



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 11-113555-LB

Project Name/Address: Bellevue Botanical Garden Visitor Services Center

Planner: Kevin LeClair

Phone Number and Email: 425-452-2928 kleclair@bellevuewa.gov

**Minimum Comment Period:** July 14, 2011, 5 PM

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Project Plan Overview

**WAC 197-11-960 Environmental checklist.**

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

1. Name of proposed project, if applicable:

**Bellevue Botanical Garden Visitor Services**

2. Name of applicant:

**City of Bellevue Parks and Community Services  
Ken Kroeger, Project manager**

3. Address and phone number of applicant and contact person:

**Applicant: Ken Kroeger, Project manager  
COB Parks Department  
P.O. Box 90012  
Bellevue, Wa 98008**

**Agent: Kevin Kudo-King, Project Manager  
Olson Kundig Architects  
159 S. Jackson Ste. 600  
Seattle, Wa 98117**

**Project being reviewed  
under Bellevue Permits  
11-113555-LB**

**Project reviewer for City of  
Bellevue Development  
Services Department:  
Kevin LeClair**

4. Date checklist prepared:

**May 2nd, 2011**

5. Agency requesting checklist:  
**City of Bellevue**

6. Proposed timing or schedule (including phasing, if applicable):  
**Begin Construction in Spring/Summer 2012**

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

**There are other ongoing projects within the Bellevue Botanical Gardens. We are aware of two other projects which are currently under review with the city of Bellevue: The Wetland Sun Terraced Garden and the Ravine Garden. Both of these projects are outside of the area of work of this project.**

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

**This project is in the Bellevue Botanical Garden (BBG) which is part of the Wilburton Hill Community Park. Wetland biologist review of the project area of work is currently underway as requested by the City of Bellevue.**

**We are aware of three delineated wetlands and one area of steep slope within the BBG park, all of these areas and their buffers are outside of this project's area of work. Reports on these areas were submitted previously and are on file at the City of Bellevue (additional copies are being provided with our Conditional Use Permit submittal), list of reports:**

- **Wetland to the west of area of work: Wetland Delineation report provided by Skillings Conolly Environmental dated December 21, 2007.**
- **Wetland to the south, adjacent to the area of work: Wetland Delineation report provided by Skillings Conolly Environmental dated September 20, 2006.**
- **Wetland to the south of area of work: Wetland and stream Delineation report provided by Raedeke Associates dated May 5, 2006.**
- **Area of steep slope to the south east: Prepared by Signature Surveying and mapping, PLLC dated October 5, 2010.**

**A Masterplan update containing a SEPA checklist was prepared on March 31, 2008 by JGM Landscape Architects, submitted, and approved by the City of Bellevue.**

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.

- **Conditional Use Permit (LB)**
- **Clearing and Grading Permit(GD)**
- **Major Building Project (BB) building Permit**
- **Minor Building Project (BW) building Permit**
- **Utility Developer Extension Agreement (UE)**

- **Detention Vault (UD)**
- **Right-of-Way Permit (TK)**

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. (Lead agencies may modify this form to include additional specific information on project description.)

**The Bellevue Botanical Garden is 53 acres. This project occurs within a 4.7 acre area of work. The project consists of the demolition of an existing residence currently used as administrative offices, the construction of a new visitor services building, the remodel of the existing Shorts House (currently used as the visitor center/gift shop), the relocation of the Sharp's Cabin, expansion of the parking area, the reconfiguration of the entry and exit driveways, the relocation of the Lake to Lake Trail, and landscape/hardscape improvements to areas adjacent to these improvements.**

The project encompasses the following:

- **Parking Lot and integral Winter garden-2 acres**
- **Visitor Services Building (total is 8,500 square feet above grade), including**
  - **the covered main entry**
  - **the interior orientation space**
  - **the exterior orientation space**
  - **the gift shop/Visitor Orientation-1,201 square feet**
  - **the restroom and storage building-1,419 square feet**
  - **the restroom and storage building basement-1,419 square feet**
  - **administration/education building-2,682 square feet**
- **Shorts House-2,271 square feet**
- **Sharp's Cabin-427 square feet**
- **Fernery (Fern Plaza)**
- **Woodland Garden Path**
- **Spring Court and Tapestry Hedge Courtyard**
- **Iris Garden**
- **Sun Plaza**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The Bellevue Botanical Gardens is located at 12001 Main Street, Bellevue, Wa 98005.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site:

**Rolling**

b. What is the steepest slope on the site (approximate percent slope)?

**40%+ in certain Ravine areas within the overall garden**

**40%+within this projects area of work**

**REVIEWED**

**By Kevin LeClair at 8:31 am, May 31, 2011**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**According to the Geotechnical Engineering Study performed by HAYre McElroy and Associates dated November 4,2010:**

- **Topsoil: Organic topsoil**
- **Fill: The fill consisted of silty sand with some gravel.**
- **Weathered Glacial Lacustrine Deposits: Weathered Glacial Lacustrine deposits were encountered directly below the thin upper topsoil.**
- **Glacial Lacustrine Deposits: Glacial Lacustrine deposits were encountered directly below the Weathered Glacial Lacustrine deposit.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None have been identified.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**We are cutting 3,997 CY and filling 4,424 CY. Fill will be imported.**

A CSWPPP with TESC is required and will be implemented during the project development, per BCC 23.76.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Yes. To mitigate erosion due to construction the project will implement a Temporary Erosion and Sediment Control Plan (TESC). Specific measures are listed below in the response to question h.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Impervious surfaces associated with this project will cover 14%-15% of the total site area.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**The project will implement the following measures during construction: preserve existing vegetation for as long as possible, minimize disturbance to existing slopes, protect exposed surfaces with plastic sheeting, install catch basin inserts, install sedimentation barriers and swales to control runoff, and treat construction runoff using sedimentation tanks.**

a. **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.

**Future phases of construction could generate short term dust and exhaust from construction vehicles. Additional parking area may generate additional short term vehicle exhaust after completion.**

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 control measure will be used during construction to reduce dust generated by grading 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.**
  - **Wetlands have been identified and delineated on site. (see response to question 8 above)**
  - **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. Trails, raised wood path, and driveway/parking areas are within 200' of wetland area(s), see A0.00.**

- 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.

**None proposed as part of this scope of work. Not applicable.**

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

**None proposed as part of this scope of work. Not applicable.**

Project is required to meet storm water quality and quantity requirements of BCC Title 24.
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- 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 of ground water or discharge to groundwater is proposed as part of this project.**

- 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.**

## 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.

**This project includes the expansion of the parking area. The storm water will be collected in detention vaults prior to connecting to the city system. Design of the vaults and connections will provide treatment and detention as required by the City of Bellevue.**

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

**The system will be designed to prevent waste materials from entering the ground or surface waters.**

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

**The project is collecting roof top rainwater for use in toilets as part of our LEED strategy. New rain gardens are being provided. Poor soil infiltration prevents further 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?

**The project will require the removal of some existing deciduous and evergreen trees, grasses, and shrubs. The city requires that 15% of total diameter of significant trees be retained, the project is retaining 62%. The city requires that the parking area provide 4165 square feet of landscape in the parking area, the project will provide 29,346 square feet. The project includes the planting of 143 new trees in the parking islands. See L2.31.**

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

**None known at this time.**

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

The site is a botanical garden. The proposed project includes five new feature garden areas, the enhancement of three other major garden areas and the restoration of planting adjacent to all other areas of improvement.

## 5. Animals

- a. Circle 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: ducks probable  
mammals: deer, bear, elk, beaver, other: coyote, bats and raccoon probable  
fish: bass, salmon, trout, herring, shellfish, other:

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

**None known at this time.**

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

**Yes. The site is a large and forested area and is likely to be part of some migration route.**

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

**Botanical Gardens serve to preserve and enhance habitat used by 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? Describe whether it will be used for heating, manufacturing, etc.

**The project is seeking a LEED silver certification. Heating, cooling and lighting of the proposed structures will use electricity. High efficiency mechanical systems, efficient low energy use lighting, high performance thermal envelopes and passive design strategies are being implemented to reduce energy use.**

- 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:

**The project is seeking a LEED silver certification. Heating, cooling and lighting of the proposed structures will use electricity. High efficiency mechanical systems, efficient low energy use lighting, high performance thermal envelopes and passive design strategies are being implemented to reduce energy use.**

## 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 from some parts 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 properties adjacent to the garden include residential, school administrative buildings, office park and power transmission line corridor. The properties adjacent to the area of work include school administrative buildings and office park.**

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

**No.**

b. Describe any structures on the site.

**Within our area of work:**

**A residence currently used as administrative offices, the Shorts House is currently used as the visitor center/gift shop, and the Sharp's Cabin.**

**Within the park:**

**There is also a structure (former house) within the southern part of the park used for storage.**

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

**Yes. The existing residence used as administrative offices will be demolished. The Sharp's Cabin will be relocated.**

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

**The property is zoned residential but the current use is as a park which is an acceptable and approved conditional use.**

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

**Open space.**

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.

**The park contains slopes in excess of 40%, wetlands and seasonal streams. None of these elements that we are aware of occur within the area of work for this project.**

i. Approximately how many people would reside or work in the completed project?

**Staff on site: 8 (6 City of Bellevue and 2 Garden Staff  
Volunteers: 400 – 500 avg. per year, includes one-day work parties**

j. Approximately how many people would the completed project displace?

**None**

j. 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 BBG is a public recreational and educational facility.**

**The current project use is an allowable and approved conditional use; there is no proposed change in this use included in this project.**

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**None.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**There are no structures on site currently being used for housing.**

c. Proposed measures to reduce or control housing impacts, if any:

**Not applicable.**

## 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?

**Visitor Services Building**

**The tallest structure is 21'-3" above average existing grade. The principal building materials are stained wood (predominant exterior finish material), galvanized metal, painted steel columns, stained wood roof beams, glass, and aluminum windows.**

**Shorts House and Sharps Cabin**

**These structures are wood siding, brick, and wood windows. They will be repainted in colors that are more natural, earth toned to blend in to the garden.**

b. What views in the immediate vicinity would be altered or obstructed?

**None.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**Finish materials and paint colors have been selected to blend into the natural environment of the garden. The design of the visitor center incorporates landscaped courtyards within the structures which is intended to further integrate the structure into the garden.**

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Glare: Selected building materials should minimize glare.**

**Light:**

**The existing parking area is currently lighted. The expanded parking area will also be lighted. The selected lighting will provide the minimal amount of light to create a safe environment for the public. The fixtures will be contained within enclosures that focus the light downward and control glare. These fixtures will be integrated into the landscape.**

**The park and buildings close at dusk. Lights will be off except minimal security lighting. The amount of vegetation around the building will greatly obscure this lighting.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**No.**

- 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?

**The project is a public visitor center within a botanical garden contained within a public park. It will expand a public gathering, recreational and educational amenity. The park contains trails which connect to the Lake to Lake Trail, a regional trails.**

- 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:  
**Not applicable.**

## 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.

**The Some foundations remain of structures with cultural significance within the park. The extent of work of this project includes cosmetic improvements to the existing mid century Shorts House and the relocation and reuse of Sharps Cabin.**

- 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.

**Park Access:**

**Public vehicular access is from Main Street. Maintenance access will be from S.E. 5<sup>th</sup> Street. Pedestrian access will be from Main Street, the Lake to Lake trail and S.E. 4<sup>th</sup> street.**

**Visitor Center Access:**

**Public vehicular access is from Main Street. Pedestrian access will be from Main Street and the Lake to Lake trail.**

- 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 ½ mile away.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**On site parking will be expanded from 53 spaces to 119 spaces with an additional 155 spaces available at the nearby Wilburton Hill Park and 79 spaces available at the W.I.S.C.**

- 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).

**The project includes improvements to the street front planting at Main Street and the relocation of existing streetlights.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

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

**See traffic study submitted with 2008 Master plan.**

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. Circle utilities currently available at the site:

**electricity**, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, 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: **Kevin Kudo-King, project representative**.....

Date Submitted: **April 28, 2010**.....

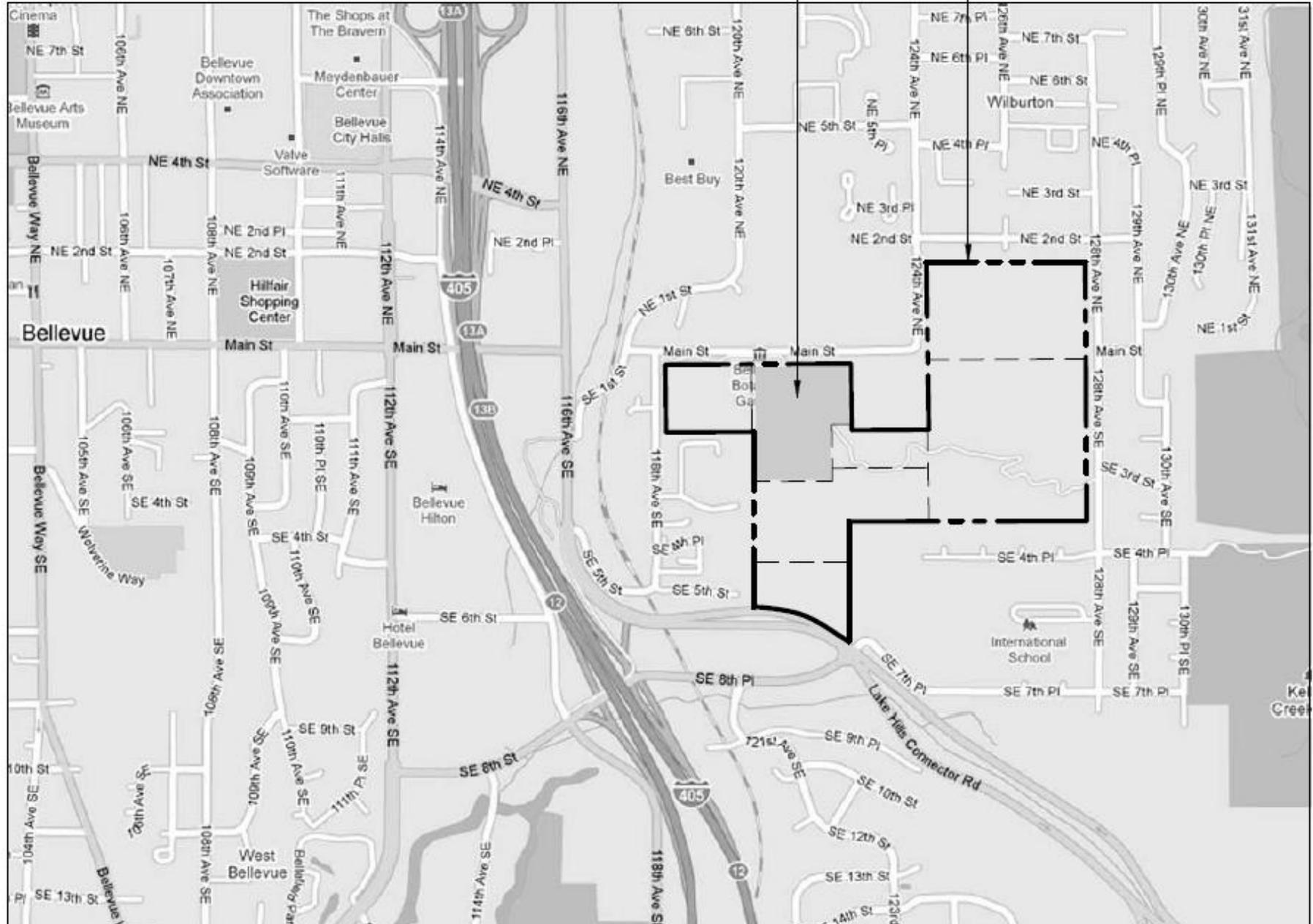
**REVIEWED**  
*By Kevin LeClair at 8:39 am, May 31, 2011*

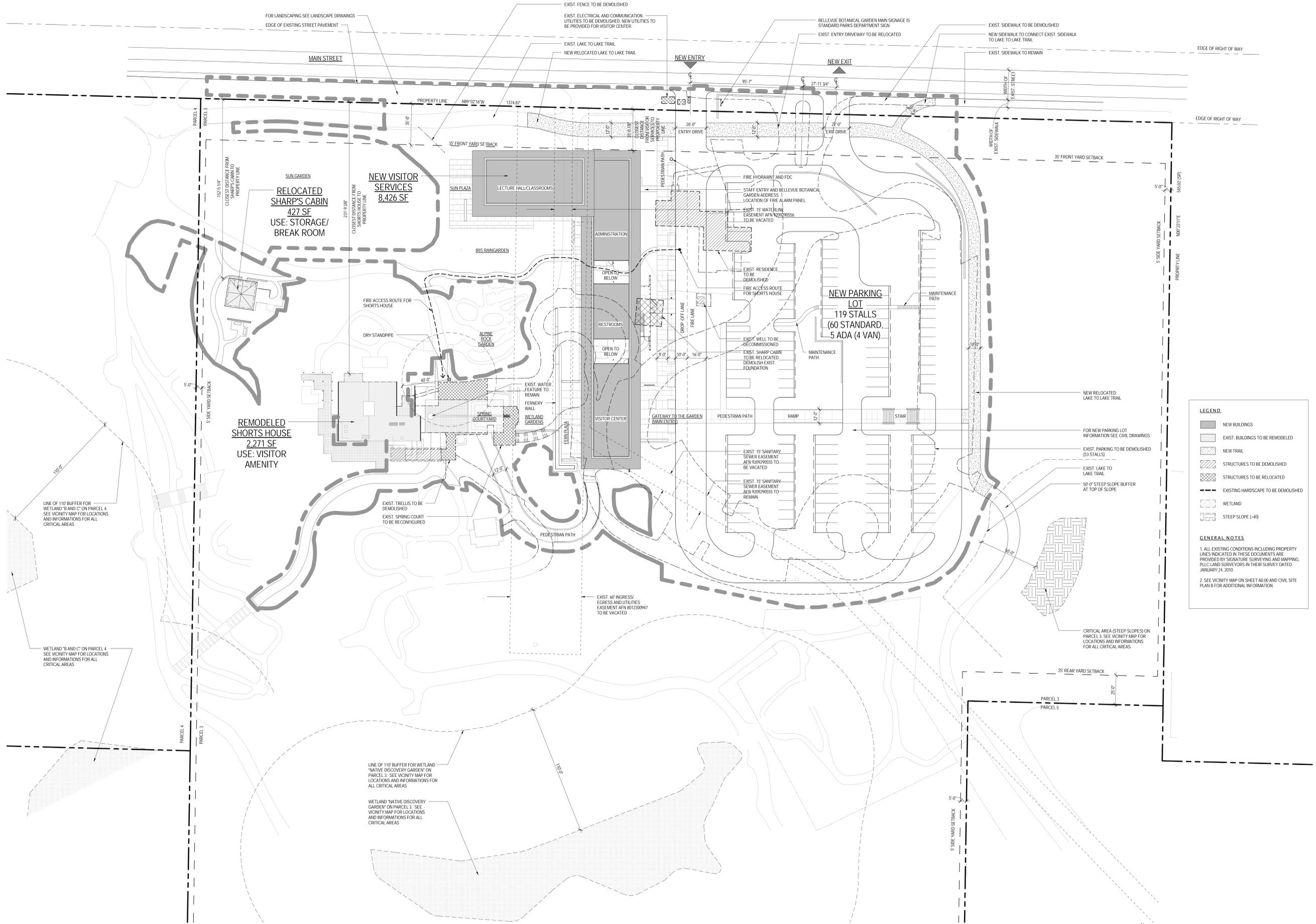
# NEIGHBORHOOD MAP

NOT TO SCALE



SITE  
PROPERTY LINE





**LEGEND**

- NEW BUILDINGS
- EXIST. BUILDINGS TO BE REMODELED
- NEW TRAIL
- STRUCTURES TO BE DEMOLISHED
- STRUCTURES TO BE RELOCATED
- EXISTING HARDSCAPE TO BE DEMOLISHED
- WETLAND
- STEEP SLOPE (>40)

**GENERAL NOTES**

1. ALL EXISTING CONDITIONS INCLUDING PROPERTY LINES INDICATED IN THESE DOCUMENTS ARE PROVIDED BY SIGNATURE SURVEYING AND MAPPING, PLLC. LAND SURVEYORS IN THEIR SURVEY DATED JANUARY 24, 2010.
2. SEE VICINITY MAP ON SHEET A0.00 AND CIVIL SITE PLAN B FOR ADDITIONAL INFORMATION.



principal architect AD  
 project manager RK  
 drawn by MB  
 checked by \_\_\_\_\_  
 job no. 09033  
 date April 28th 2011

revisions:

no.	date	by

CONDITIONAL  
 USE PERMIT SET  
 April 28th 2011