



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 10-123310-LO
Project Name/Address: Bellevue Botanical Garden Wetland Sun Terraced Garden
12001 Main Street
Planner: Kevin LeClair
Phone Number: 425-452-2928

Minimum Comment Period: October 28, 2010

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

DRAFT SEPA CHECKLIST COPY

WAC 197-11-960 Environmental Checklist

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

- Name of proposed project, if applicable:
Bellevue Botanical Garden – Sun Terraced Garden
- Name of applicant:
**City of Bellevue
Scott VanderHyden, Project Manager**
- Address and phone number of applicant and contact person:
**Applicant: Scott VanderHyden, Project Manager
P O Box 90012
Bellevue WA 98008
425-452-4169**
**Agent: JGM Landscape Architects, Inc.
David McNeal, Principal
2800 Northup Way, Suite 100
Bellevue WA 98040
425-454-5723**
- Date checklist prepared:
May 25, 2010
- Agency requesting checklist:

SEPA Threshold Determination
occurring concurrently with review of
Critical Areas Land Use Permit under
Bellevue file # 10-123310-LO

REVIEWED

By Kevin LeClair at 8:44 am, Oct 07, 2010

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City of Bellevue, Washington

6. Proposed timing or schedule (including phasing, if applicable):

The Sun Terraced Garden is a construction project anticipated in the 2008 Bellevue Botanical Garden Master Plan Update. Construction will not start until construction funding is secured.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The 2008 Master Plan Update addresses the following future improvements:

- **Two New Garden Rooms (including the Sun Terraced Garden)**
- **New Visitor Services Center**
- **Expanded Parking Area**
- **New Maintenance Facility**
- **New Pedestrian Bridges and Pathways**
- **New Tree House Structure**
- **Relocating Existing Sharp’s Cabin**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Bellevue Botanical
Garden Master Plan
Non-project SEPA
Threshold
Determination under
Bellevue File #
08-114999-LM

- **Wetland Delineation Report for the Bellevue Botanical Garden by Skillings Connolly Inc., dated 2007.**
- **Habitat Assessment Report for the Bellevue Botanical Garden by Skillings Connolly Inc., dated March 28, 2008.**
- **A Tree Management Program was completed for the Bellevue Botanical Garden by Urban Forestry Services, Inc. and the Weisman Design Group, Inc., PS dated December 2007.**
- **A Traffic Impact Analysis was completed for the Bellevue Botanical Garden Master Plan Update by The Transpo Group, Inc. in July 2008.**
- **A Preliminary Geotechnical Engineering Report was completed for the Bellevue Botanical Garden – Wetland and Terrace Sun Garden by Associated Earth Sciences, Inc. dated November 24, 2009.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Bellevue
Critical Areas Special Use Permit
Building Permit
Clearing and Grading Permit
State Electrical Permit

Washington State Department of Ecology
Construction Dewatering and Stormwater Discharge Permit (NPDES)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Bellevue Botanical Garden – Sun Terraced Garden is an area of 4.2 acres within the existing Botanical Garden. It is designed to capitalize on this site’s south and west facing slopes which will receive large amounts of sunlight throughout most of the year. The slopes will allow the Garden to demonstrate suitable garden techniques for sloping land with a lot of sun exposure. Accessible trails will allow visitors to view a variety of garden types that work well in this sunny environment. The slopes flatten

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2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction activities will generate short term dust and exhaust from construction vehicles.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None Known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Appropriate dust control measure will be used during construction to reduce dust generated by earthwork operations.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- **Surface Water has been identified in some wetland areas (outside the limits of work).**
- **Wetlands have been identified and delineated on-site.**
- **Drainages include seasonal un-named streams.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Trail improvements are proposed within 200 feet of surface water bodies. See attached Sun Terraced Garden drawing.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or material is proposed to be placed in or removed from surface wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No withdrawal or discharge anticipated at this time. All runoff will be directed into improved bioretention ponds.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

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c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project is a botanical garden. All project runoff and stormwater will be directed to the new bioretention ponds.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Properly designed and maintained treatment measures are intended to prevent waste transmission.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Stormwater improvements will utilize the latest proven low impact development (LID) measures.

4. Plants

- a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

Water plants: water lily, eelgrass, milfoil, other

Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Identified noxious weed and hazardous vegetation will be removed within the area of the improvement.

- c. List threatened or endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Site is a botanical garden.

5. Animals

- a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: mallard ducks, American crow

Mammals: deer, bear, elk, beaver, other: coyote, raccoon, vole, Eastern gray squirrel

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Yes. Site contains a large forested area. A small wetland is likely to be part of some migration route.

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d. Proposed measures to preserve or enhance wildlife, if any:

Botanical Garden serves to preserve and enhance habitat used by wildlife. Plant materials provide both food and shelter for wildlife. Wildlife corridors are maintained throughout the Botanical Garden's Native Preserve areas.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?

Lighting of proposed tool shed will utilize electricity.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Sustainable design for proposed garden structures may also utilize alternative sources such as solar, wind and other passive sources.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None known at this time.

1) Describe special emergency services that might be required.

None

2) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise from I-405 can be heard in some areas of the garden.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction noise will be limited to day time hours during the work week.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Site is a botanical garden including a native forest. Site is used for passive recreational purposes. The adjacent properties include residential, school administrative buildings, office park and power transmission line corridor.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Existing park buildings and maintenance facilities.

d. Will any structures be demolished? If so, what?

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Existing residence will be demolished.

e. What is the current zoning classification of the site?
Park

f. What is the current comprehensive plan designation of the site?
Developed Park Site

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Slopes in excess of 40% exist on site.

i. Approximately how many people would reside or work in the completed project?
Workers: 4 full-time workers
Volunteers: 10 to 30 at times

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Sun Terraced Garden improvements were approved as part of the 2008 Master Plan Update process that addresses proposed improvements to the existing passive recreational facility.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

c. Proposed measures to reduce or control housing impacts, if any:
None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Size and building materials for proposed structure are unknown at this time.

b. What views in the immediate vicinity would be altered or obstructed?
None. Views of downtown Bellevue would actually be improved by construction of the Garden Mound observation point.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Sun Terraced Garden improvements are meant to add to the beauty and diversity of the Botanical Garden.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None



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- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Site is an existing park and botanical garden with access to trail system.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Sun Terraced Garden is meant to increase passive recreation opportunities for Botanical Garden visitors.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
Some foundations remain of structures with cultural significance. Sharp's cabin and Short's house are also located on site.
- c. Proposed measures to reduce or control impacts, if any:
Not applicable

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Vehicular access is from Main Street. Maintenance access will be from S.E. 5th Street. Pedestrian access will be from Main Street, the Lake-to-Lake Trail and S.E. 4th Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The closest transit stop is approximately 1/2 mile away from site.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
There would be no additions or deletions to the parking capacity of the Botanical Garden as a result of this project.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
A Traffic Impact Analysis was completed for the Bellevue Botanical Garden Master Plan Update by The Transpo Group, Inc. in July 2008. The Traffic study determined there was no need for any street improvements at this time.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

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f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The above Traffic Impact Analysis determined that ALL improvement projects in the Master Plan Update would generate 166 new peak hour vehicle trips (83 inbound and 83 outbound), on the surrounding transportation system during the average weekday PM peak hour. Since the majority of these trips would be generated by the new building projects (described in the Master Plan Update) according to the Traffic Impact Analysis, the Sun Terraced Garden would contribute a minor part of the peak hour vehicle trip increase.

g. Proposed measures to reduce or control transportation impacts, if any:
None

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No

b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable

16. Utilities

a. Underline utilities currently available at the site:
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Existing utilities will be used for proposed improvements.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

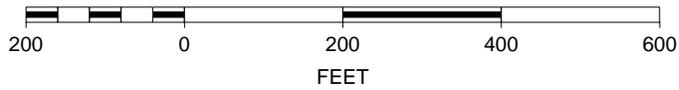
Signature of Proponent/Applicant: 

Date Submitted: 10/7/10

Vicinity Map - Bellevue Botanical Garden Wetland Sun Terraced Garden (10-123310-LO)



SCALE 1 : 2,896



9/27/10

Critical Areas Land Use Permit Narrative

Bellevue Botanical Garden/Wetland-Sun Terraced Garden Project

The 2008 BBG Masterplan Update:

The 2008 Botanical Garden Master Plan Update process was initiated to reassess previous planning efforts and to reconsider garden needs and goals. The planning process included a public process, an environmental review process (SEPA) with a determination of non-significance, and approval by Parks Board. The plan update was adopted by Bellevue City Council in January 2009. The BBG MP update included preliminary designs for two new 'garden rooms', one of which is the Wetland-Sun Terraced Garden.

The Wetland –Sun Terraced Garden Project Overview:

In 2009, the City of Bellevue selected the Wetland-Sun Terraced Garden for further design development and construction. The proposed garden is located within an undeveloped seven acre parcel located in the Bellevue Botanical Garden's northwest corner. The project site extends west from the current perennial border and is a large band described on the Master Plan as the "Wetland-Sun Terraced Gardens." It is bordered to north by the Lake to Lake Trail and Main Street. 118th Ave SE forms the western edge of the garden. Most of the southern half of this parcel is a designated wetland and critical area buffer. A private residence lies adjacent to the parcels south border.

The project entails development of approximately half of the seven acre parcel into a public display garden. The proposed Garden will capitalize on the site's south and west facing slopes which overlook a designated wetland. Slopes in this location are quite variable but on average are of the order of 1:4 to 1:5 or 20-25%. These moderate grades allow the Garden to demonstrate suitable garden design techniques for sloping land. They will be developed as a series of terraced garden areas and slopes with ideal hot, sun exposures. Grading will allow for the development of easily accessible trails throughout the terraced area. With the exception of two trail segments, the Garden will be completely ADA accessible. The types of plants or collections grown in this area will vary considerably and will reflect the Garden's educational mission goals and collections policy. For example, portions of the area will be developed as a demonstration garden with specific educational goals and functions that fit the Garden mission.

Another unique feature of this Garden will be the construction of a hilltop overlook area. This created knoll will provide territorial views into the Garden, with seasonal views toward Downtown Bellevue when the leaves have fallen. The knoll will be created in the northeast

corner of the WSTG on the current location of the existing maintenance area after the facility's relocation. It will reduce the perception that the area north of the Visitor Center is dominated by street traffic on Main St. Designing the Garden Mound as a single physiographic retains the character of the rolling topography of the Garden site but is nevertheless a commanding and interesting feature.

New trail segments will be overlaid with porous asphalt surfacing which will help with erosion and storm water management in wet winter months. All trail and landscaping work will be consistent with COB clearing and grading code and permit conditions, and all other applicable standards and codes including "*Environmental Best Practices*" to prevent any potential erosion problems during construction.

The proposed project will be served by adequate public facilities. No additional public facilities will be required with implementation of the proposed project. The proposed project complies with all other applicable City of Bellevue Land Use Codes.

Work proposed within the Critical Area Buffer:

Yet another interesting aspect of the Garden will consider the relationship between developed gardens and the wetland and surrounding CA Buffer--yet another type of situation faced by property owners in the region. As the visitor progresses down the slope, the topography becomes wider and flatter as the slopes decrease around the wetland itself. Demonstrating how a wetland can retain its natural functions while accommodating some garden development is an important challenge for this design. This area addresses the differences in aesthetic character of native vegetation in wetlands and designed gardens. A modification of ornamental aesthetics to respond to natural processes is essential for this area to demonstrate appropriate ways for homeowners to live adjacent to wetlands.

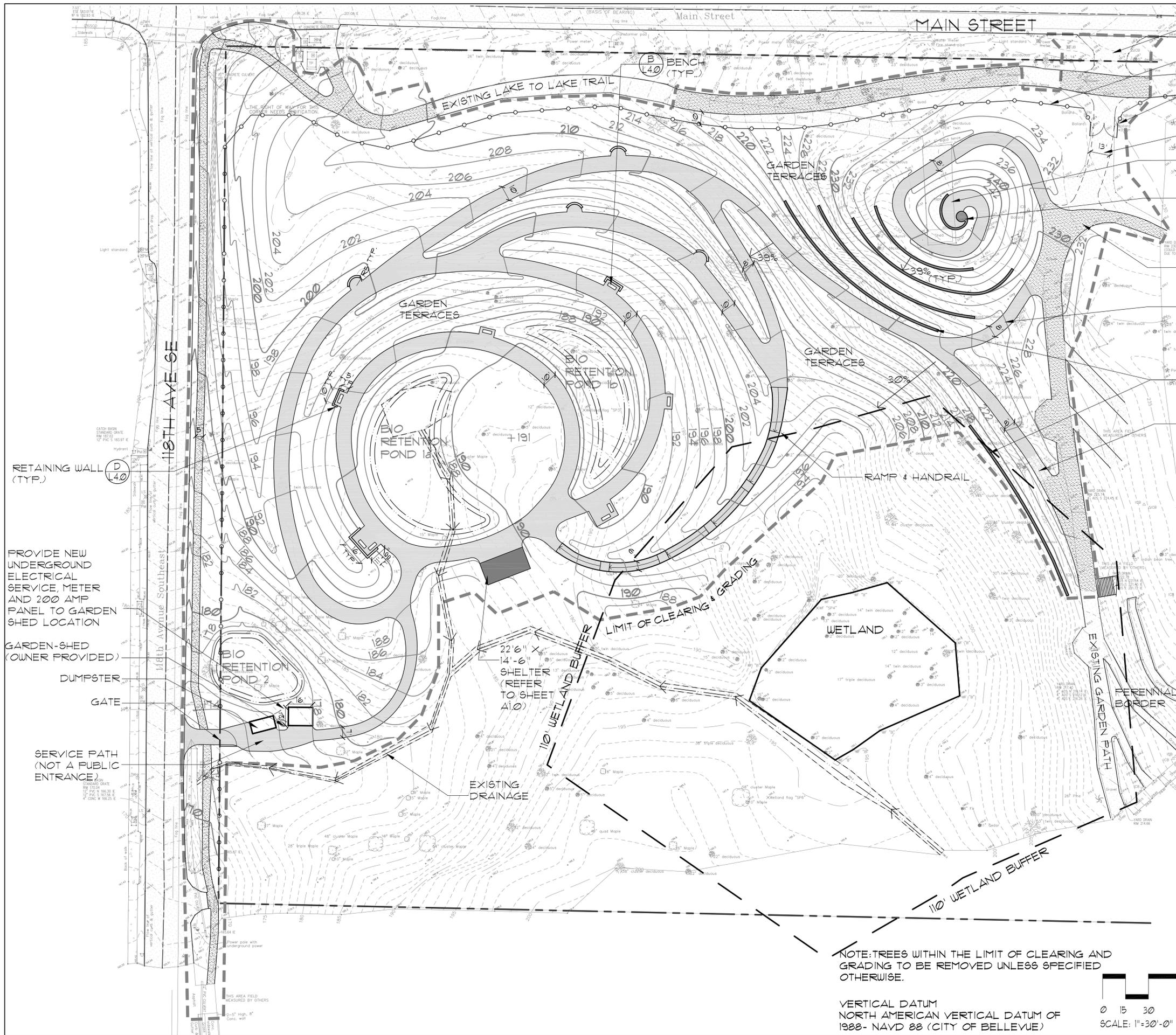
Although the designated wetland and surrounding 110 ft critical area buffer will remain largely undisturbed, the plan does propose disturbance of approximately 11,000 sqft along the CA Buffer's northern edge. Proposed work includes removal of invasive species (mainly Himalayan blackberry), clearing and grading, and construction of a 140lnft x 6' W trail segment overlaid with porous asphalt. As part of the clearing work in the buffer, 2ea 24" diameter Big Leaf Maples, and 1ea 12" diameter unidentified deciduous tree are proposed to be removed. The planting plan design calls for the CAB area to receive 12ea new trees and augmentation of the area with more shrubs and herbaceous plants (see planting plan).

The WST Gardens original concept included a boardwalk and viewing platform which terminating at the wetland edge. After concerns were raised regarding the potential impact to the wetland and surrounding CA buffer, the design was significantly scaled back and revised. Both the boardwalk and viewing area were removed from the plan. The revised design

attempts to find a reasonable balance between the design intent, garden aesthetics, and pedestrian flow while respecting the CA buffer.

Design Goals and Educational Opportunities:

Goals of the design include the desire to increase the ecological function of the project site and to make visitors familiar with, and appreciative of, the plant communities of the region while allowing interpretation of hydrologic processes of site. Around this, visitors will experience interpretive programs which will demonstrate and suggest how environmental and topographical features and challenges might be preserved, conserved, augmented and incorporated. Interpretive opportunities that will be featured include storm water management techniques, proper plant selection, and creative drainage and water collection techniques. The basic design philosophy underlying the garden is to work with its natural features and processes and interpret these to visitors as part of an educational program.



- LAWN OVER CRUSHED ROCK SUBSTRATE
- (E L40) 2-RAIL DOWEL FENCE
- EXISTING GATE
- EXISTING 2-RAIL WOOD FENCE
- LAWN OVER CRUSHED ROCK SUBSTRATE
- OBSERVATION POINT
- (A L40) OVERLOOK WALL
- CRUSHED ROCK PATHWAY
- (C L40) PERVIOUS ASPHALT PATHWAY
- (D L40) RETAINING WALL (TYP.)
- QUARRY SPALLS (SUBGRADE OF PATH TO EXISTING GRADE AROUND ROOT ZONE OF EXISTING TREE TO REMAIN)

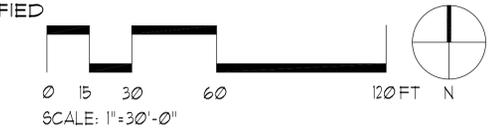
- RETAINING WALL (TYP.) (D L40)
- PROVIDE NEW UNDERGROUND ELECTRICAL SERVICE, METER AND 200 AMP PANEL TO GARDEN SHED LOCATION
- GARDEN-SHED (OWNER PROVIDED)
- DUMPSTER
- GATE
- SERVICE PATH (NOT A PUBLIC ENTRANCE)



- LEGEND:**
- INDICATES LIMIT OF CLEARING & GRADING
 - 248 INDICATES PROPOSED CONTOUR
 - 246 INDICATES EXISTING CONTOUR
 - INDICATES PERVIOUS ASPHALT
 - INDICATES CRUSHED ROCK

NOTE: TREES WITHIN THE LIMIT OF CLEARING AND GRADING TO BE REMOVED UNLESS SPECIFIED OTHERWISE.

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD 88 (CITY OF BELLEVUE)



JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
LANDSCAPE ARCHITECTURE
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BELLEVUE BOTANICAL GARDEN
WETLAND & SUN TERRACED GARDEN
12001 MAIN ST
BELLEVUE, WA 98005

FOR:
CITY OF BELLEVUE

REVISIONS/DRAWING ISSUES:

Drawn by: SC
Checked by: CL

PERMIT SET

DATE: 08-11-2010
LAST UPDATE:
CAD FILE:
DRAWING TITLE
SITE PLAN B

SHEET NUMBER
L30