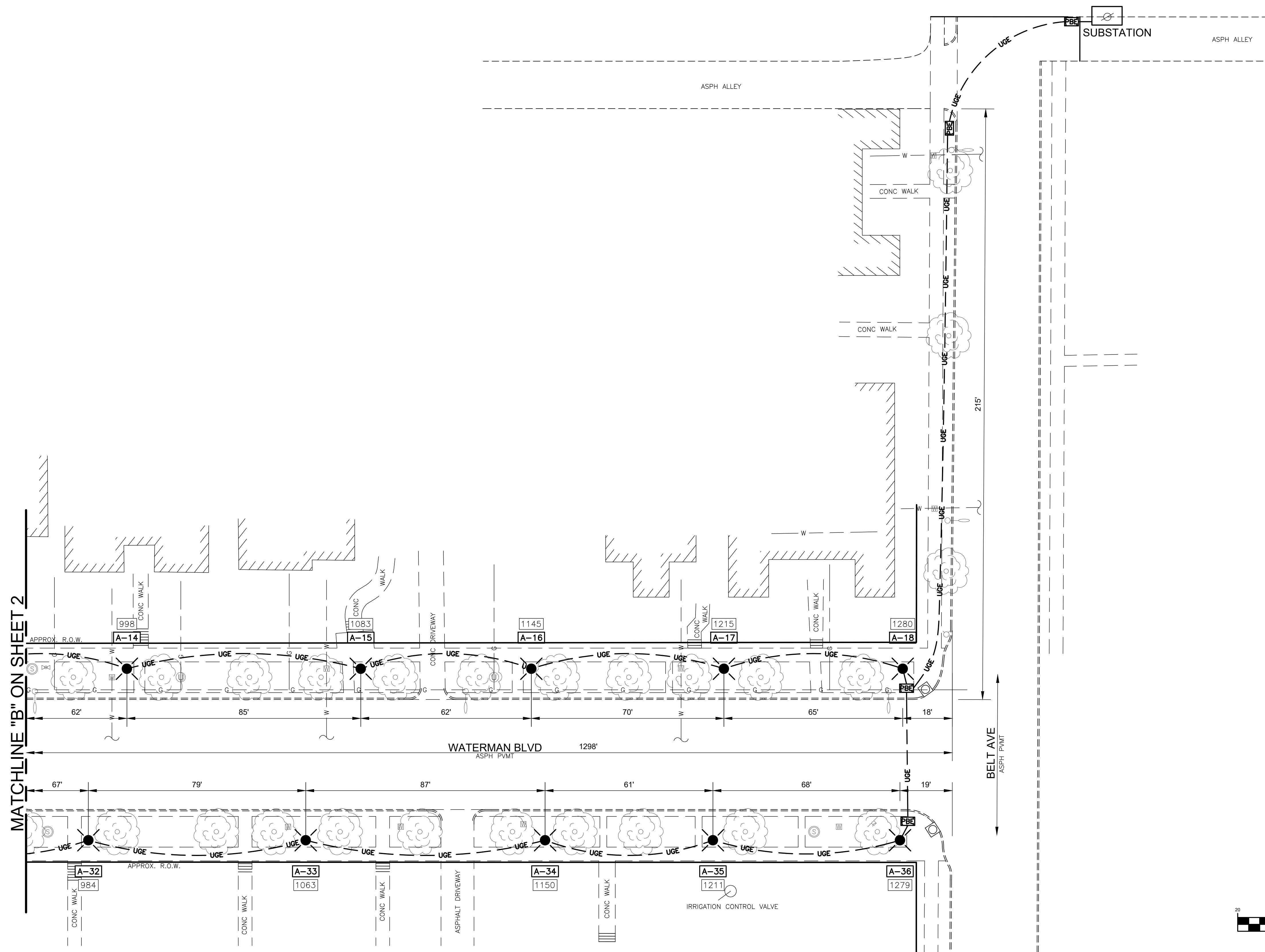
JAREK CZERNIKIEWICZ, PE
Chief of Design Division

SYMBOL LEGEND

- | | | | |
|--------------------------|--------------------------|------------------------|---|
| ⊕ WATER MANHOLE | ⊕ WATER METER | ⊕ ELECTRIC PULLBOX | — UGE — UNDERGROUND WIRING
2#8 + 1#8 GROUND, 2" HDPE C |
| 🌳 TREE | ⊕ PEDESTRIAN LIGHT (NEW) | ⊕ FIRE HYDRANT | — W — WATER LINE |
| ⊕ CURB/AREA INLET | ⊕ SANITARY/COMB MH | ⊕ GAS METER | — G — GAS LINE |
| ⊕ ELECTRIC MANHOLE | ⊕ SIGN | ⊕ GAS VALVE | ⊕ ELECTRIC POLE |
| ⊕ UTILITY SHUT OFF VALVE | ⊕ STORM MANHOLE | ⊕ STREET LIGHT (EXIST) | |

LUMINAIRE SCHEDULE

PLAN MARK	ITEM	MANUFACTURER	CATALOG NUMBER	LIGHTING SOURCE	MOUNTING	REMARKS
A-(POLE NUMBER)	FIXTURE	KING	K118-P4GR-V-75(SSL)-7030-480-SST-KFSL ST. LOUIS	LED	POST TOP	75W LED, 2200K
X	POLE	STRESSCRETE	KLC12-G-E61		DIRECT BURIAL	PAGODA RED



NOTES:

- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF POLES AND CONDUIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING. MARK PROPOSED LIGHT POLE LOCATIONS AFTER UTILITIES ARE LOCATED FOR REVIEW BY ENGINEER BEFORE INSTALLATION BEGINS.
- DIMENSIONS SHOWN ON THE PLANS SHALL BE FOLLOWED. DISTANCES SHALL NOT BE SCALED FROM THE PLANS.
- ALL WIRING SHALL BE DIRECTIONAL BORED. ANY CONCRETE REMOVED DURING BORING SHALL BE REPLACED TO MATCH EXISTING IN THICKNESS, COLOR, AND FINISH. MINIMUM THICKNESS 5".
- INSTALL NEW POLES 11 FEET FROM FACE OF CURB TO CENTERLINE OF POLE, WITH HANDHOLE FACING AWAY FROM STREET.

PEDESTRIAN STREET LIGHTS
WATERMAN BLVD.
BETWEEN BELT AVE. AND CLARA AVE.
PROJECT # 2023-70-138

LIGHTING PLAN

SHEET TITLE

E-2

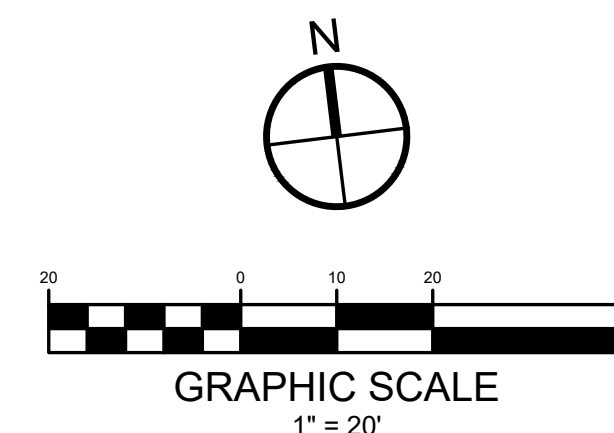
SHEET 3 OF 5

Revision No. _____ Date _____

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Seal



4140 LINDELL BLVD.
ST. LOUIS, MO 63108
ABNA JOB NO. 19-6069

JUNE 30, 2023



DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
ROOM 301 CITY HALL
ST. LOUIS, MISSOURI 63103
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JAREK CZERNIKIEWICZ, PE
Chief of Design Division

PEDESTRIAN STREET LIGHTS
WATERMAN BLVD.
BETWEEN BELT AVE. AND CLARA AVE.
PROJECT # 2023-70-138

LIGHTING DETAILS

SHEET TITLE

E-3

SHEET 4 OF 5

Revision No. _____ Date _____

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Seal



4140 LINDELL BLVD.
ST. LOUIS, MO 63108
ABNA JOB NO. 19-5069

JUNE 30, 2023

REV.	ALTERATION	DATE	BY

LUMINAIRE SPECIFICATIONS
CATALOG NO.: K118-P4GR-V-75(SSL)-7030
-480-SST-KFSL ST. LOUIS

QUANTITY: 1
GLOBE MOUNTING: SET SCREW
OPTICAL SYSTEM: FLAT ARRAY
IES CLASS.: TYPE V
INPUT WATTAGE: 75W
LIGHT SOURCE: SOLID STATE LIGHTING
SERIES: 7030
CCT: 2200k
LINE VOLTAGE: 480V
POLE ADAPTOR: KFSL3 FOLIUM
PAINT: NAT ALUM LIGHTLY BLASTED
OPTIONS: SOLID SPUN ALUM. TOP

BALLAST INFORMATION:
SUPPLIED
BALLAST TYPE: ELECTRONIC
BALLAST MANU.: -

OPTIONS:
QUICK DISCONNECT

POLE SPECIFICATIONS
CATALOG NUMBER: KLC12-G-E61
QUANTITY: 1
SECTION: TAPERED SQUARE
COLOR: PAGODA RED
FINISH: ETCHED
POLE TOP: 5 7/8" FL/FL
POLE BUTT: #10"
POLE LENGTH: 16' 11"
APPROX WEIGHT: 1,260lbs.
MIN RACEWAY: 1 1/8" TO POLE TOP

H.H.BOX DETAIL
[B] 2 5/8" x 8" RECESSED ZINC H.H.BOX & POLYMER COVERPLATE C/W #6 COPPER GROUNDWIRE & TAMPERPROOF SCREWS COLOR: BEIGE (SEE H.H.BOX DETAIL)
[B] NAMEPLATE
3" ID PVC PIPE CAST IN FROM TOP OF APERTURES TO HH BOX
[B-D] 2 1/2" x 5" WIRING APERTURE BOTH SIDES

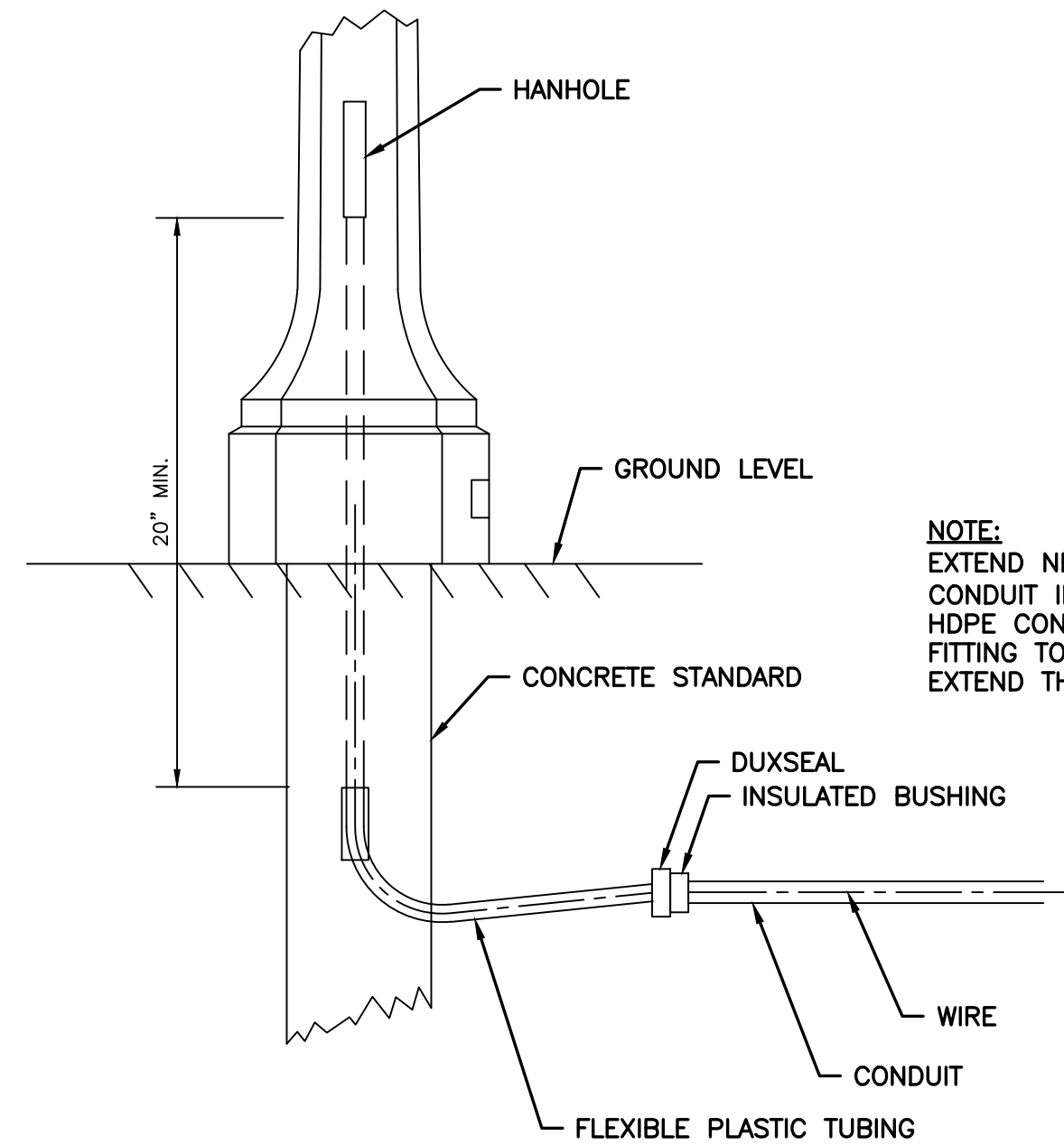
TOP VIEW
ROADWAY
MOLD SEAM
H.H.BOX NAMEPLATE THRU APERTURE

CUSTOMER APPROVAL & DATE: _____

STRESSCRETE GROUP
King Luminaire • StressCrete • Est. 1953
Manufacturing Locations:
Burlington, Ontario 1-800-268-7809
Northport, Alabama 1-800-435-6563
Atchison, Kansas 1-800-837-1024
Jefferson, Ohio 1-800-268-7809

PROJECT/CUSTOMER: DEBALVIERE PLACE - SPECIAL BUSINESS DISTRICT			
DRAWN BY: RF	AT: SC3	CHECKED BY:	DATE:
DRAWING TYPE: APPROVAL DRAWING		DRAWING NUMBER: CWE-ASSY	

1 TYPE A POLE/LUMINAIRE DETAIL
NOT TO SCALE



2 FLEXIBLE PLASTIC TUBING
BETWEEN POLE & CONDUIT
NOT TO SCALE



DEPARTMENT OF THE PRESIDENT
BOARD OF PUBLIC SERVICE
ROOM 301 CITY HALL
ST. LOUIS, MISSOURI 63103
PHONE (314) 622-3535
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JAREK CZERNIKIEWICZ, PE
Chief of Design Division

PEDESTRIAN STREET LIGHTS
 WATERMAN BLVD.
 BETWEEN BELT AVE. AND CLARA AVE.
 PROJECT # 2023-70-138
 SHEET TITLE
 LIGHTING SUBSTATION DETAILS
 AND PANEL SCHEDULE

E-4

SHEET 5 OF 5

REVISION 1 12/20/2023

Revision No. _____ Date _____

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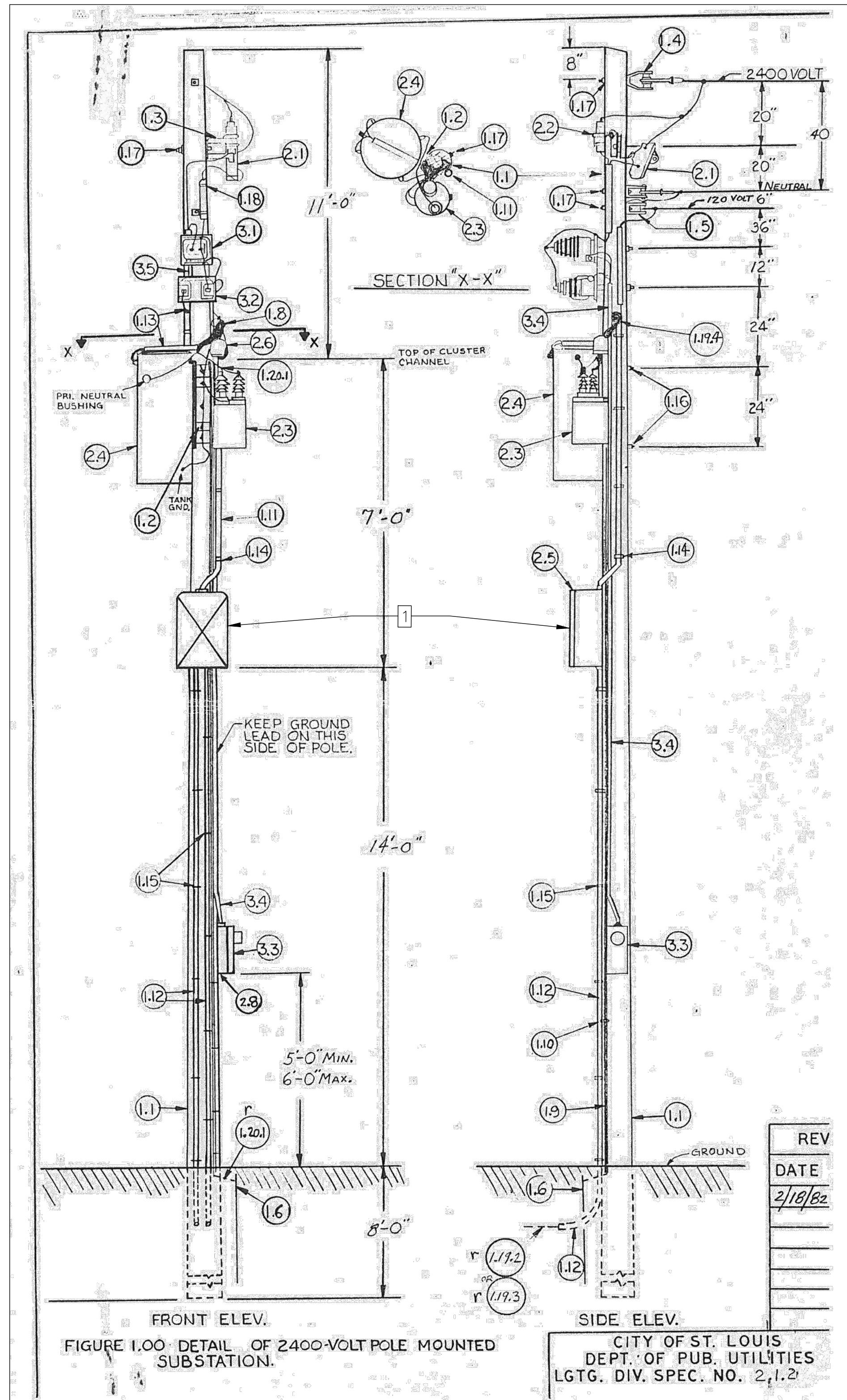


Seal _____

JUNE 30, 2023



4140 LINDELL BLVD.
ST. LOUIS, MO 63108
ABNA JOB NO. 19-5069



3 POLE MOUNTED SUBSTATION DETAIL
NOT TO SCALE

PANEL SCHEDULE													
LOAD TYPE	CIRCUIT DESCRIPTION	CONN KVA	P1			240/480 V			200A ML TYPE 3R			LOAD TYPE	
			CIRCUIT BREAKER			1 PH	3 PH	CIRCUIT BREAKER					
			AMP	POLE	CKT			CKT	POLE	AMP			
LTS	EXISTING STREET LIGHTS ON WATERMAN BLVD.		40	2	1	X		2	2	40		EXISTING STREET LIGHTS ON DELMAR BLVD.	LTS
LTS	EXISTING STREET LIGHTS ON PERSHING AVE.		40	2	3	X		4	2	40		EXISTING STREET LIGHTS ON CLARA AVE.	LTS
LTS	NEW PEDESTRIAN STREET LIGHTS	1.35	40	2	5	X		6	2	40		SPARE	
	PHOTO CELL		30	1	7	X		8				SPARE	
	TOTAL												

SEE NOTE 2

REVISION 1

KEY NOTES THIS SHEET:

- REPLACE PANEL WITH NEW PANEL P1 RECONNECT EXISTING 480V LIGHTING CIRCUITS AND NEW 480V LIGHTING CIRCUITS WHEN NEW LIGHTS ARE INSTALLED RECONNECT 120V PHOTOCELL TO EXISTING 120V SERVICE ON POLE. COMPLETE THE INSTALLATION ON A SCHEDULE TO AVOID OVERNIGHT OUTAGE.
- NEW PANEL SHALL BE A TYPE 3R SINGLE DOOR WALL MOUNT BY SCHAEFER'S ELECTRICAL ENCLOSURES, FILE ES 242012-607 WITH (6) TED 124040 BREAKERS AND (1) Q0115 BREAKER. APPROVED EQUALS ARE ACCEPTABLE.

REVISION 1