



Administrative Staff Report

Report Date: March 9, 2020

Application Submittal Date: July 2, 2019

Application Complete Date: August 1, 2019

Project Name: Kat Trax, LCC Contractor's Storage Yard

Type of Application: Administrative Conditional Use Permit (Type-II)

Permit Number: 19-02966

Project Location

7305 Bethel-Burley Road SE
Port Orchard, WA 98367
Commissioner District #2
7305 BETHEL BURLEY RD SE

Assessor's Account

4796-027-001-0002
4796-027-003-0208

Applicant/Owner of Record

Joshua Peterson
14198 Colony Ave SE
Port Orchard WA, 98367
katrax@centurytel.net

VICINITY MAP



Decision Summary

Approved subject to conditions listed under section 13 of this report.

1. Background

The applicant, Joshua Peterson of Kat Trax, LLC, is requesting approval of an Administrative Conditional Use Permit to construct a Contractors Storage Yard. The site will include the construction of a 5,000 square foot metal pole building, fencing and landscaping to store tools, materials and heavy equipment for security purposes. The excavation of the site will involve 240 yards of material.

2. Project Request

Joshua Peterson is requesting approval of an Administrative Conditional Use Permit to operate a Contractor Storage Yard in a rural industrial zone.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. A Determination of Nonsignificance (DNS) was issued on March 02, 2020.

COMMENTS:

The SEPA comment period previously occurred concurrent with the Notice of Application dated August 9, 2019. The proposal to construct a contractor’s storage yard with a metal pole building and yard area will create moderate impacts.

CONDITIONS:

The project will be conditioned for Stormwater controls pursuant to KCC Title 12, critical areas per Title 19, and land use impacts per KCC Title 17 Zoning to mitigate impacts.

The SEPA appeal period expired March 16, 2020. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The subject property is vacant, partially cleared of native vegetation and located at 7305 Bethel Burley Road SE in South Kitsap County. The site consists of a single tax parcel that is rectangle shaped with north-south orientation, fronting on the west side of Bethel-Burley Road SE, and 1.17 acres in size. The parcel is 290 feet in length and 175 feet in width. The site slopes down from the northwest to the southwest at grades ranging from 2 to 30% with majority of the site being 2% slopes and approximately 30% or greater on the southeastern portion.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Industrial Zone: Rural Industrial(RI)	Standard	Proposed
Minimum Density	NA	NA
Maximum Density	NA	
Minimum Lot Size	NA	NA

Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	<35 feet
Maximum Impervious Surface Coverage	85%	~11,400 sf or 26%
Maximum Lot Coverage	NA	NA

Applicable footnotes:

17.120.060.A.26 No service road, spur track, or hard stand shall be permitted within required yard areas that abut a residential zone.

Staff Comment: *No service road, spur track, or hard stand is proposed within required yard areas abutting a residential zone.*

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (North)	20 feet	20-feet (Shop with vehicle storage)
Side (West)	20-feet (50-feet when *Abutting residential) KCC 17.410.050.A.12 requires 50-foot setback in RI zone.	50 feet (shop)
Side (East)	20-feet (50-feet when abutting residential) KCC 17.410.050.A.12 requires 50-foot setback in RI zone.	20 feet
Rear (South)	20 feet (50 feet when abutting residential) * Abuts residential KCC 17.410.050.A.12 requires 50-foot setback in RI zone.	50 feet Screening buffer

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Auto repair shop with vehicle storage yard)	Rural Industrial (RI)
South	Single-family residence	Rural Residential (RR)
East	Undeveloped	Rural Industrial (RI)
West	Single-family residences	Rural Residential (RR)

Table 4 - Public Utilities and Services

	Provider
Water	Nicolson Well Drilling Water System
Power	Puget Sound Energy
Sewer	Onsite Septic System
Police	Kitsap County Sheriff
Fire	South Kitsap Fire & Rescue
School	South Kitsap School District #400

5. Access

The subject property receives access from a shared driveway with a road approach on Bethel-Burley Road SE. The driveway serves multiple parcels to the north and east of the site. Bethel-Burley Road has a functional classification as a Minor Arterial and provides access to collectors south of the development and to the north within the Port Orchard UGA.

6. Site Design

The project was evaluated for consistency with KCC 17.420.030 Design Standards for Landscaping per KCC 17.500, lighting KCC 17.105, and signage per KCC 17.410. The RI zone references KCC 17.410 #21 Outdoor Contractor's Storage Yards. The footnote is permitting contractor' storage yards in rural residential zones but the intent is the same regarding buffering/ screening to mitigate impacts from abutting residential zones.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Goal 14

Foster rural business and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.

Land Use Policy 57

Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be

permitted in the rural areas. Such commercial and industrial uses must be consistent with the Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban type uses or services.

Economic Development Goal 1

Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.

Economic Development Policy 3

Provide a diverse mix and appropriate range of commercial, industrial and business and uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Application	July 29, 2019
Environmental (SEPA) Checklist	July 31, 2019
Site Plan	November 06, 2019
Final Health District Approval	August 15, 2019
Project Narrative	July 29, 2019
<u>Staff Communication</u>	<u>Dated</u>
Dev. Services & Engineering Memo	March 2, 2020
SEPA Determination DNS	March 2, 2020

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use and Development Procedures, the Department gave proper public notice for the Administrative Conditional Use Permit through the Notice of Application with the notification of property owners up to 800 feet around the site. After the issuance of

the public notice, the Department did not receive public comments on the proposed contractor's storage yard.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
	NA	

Issue Ref. No.	Issue	Staff Response
	NA	

10. Analysis

a. Planning/Zoning

The contractor's storage yard listed in KCC Table 17.410.044 is required to be reviewed through an Administrative Conditional Use Permit with the Department as the review authority per KCC Title 21. Pursuant to KCC 17.330.010, the Rural Industrial zone provides for small scale light industrial, light manufacturing, recycling, mineral processing and resource-based goods production that are compatible with the rural character and do not require urban level of utilities and services.

Staff Comments: The scale and intensity of the of the proposed land use is consistent with the rural zone.

b. Lighting

The project is required to be consistent with KCC Obnoxious things. In all zones no use shall produce noise, smoke dirt dust, odor, vibration heat glare, etc., which is deleterious to surrounding properties. If security lighting is required, the lighting should be directed away from surrounding properties. Not more than one-candle foot of illumination can leave the property boundary. The development permits will be conditioned for lighting to prevent glare.

c. Off-Street Parking

The industrial use is required to be reviewed for consistency with KCC 17.490 Off-street Parking and Loading. The applicant is proposing that the nearest category for parking is Industrial - warehouse, storage and wholesale facilities.

Staff Comments: On the site plan the applicant is proposing a gravel lot with 3 off-street parking spaces. The number of spaces provided appears adequate.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Warehouse, Storage, and Wholesale Facilities	1 per 2-employees;1 per company vehicle parked On site at night. 1 per 300 square feet of office space	3 -off street parking spaces	3 -off street parking spaces
Total		3	3

d. Signage

Pursuant to KCC 17.510 Sign Code the applicant can apply for signage near the entrance or along the road frontage during or after construction. Signage is not proposed at this time. When signage is proposed the applicant will be required to apply for a Sign Permit, which will be evaluated to be consistent with KCC 17.5.100 Sign detail sheets.

e. Landscaping

All land use projects are required to be consistent with KCC 17.500 Landscaping. The landscaping, screening and rural compatibility are critical components of the project site design. In addition, a minimum 15% of the site is required to be landscaped.

Staff Comments: The applicant's landscape plan dated July 19, 2019 is consistent with the regulations for screening (landscaping and fencing) along the perimeter of the contractor's storage yard and pole building. Landscaping will be required in the area identified as a storm drainage easement.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	15% (7,645 sf)	47% (24,138 sf)
Required Buffer(s) 17.500.025		
North	Setback Buffer	Setback Buffer
South	Separation Buffer	Separation Buffer
East	Setback Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	No	NA

f. Frontage Improvements

The project site is located in a rural zone with rural roads. The roadway already provides a rural level-of-service and except for the Road Approach Permit, the project will not be conditioned for construction of frontage improvements along Bethel-Burley Road or the driveway.

g. Design Districts/Requirements

The project site is located outside of any design districts but will be required to be designed to be compatible with the local rural residential character.

h. Development Engineering/Stormwater

Stormwater quantity and quality controls are proposed via conveyance to an on-site infiltration trench and a vegetated filter strip along the proposed driveway/parking area. Development Services and Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans received July 29, 2019 and revised by resubmitted materials received November 6, 2019 to Kitsap County Development Services and Engineering. The Stormwater Easement shown in the northwest corner of the site plans shall be extinguished. Documentation of the easement extinguishment shall be submitted prior to issuance of the Site Development Activity Permit. Development Services and Engineering provided conditions of preliminary approval in a memorandum dated February 24, 2020.

i. Environmental

The site plan was reviewed for consistency with KCC Title 19 Critical Areas for potential environmental impacts. Kitsap County Resource maps show an area located in the southeast corner with a steep slope (50 -60%).

Staff Comments: It appears slopes were graded, and the vegetation was removed. The soil on slopes will be required to be amended and replanted to be stabilized to prevent erosion.

j. Access, Traffic and Roads

The access is from Bethel-Burley Road which has a designation of minor arterial. The additional trips created by the storage yard will be minor and will have less than a moderate impact on adjacent transportation facilities.

k. Fire Safety

The Fire Marshal's Office has reviewed the proposal. The project will be required to supply fire flow to the project site.

I. Solid Waste

Any solid waste generated through the business must be stored and disposed of in accordance with County and Waste Management requirements.

m. Water/Sewer

Water service will be provided by Nicolson Well Drilling Water System. The property is located outside an Urban Growth Area and is served by an onsite disposal system.

n. Kitsap Public Health District

The District has a BSA under review and has no comments currently.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve or approve with conditions an Administrative Conditional Use Permit.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

Staff Comments: The applicant's proposal is consistent with development regulations in KCC Title 17 Zoning and incorporates project features to mitigate potential project impact on the rural neighborhood.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the Administrative Conditional Permit (Type-II) request for the Kat Trax Contractor's Storage Yard be **approved**, subject to the following 37 conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
3. Any and all signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.510 and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
4. The recipient of any administrative conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
5. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
6. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
7. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and

- ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
8. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
 9. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

Development Engineering

GENERAL

10. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

STORMWATER

11. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit (SDAP) that demonstrates a design in compliance with Minimum Requirements #1-9, as outlined in the Kitsap County Stormwater Design Manual, from Development Services and Engineering.
12. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Administrative Conditional Use Permit application was deemed complete, August 1, 2019. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
13. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as an Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.

14. The design of the infiltration facilities will be accordance with Vol. II, Chapter 5 of the Kitsap County Stormwater Design Manual.
15. The infiltration facilities shall remain offline until the drainage areas are stabilized, and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.
16. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
17. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained.
18. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
19. The Stormwater Easement shown in the northwest corner of the site plans shall be extinguished. Documentation of the easement extinguishment shall be submitted prior to issuance of the Site Development Activity Permit.
20. Soil amendment and vegetation planting is required over all disturbed areas not covered by hard surface. This shall be depicted on the landscaping plans submitted with the Site Development Activity Permit.
21. If the project proposal is modified from that shown on the submitted site plan dated November 6, 2019, Development Services and Engineering will require additional review and potentially new conditions.

b. Environmental

22. The geological consultant requests to be contacted for inspection and recommendations when footings are being cut. The consultant recommends that

disturbed areas where utilities are installed provide suggested slope mitigation plants in disturbed areas as listed in the report.

23. Consistent with KCC 19.600.615 follow storm water best management practices in accordance with Title 12 Storm Water Drainage.

c. Traffic and Roads

24. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
25. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.
26. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
27. Submit plans for construction of a commercial road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
28. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of SE Olympia Street and the site access. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
29. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code,

WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).

30. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

d. Fire Safety

31. Fire flow will be required for any buildings over 3600 square feet without a 2-hour rated construction separation.

32. A fire alarm system will be required for any structure(s) in excess of 4000 square feet.

33. Please include all building separations and type of construction with the SDAP.

e. Solid Waste

34. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.

35. The SDAP submittal shall show solid waste dumpster location, method for securing the enclosure gates in an open position and pad sizes on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans. Provided area must accommodate a minimum 6-yard dumpster.

36. The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.

f. Kitsap Public Health District

37. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

03/13/2020
Date

Report approved by:



Shawn Alire, Department Manager/ Supervisor

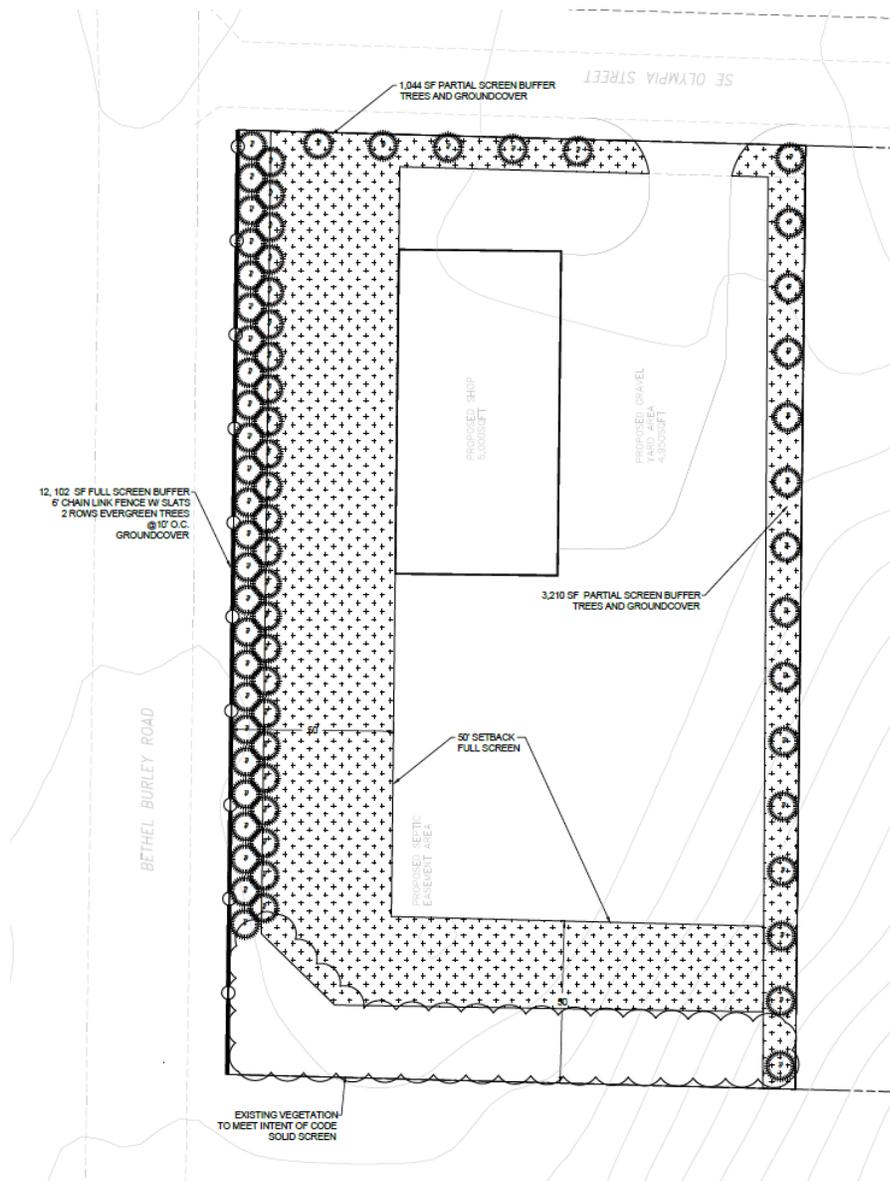
03/13/2020
Date

Attachments:

- Attachment A – Site Plan
- Attachment B – Preliminary Landscape Plan
- Attachment C – Zoning Map

CC: Brandon Adams, brandonea@msn.com
Glen Coad, Civil Engineer, Development Engineering, PLLC, glen@de-civil.com
Interested Parties: None
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith

Landscape Plan



PROJECT:
 KATTRAX BETHEL YARD
 XXX BETHEL BURLEY RD.
 BETHESDA COUNTY, VA
 BRANDON ADAMS
 ADVANTAGE CONSTRUCTION LLC.
 360.021.0186

REVISIONS:
 C. REVISION PER AGENCY COMMENTS

DRAWING ISSUED FOR:
 AGENCY REVIEW
DATE: JULY 16, 2019



PROJECT NO.: 1942
FILENAME: 1942.LC
X-REFS: CIVL
DRAWN BY: A.M.
CHECKED BY: K.L.O.
PLOT SCALE: 1:1
DRAWING SCALES: 1:20

DRAWING CONTENTS
 LANDSCAPE PLANTING PLAN,
 NOTES & DETAILS

DRAWING NO.:
L1
 1 OF 1

LANDSCAPE PLAN

