

January 15, 2025

Ms. Anne Krieg
Director of Development
City of Bangor
262 Harlow Street
Bangor, ME 04401

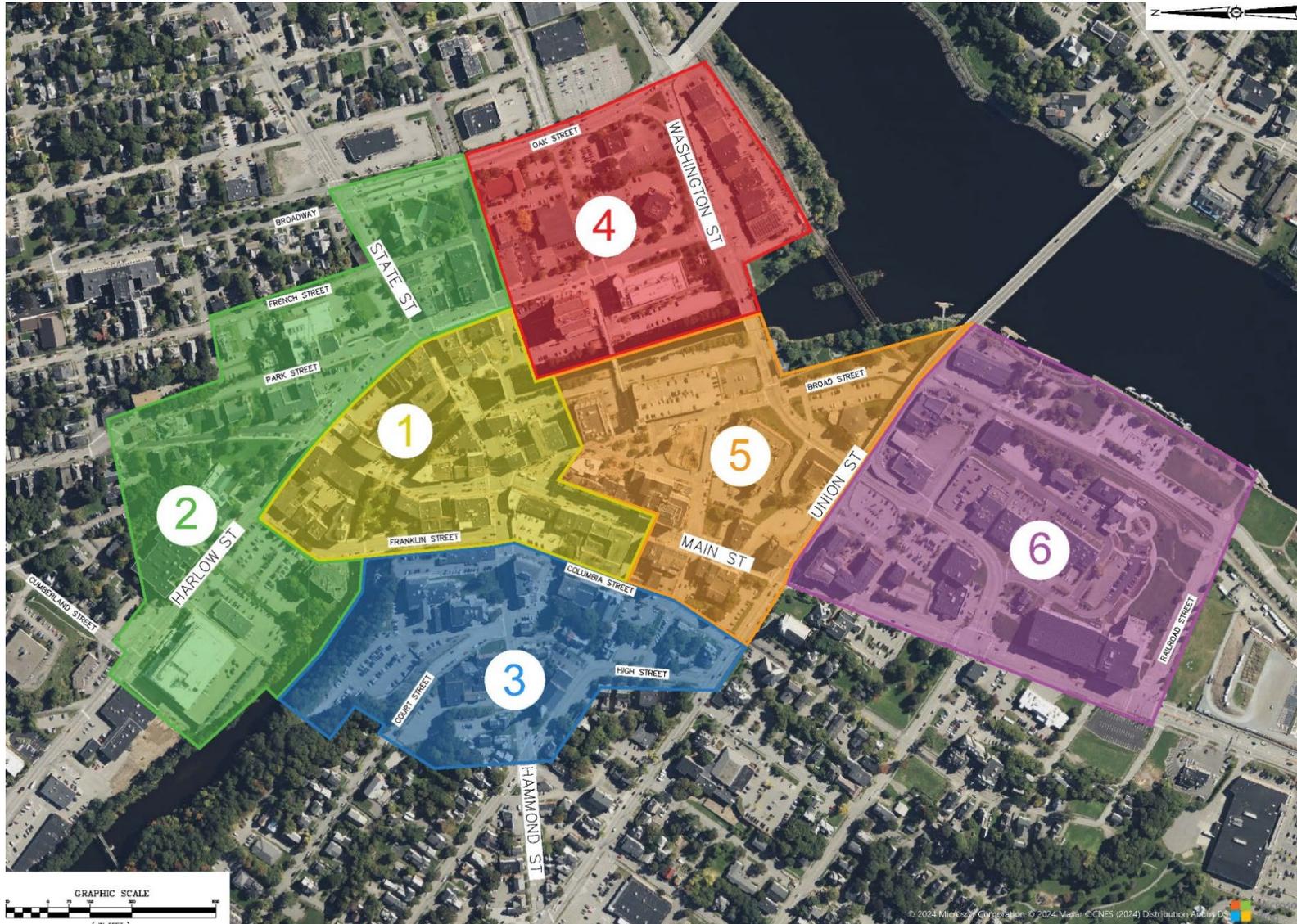
RE: DOWNTOWN BANGOR PARKING STUDY – EXISTING CONDITIONS AND FUTURE ANALYSIS

INTRODUCTION

This memorandum summarizes existing parking demand and parking supply in downtown Bangor, Maine. The parking demand was estimated utilizing the most recent Institute of Transportation Engineers (ITE) “Parking Generation Manual, 6th edition”, since it is derived from the largest data base and reflects the most current information. The results are based on average parking rates for each land use code (LUC) for the weekday (Monday-Friday) and weekend (Saturday) periods. This summary memorandum will focus on the Monday-Friday period since it had a significantly higher parking demand. The National Parking Association “Shared Parking, 3rd edition” was also used to account for shared parking spaces based during the 1 PM weekday and for initial weekend time-of-day adjustments. Current parking spaces within the study area were inventoried by Sewall between May 13, 2024 and May 15, 2024. The study area was divided into six (6) zones as shown in the following figure.

The overall parking space inventory results are summarized in the attached sheet 0. The inventory within each of the six zones are summarized in attached sheets 1 – 6.

Additionally, this memorandum summarizes projected future parking demand for three potential downtown growth scenarios. These three scenarios are focused on increased residential, office and retail uses within the downtown core.



PARKING GENERATION ANALYSIS

The land use codes (LUC) with their bases and parking demand are detailed for each zone in the following sections:

ZONE 1 ANALYSIS

- LUC 220 – Multi-Family Housing Low-Rise, based on 49 Dwelling Units (D.U.) – 27 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 85 D.U. – 40 spaces
- LUC 310 – Hotel, based on 37 Guest Rooms – 16 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 Square Feet (S.F.) – 51 spaces
- LUC 580 – Museum, based on 36,600 S.F. – 34 spaces
- LUC 710 – General Office Building, based on 443,282 S.F. – 548 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 822 – Strip Retail Plaza, based on 41,268 S.F. – 86 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 29,762 S.F. – 225 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for zone 1 is 1141 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 1 is 400 so there is a shortage in this zone of 741 spaces during the Monday-Friday period.

ZONE 2 ANALYSIS

The LUCs and corresponding bases for zone 2 are listed below:

- LUC 150 – Warehouse, based on 82,450 S.F. – 27 spaces
- LUC 170 – Utility, based on 9,870 S.F. – 23 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 40 D.U. – 22 spaces
- LUC 310 – Hotel, based on 5 Guest Rooms – 2 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 560 – Church, based on 58,642 S.F. – 0 spaces
- LUC 590 – Library, based on 68,472 S.F. – 122 spaces
- LUC 710 – General Office Building, based on 45,324 S.F. – 58 spaces
- LUC 730 – Government Office Building 295,866 S.F. – 332 spaces
- LUC 822 – Strip Retail Plaza, based on 14,576 S.F. – 41 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 17,378 S.F. – 132 spaces

The total parking demand for zone 2 is 768 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 2 is 820 so there is a surplus of 52 spaces during the Monday-Friday period.

ZONE 3 ANALYSIS

- LUC 220 – Multi-Family Housing Low-Rise, based on 63 D.U. – 35 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 12 D.U. – 6 spaces
- LUC 560 – Church, based on 58,926 S.F. – 0 spaces
- LUC 590 – Library, based on 51,000 S.F. – 90 spaces
- LUC 710 – General Office Building, based on 50,467 S.F. – 64 spaces
- LUC 730 – Government Office Building 132,444 S.F. – 131 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 21,184 S.F. – 160 spaces

The total parking demand for zone 3 is 486 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 3 is 566 so there is a surplus of 80 spaces during the Monday-Friday period.

ZONE 4 ANALYSIS

- LUC 252 – Senior-Adult Housing, based on 31 D.U. – 19 spaces
- LUC 710 – General Office Building, based on 181,351 S.F. – 229 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 31,520 S.F. – 89 spaces

The total parking demand for zone 4 is 597 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 4 is 794 so there is a surplus of 197 spaces during the Monday-Friday period.

ZONE 5 ANALYSIS

- LUC 170 – Utility, based on 5,227 S.F. – 12 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 18 D.U. – 10 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 85 D.U. – 39 spaces
- LUC 252 – Senior-Adult Housing, based on 35 D.U. – 21 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces

- LUC 580 – Museum, based on 80,453 S.F. – 75 spaces
- LUC 710 – General Office Building, based on 206,551 S.F. – 261 spaces
- LUC 822 – Strip Retail Plaza, based on 14,884 S.F. – 42 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 50,332 S.F. – 381 spaces

The total parking demand for zone 5 is 863 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 5 is 1135 resulting in a surplus of 272 spaces during the Monday-Friday period.

ZONE 6 ANALYSIS

- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 D.U. – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 6 D.U. – 4 spaces
- LUC 252 – Senior-Adult Housing, based on 121 D.U. – 73 spaces
- LUC 710 – General Office Building, based on 175,917 S.F. – 222 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 730 – Government Office Building 41,971 S.F. – 42 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 34,208 S.F. – 259 spaces

The total parking demand for zone 6 is 827 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 6 is 1240 so there is a surplus of 413 spaces during the Monday-Friday period.

OVERALL ANALYSIS

The combined parking demand for all 6 zones is 4682 parking spaces for the higher demand Monday-Friday period. Data from the field inventory indicates that the total number of public (timed & pre-pay), permit, and private parking spaces available within the 6 zones is 4955, which results in a surplus of 273 spaces overall.

OVERALL DOWNTOWN EXISTING GENERATOR AND PARKING DEMAND TOTALS

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,102,892 S.F. – 1382 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

FUTURE SCENARIO 1 – 20 % RESIDENTIAL INCREASE

Scenario 1 assumes future growth downtown will be dominated by residential development. The following results are based upon a 20 % increase in residential uses.

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 211 D.U. – 118 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 219 D.U. – 102 spaces
- LUC 252 – Senior-Adult Housing, based on 225 D.U. – 136 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 Square Feet (S.F.) – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,102,892 S.F. – 1382 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for scenario 1, with 20 % additional residential development, is 4,742 spaces, which is an increase of 60 spaces over existing conditions. This growth scenario results in a surplus of 213 spaces overall downtown.

FUTURE SCENARIO 2 – 15 % TO 20 % OFFICE SPACE INCREASE

Scenario 2 assumes future growth downtown will be in office space. The following results are based on a 15 % increase to the general office, medical office, and corporate headquarter development. It does not assume any growth in existing governmental office space.

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,268,326 S.F. – 1589 spaces
- LUC 714 – Corporate Headquarters, based on 135,537 S.F. – 238 spaces
- LUC 720 – Medical-Dental Office Building, based on 14,338 S.F. – 35 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for a 15 % increase in office space is 4,925 spaces, which is an increase of 243 spaces from existing conditions. This results in a surplus of 30 spaces overall downtown.

Parking demand for a 20 % increase in office space was also calculated. Again, no increase in government office space was assumed for the calculations. The results for a 20 % increase in office space are detailed as follows:

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,323,471 S.F. – 1659 spaces
- LUC 714 – Corporate Headquarters, based on 141,430 S.F. – 249 spaces
- LUC 720 – Medical-Dental Office Building, based on 14,962 S.F. – 36 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for a 20 % increase in office space is 5007 spaces, which would result in a shortage of 52 spaces during the peak weekday demand period.

FUTURE SCENARIO 3 – 20 % RETAIL INCREASE

Scenario 3 assumes future growth downtown will consist solely of retail development. The following results are based on a 20 % increase in retail developments. It does not assume any increase in restaurant spaces.

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,102,892 S.F. – 1382 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 122,698 S.F. – 310 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 20 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

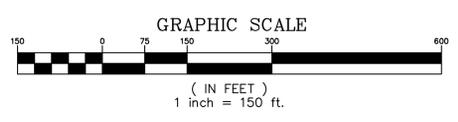
The total parking demand for scenario 3 is 4,738 spaces, which is an increase of 56 spaces from existing conditions. This results in a surplus of 217 spaces overall downtown for a 20 % increase in retail space during peak weekday demand periods. Again, this retail analysis did not consider increases in restaurant spaces.

To summarize, based upon all of the analyses, the existing parking supply in downtown Bangor could accommodate a 20 % increase in residential use, approximately a 17 % increase in office space or a 20 % increase in retail uses. Based upon these findings, a 20 % increase in a combination of these three uses could also be accommodated.

PARKING SUMMARY:
 PUBLIC (TIMED) = 1,071
 PUBLIC (PRE-PAY) = 762
 PERMIT = 664
 PRIVATE = 2,458
 TOTAL = 4,955

HATCH LEGEND:

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Date	
Drawn By	SAW
Checked	
Reviewed	
Approved	
Scale	AS SHOWN
Project Location	BANGOR, ME
Project Name	CITY OF BANGOR DOWNTOWN PARKING STUDY
Project No.	123-24.01

CITY OF BANGOR
DOWNTOWN PARKING STUDY
 BANGOR, ME
 282 HARLOW STREET
 BANGOR, MAINE

DESIGNED BY: DM
 DRAWN BY: SAW
 DATE: 9/25/2024
 SCALE: AS SHOWN

BANGOR DOWNTOWN PARKING MANAGEMENT DISTRICT

Project No. 123-24.01

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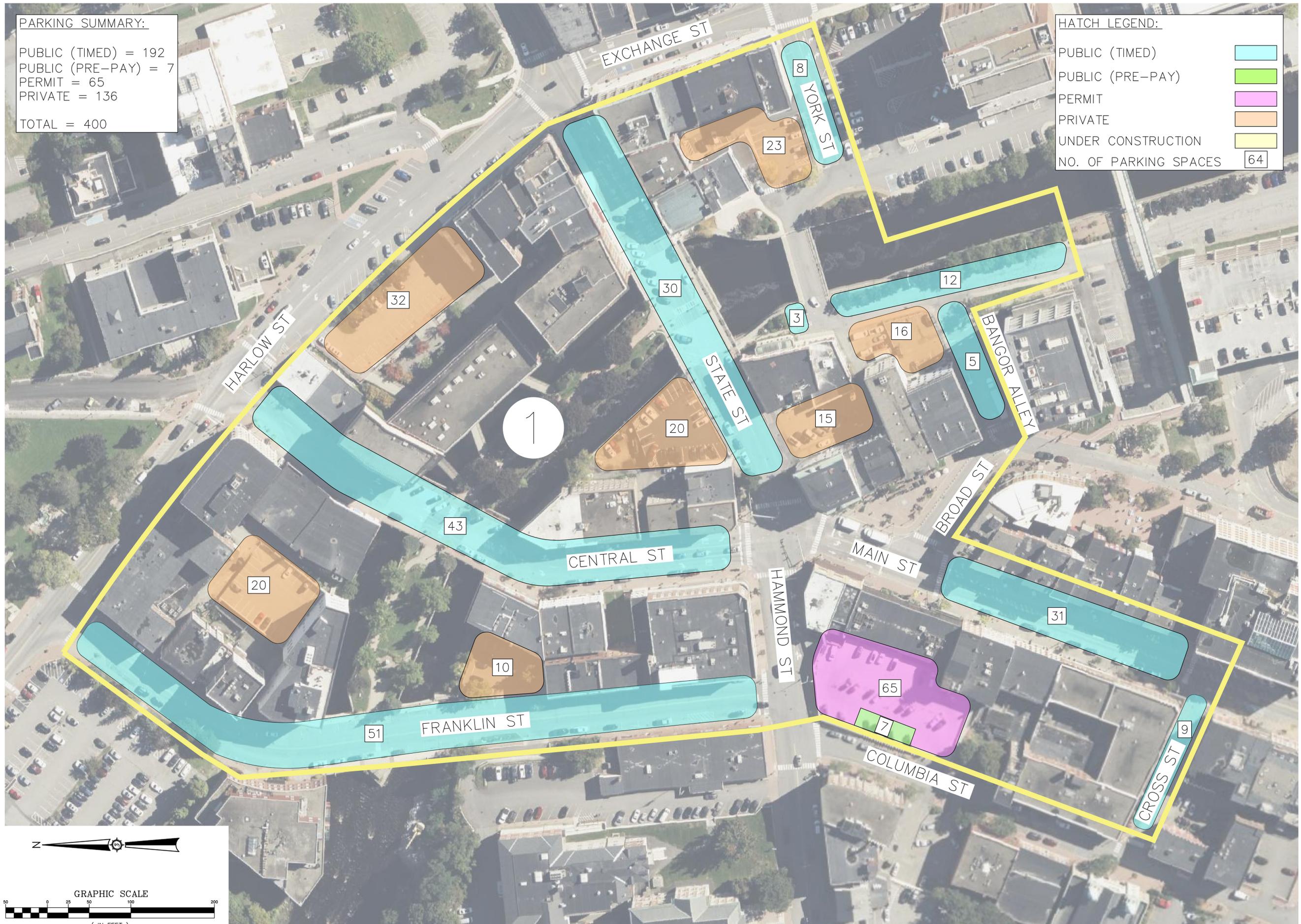
Phase

Sheet No. 0

PARKING SUMMARY:
 PUBLIC (TIMED) = 192
 PUBLIC (PRE-PAY) = 7
 PERMIT = 65
 PRIVATE = 136
 TOTAL = 400

HATCH LEGEND:

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Date	
Drawn By	SAW
Checked	
Designated By	DM
Scale	AS SHOWN
Project Location	BANGOR, MAINE
Project Name	BANGOR DOWNTOWN PARKING STUDY
Project No.	123-24.01

CITY OF BANGOR
DOWNTOWN PARKING STUDY
 BANGOR, MAINE
 282 HARLOW STREET
 BANGOR, MAINE
 Planning Department
 Approved
 Checked

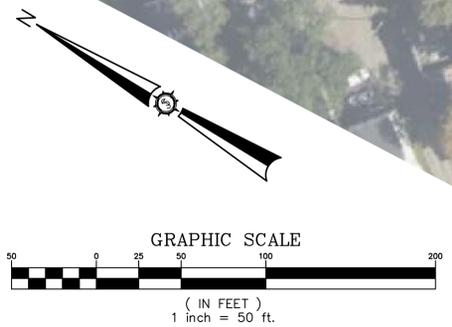
Project No. 123-24.01
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Phase
 Sheet No. **1**

PARKING SUMMARY:
 PUBLIC (TIMED) = 144
 PUBLIC (PRE-PAY) = 26
 PERMIT = 40
 PRIVATE = 356
 TOTAL = 566

HATCH LEGEND:

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Rev. #	Drawn By	Description	Date

CITY OF BANGOR DOWNTOWN PARKING STUDY <small>BANGOR, ME</small> <small>282 HARLOW STREET</small> <small>BANGOR, MAINE</small>	Designed By DM	Drawn By SAW
	Date 9/25/2024	Scale AS SHOWN
Planning Consultant SEWAL ENGINEERING	Approved AS SHOWN	Checked [Signature]
BANGOR DOWNTOWN PARKING MANAGEMENT DISTRICT - REGION 3		

Project No. **123.24.01**

Phase

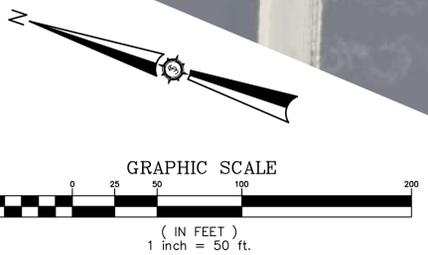
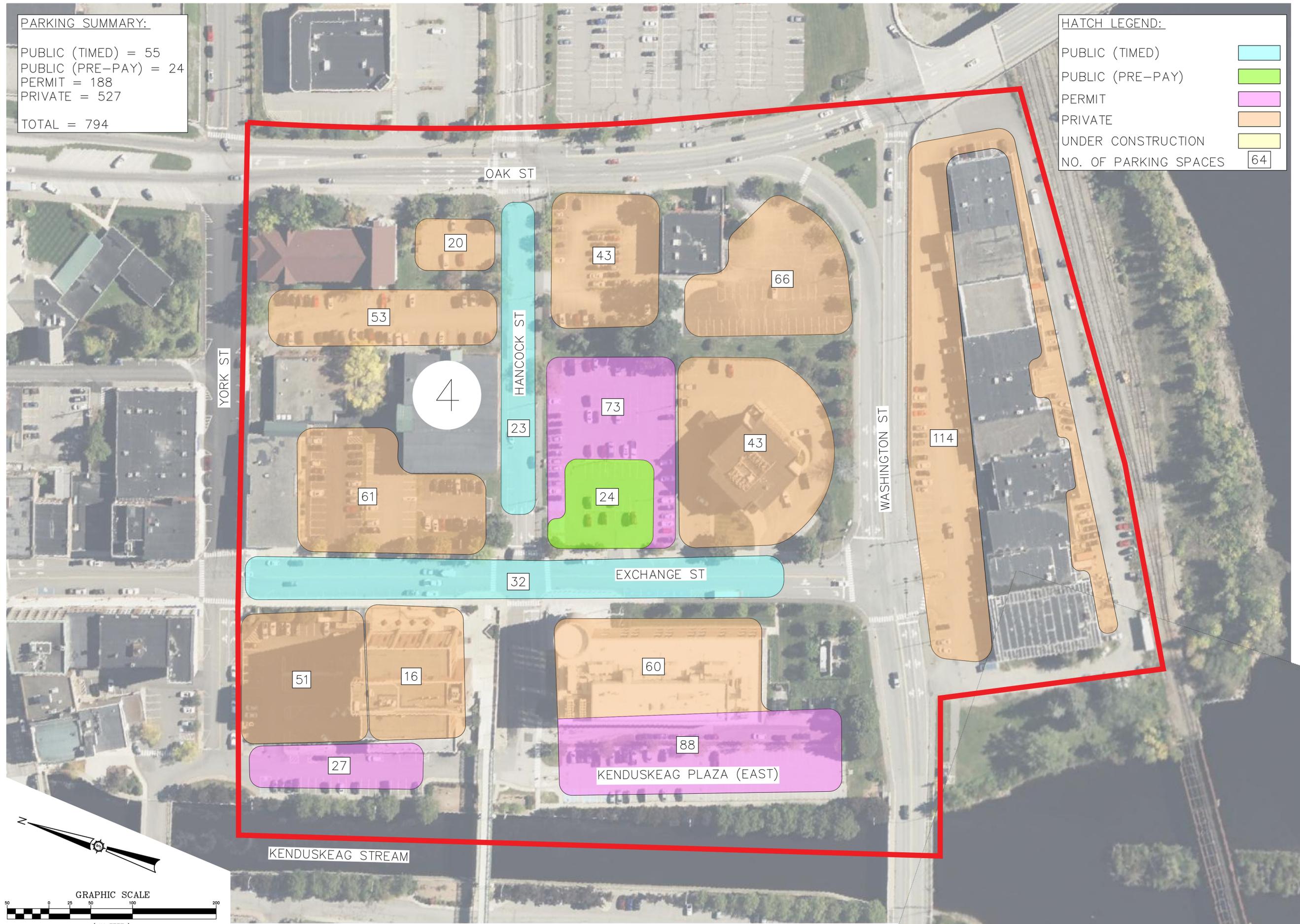
Sheet No. **3**

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PARKING SUMMARY:
 PUBLIC (TIMED) = 55
 PUBLIC (PRE-PAY) = 24
 PERMIT = 188
 PRIVATE = 527
 TOTAL = 794

HATCH LEGEND:

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Project No.	123.24.01
Phase	
Sheet No.	4
Project Name	CITY OF BANGOR DOWNTOWN PARKING STUDY 282 HARLOW STREET BANGOR, MAINE
Project Location	BANGOR, MAINE
Designing Organization	BANGOR DOWNTOWN PARKING MANAGEMENT DISTRICT - REGION 4
Designed By	DM
Drawn By	SAW
Date	9/25/2024
Scale	AS SHOWN
Checked	
Approved	
Date	
Drawn By	
Checked	
Date	
Drawn By	
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Date	

123.24.01

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