

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director
GWEN OHASHI HIRAGA
Deputy Director

RECEIVED

COUNTY OF MAUI
PLANNING DEPARTMENT '96 JAN 22 P1:23
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

January 17, 1996

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Re: Negative Declaration for the Demolition of Structures
Located at 782 Panaewa Street, TMK: 4-6-9:46, Lahaina,
Maui

The County of Maui has reviewed the comments received during the 30-day public comment period which began on December 8, 1995. The County has determined that this project will not have a significant environmental effect and has issued a negative declaration. Please publish this notice in the February 8, 1996, Office of Environmental Quality Control (OEQC) Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final Environmental Assessment. Please contact Mr. Daren Suzuki at 243-7735 if you have any questions.

Very truly yours,

David W. Blane
DAVID W. BLANE
Planning Director

DWB:DS:cmp
Enclosures

xc: Colleen Suyama, Planning Program Manager-Land Use Management
Daren Suzuki, Staff Planner
Lee Ohigashi, Esq.
Project File
(g:\planning\all\daren\koyama.fca)

1996-02-08-MA-PEA-Demolition of Structure located
at 782 Panaewa St.

FEB 8 1996

FILE COPY

ENVIRONMENTAL ASSESSMENT (EA),

CHAPTER 343, HRS

DEMOLITION OF EXISTING STRUCTURES
FOR

TMK: (2) 4-6-09:46

CORNER OF LUAKINI STREET AND PANAewa STREET

PREPARED FOR:

KOYAMA ENTERPRISES, INC.
KOYAMA TRUST
P.O. BOX 445
LAHAINA, HAWAII 96761

PREPARED BY:

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793

NOVEMBER 1, 1995



RECEIVED
DEPT OF PLANNING
COUNTY OF MAUI

95 NOV -3 07:22

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Appendix I: Maps and Site Data

Appendix II: Agency comments and responses

I. SUMMARY

Chapter 343, HRS
Environmental Assessment (EA)

ACTION: Demolition of Existing Structures
Luakini Street
Lahaina, Maui, Hawaii

PROJECT NAME: Koyama Project

PROJECT DESCRIPTION: The owners are proposing to demolish and remove the existing structures. The existing trees and hedges will also be removed. The parcel will then be fenced off.

PROJECT LOCATION: The proposed project site is located on Luakini Street, Lahaina, Maui. It is situated on the northeastern corner of Luakini Street and Panaewa Street.

TAX MAP KEY: (2) 4-6-09:46

STATE LAND USE DESIGNATION: Urban

COMMUNITY PLAN DESIGNATION: Business

COUNTY ZONING DESIGNATION: R-1 Residential

LANDOWNER: Koyama Enterprises, Inc.

II. STATEMENT OF OBJECTIVES AND PROJECT DESCRIPTION

The existing house and garage is beyond repair, it is currently unoccupied. The owners are proposing to demolish and remove the existing structures for future development. The property is currently being re-zoned for commercial use.

A. TECHNICAL CHARACTERISTICS

The proposed project involves no construction. There are existing water and sewer for this parcel.

Sprinklers will be used to control dust and irrigate the existing landscaping.

There are no drainage improvements being proposed at this time. The existing drainage pattern will remain the same.

B. SOCIAL AND ECONOMIC CHARACTERISTICS

The proposed demolition and removal will be of direct social benefit, such as health and safety. An unoccupied building would be a possible fire hazard and may house rodents.

C. ENVIRONMENTAL CHARACTERISTICS

The proposed project is not expected to make any negative environmental contributions and will in fact contribute in improving the existing site.

The proposed subject parcel will not require any grading and is not considered a negative impact since this action does not involve major quantities of earth work.

Several trees will remain for replanting on the project site for future landscaping.

III. AFFECTED ENVIRONMENT

A. PROJECT LOCATION

The property is located on the northeastern corner of Luakini Street and Panaewa Street.

B. GEOGRAPHICAL CHARACTERISTICS

1. TOPOGRAPHY

The project site is located along Luakini Street with relatively low and level elevations. There is extensive landscaping.

2. SOILS

According to the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii by the U.S. Department of Agriculture Soil Conservation Service, 1972, the subject area consists of EaA, Ewa silty clay loam.

The Ewa series consists of well drained soils in basins and on alluvial fans on the islands of Maui and Oahu. These soils developed in alluvium derived from basic igneous rock. They are nearly level to moderately sloping. Elevations range from near sea level to 150 feet. The annual rainfall amounts to 10 to 30 inches. Most of it occurs between November and April. The mean annual soil temperature is 73 degrees Fahrenheit.

Ewa soils are geographically associated with Honouliuli, Mamala, Molokai, Pulehu and Waiakoa soils.

These soils are used for sugarcane, truck crops and pasture. The natural vegetation consists of fingergrass, kiawe, koa haole, klu and uhaloa.

Ewa silty clay loam 0 to 3 percent slopes (EaA) is found on the proposed project site.

On this soil, runoff is very slow and the erosion hazard is no more than slight. In a few places small gently sloping areas were included in mapping.

3. LAND USE TYPE

The Detailed Land Classification - Island of Maui by the Land Study Bureau, University of Hawaii", L.S.B. Bulletin No. 7, 1967, designated the site as A71i . This area has an overall "A" rating which indicates it is well suited for machine tillability and is non-stony, deep and well drained.

C. HYDROLOGICAL CHARACTERISTICS

1. GROUNDWATER AND DRAINAGE

No natural water features are located on the project site. At present, the project site is naturally drained. At present, no drainage improvements are being planned.

2. FLOOD HAZARD

The National Flood Insurance Program (FIRM) Flood Insurance Rate Map, Panel 185, June 1981 for Maui County indicates the project site is designated Zone A4. Zone A4 is defined as areas of 100 year flood.

3. TSUNAMI INUNDATION

The project site is located within the Tsunami Inundation Maps as presented in the Maui, Molokai and Lanai telephone directory.

D. BIOLOGICAL CHARACTERISTICS

No rare or endangered species of flora or fauna were observed on the project site, nor is it likely that the project site serves as a habitat for any endangered species. The project site is used and is barren except for some grass, ornamental trees, and some weedy grasses and shrubs. Avifauna and feral animals are not likely to fee in this area.

E. ARCHAEOLOGICAL CHARACTERISTICS

The Department of Land and Natural Resources, Historic Preservation Division, states that there are no records of archeological sites within or immediately adjacent to the subject parcel. Since this area of Lahaina has not been subjected to systematic subsurface explorations, the Division does not know if intact buried deposits are present. Significant buried archaeological deposits have been found in other areas of Lahaina.

F. INFRASTRUCTURE AND UTILITIES

There are no proposed improvements for the project site. The demolition and removal of the existing structures will not have any impact on offsite infrastructure or utilities, however, onsite benefits from the demolition will improve safety, health and aesthetics.

IV. DETERMINATION, FINDINGS AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed project and consulting with other governmental agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guidelines and provisions of Chapters 343, 343 and 344, HRS.

1. The demolition and removal of the existing structures will not adversely affect the physical and social environment.
2. There will be no permanent degradation of existing ambient air and noise levels. During construction operations, air quality and noise levels are expected to be affected, but these will be temporary and minor.
3. No residences or businesses, except for an old garage and house will be displaced by this project.
4. There are no known endangered species of animal or plants within the project limits.
5. There are no natural, historic or archaeological sites within the project limits.
6. The project site is consistent with the Maui County Community Plan for the project site.
7. There are no secondary adverse effects on future development, population and public facilities.

V. ALTERNATIVES CONSIDERED

No alternatives other than the "no action" alternative were considered. No action would result in leaving an unoccupied garage and house which deteriorated beyond repair. The demolition and removal of the existing structure will provide the best benefit to the community.

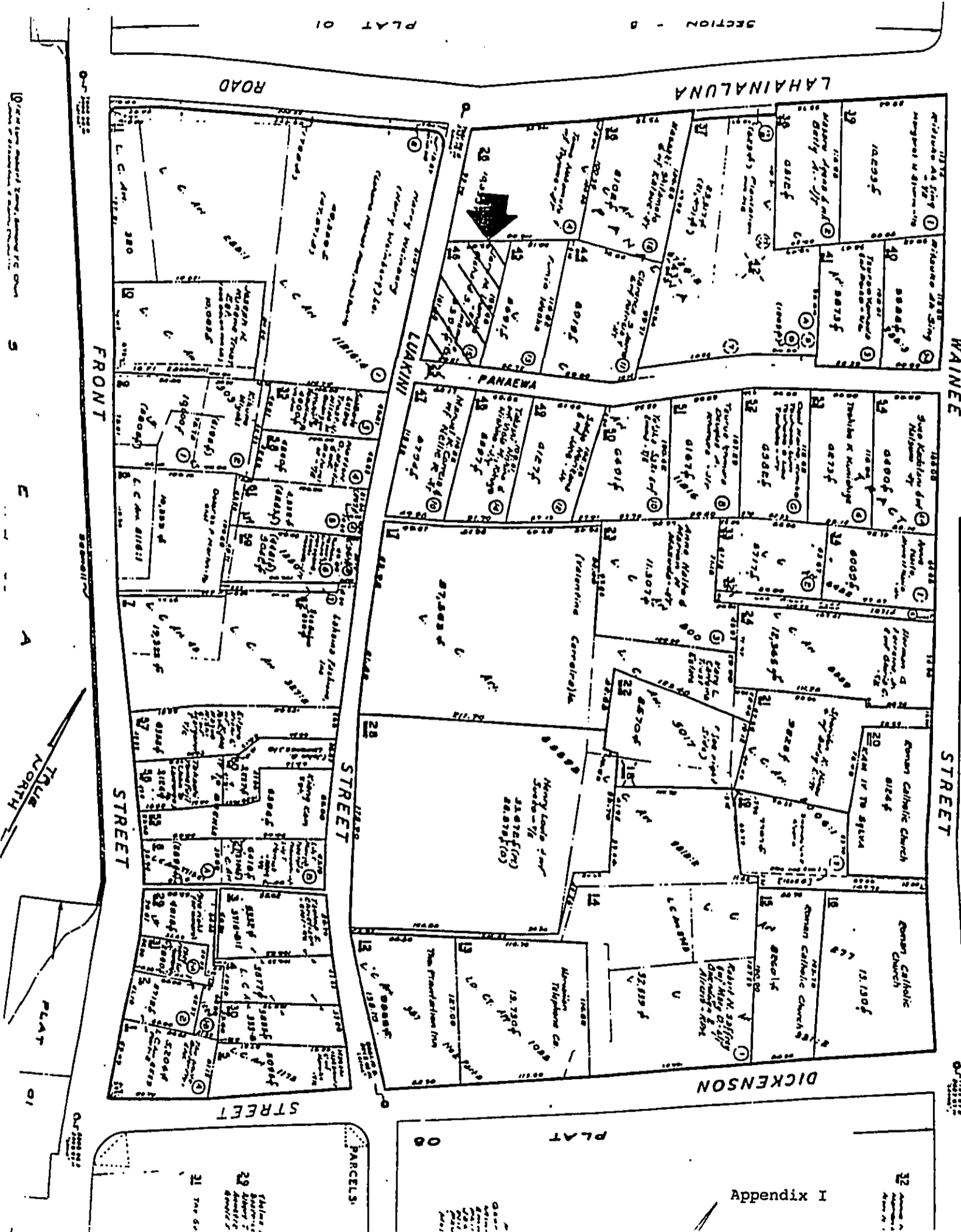
VI. SUMMARY OF MAJOR IMPACT AND MITIGATIVE MEASURES

Short term impacts, beneficial and adverse, generally result from construction-related activities. Consequently, these impacts are of short duration and should not last longer than the duration of the demolition. Long term impacts beneficial and adverse generally result from implementation of the proposed action.

Demolition of the existing structures will correct deficiencies and will also have beneficial long term impacts. The degree of short term impact will be determined largely by the construction (demolition/removal) method to be utilized.

Some grubbing will be required for removal of rubbish. This grading should also stabilize erosion and will not involve significant quantities of earth work. Standard mitigations will be implemented to prevent runoff during the grubbing and clearing period. The proposed demolition and removal will also have some impact on traffic, however, most work is expected to be conducted during weekdays when the project site is not in use.

The proposed project will require a Special Management Area permit.



Appendix I

Official Survey of the Hawaiian Islands, Volume 15, Sheet 5

5 E A

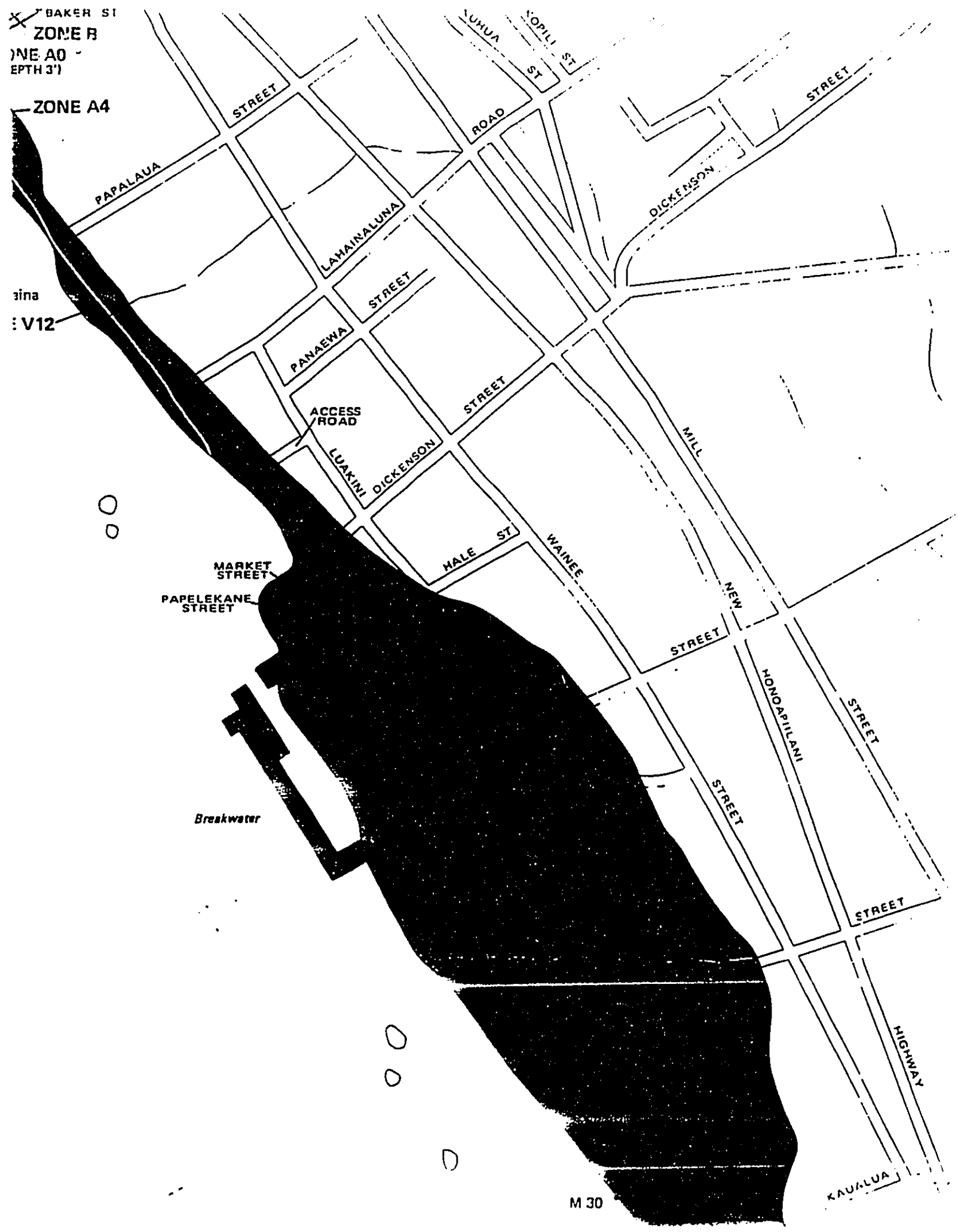
PLAT 01

PARCELS

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DOCUMENT CAPTURED AS RECEIVED



BAKER ST
ZONE B
DEPTH 3'

ZONE A4

1: V12

MARKET STREET
PAPELEKANE STREET

Breakwater

M 30

KAULUA HIGHWAY

Lee A. Ohigashi
Attorney at Law

2119 Main Street
Wailuku, Maui, Hawaii 96793
(808) 244-7614
Fax (808) 242-2874

December 11, 1995

Mr. Don Hibbard, Administrator
State Historic Preservation Division
State of Hawaii, Department of Land and
Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Attention: Tonia Moy

Re: Demolition of structure located in
Lahaina Maui, Hawaii TMK: 4-6-09:46.

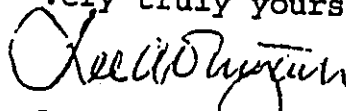
Dear Ms. Moy:

The owners of the above reference property has requested that a demolition permit be issued to remove the existing structure on the property. The County of Maui, Department of Planning is presently reviewing our Environmental Assessment for the proposed demolition of the structure. In accordance with your requests of February 15, 1995 (enclosed for your reference) we are enclosing the following:

1. Pictures of the interior and exterior of the structure.
2. A letter from Wayne Arakaki, the project's engineer.
3. A plot plan of the area.

If there are any other items that you require in your review of this matter please feel free to call me at 244-7614.

Very truly yours



LEE A. OHIGASHI

LAO:wp
Enclosures
xc: Lorraine Koyama
Darren Suzuki

Appendix II

901
BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



'95 FEB 24 12:46

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

February 15, 1995

Mr. Brian Miskae, Director
Maui Planning Department
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 13912 ✓
DOC NO: 9502SC10

MICHAEL D. WILSON, Chairperson
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II
DONA L. HANAKE

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Dear Mr. Miskae:

**SUBJECT: (I.D. No. 95/CIZ-001) Historic Preservation Review of Change-in-Zoning from Residential to B-2 Community Business District for Lee Ohigashi, Jr. Lahaina Town, Paunau, Lahaina District, Island of Maui
TMK: 4-6-08: 24 & 25; 4-6-09: 46**

Thank you for the opportunity to comment on the application for a change-in-zoning for the subject parcels in Lahaina Town. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division (SHPD) office; no inspection was made of the subject parcels which are located along the east side of Luakini Street, between Lahainaluna and Dickenson Streets.

We have no record of archaeological sites within or immediately adjacent to the subject parcels. However, since this area of Lahaina has not been subjected to systematic subsurface explorations, we do not know if intact buried deposits are present. Significant buried archaeological deposits have been found in other areas of Lahaina. Since the proposed action -- a change-in-zoning -- does not involve subsurface excavation or significant ground disturbance, it is not likely to affect archaeological sites.

We note that the three subject parcels front the eastern boundary of the County of Maui Lahaina Historic District #2; Luakini Street currently forms the eastern boundary. The subject parcels are within the Lahaina National Historic Landmark District (State Site No. 50-50-03-3001).

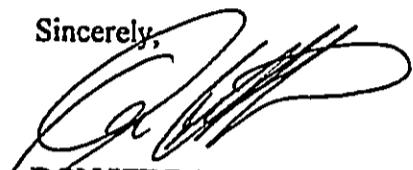
At present, we have no information regarding the age or possible historic significance of the structures currently on the subject parcels. If these buildings are older than 50 years, then they are historic sites, and may or may not be significant. Until we have further information concerning the buildings on the subject parcels, we cannot determine whether proposed renovations or proposed uses will adversely affect significant structures. Therefore, we request that the applicant provide additional information regarding the age, condition, construction

Mr. Brian Miskae
Page 2

(material and techniques), and proposed renovations of the existing structures on the subject parcels. We will review this information and forward additional comments regarding the effects of the proposed action.

Please send all information and documentation of buildings on the subject parcels to Tonia Moy of the Architectural Branch in Honolulu. If there are any questions, please feel free to call Theresa Donham, of the Maui SHPD, at 243-5169, or Tonia Moy, in Honolulu, at 587-0005.

Sincerely,



DON HIBBARD, Administrator
State Historic Preservation Division

SC:ab

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE: 242-5868 FAX: 242-5865

December 7, 1995

Department of Land and
Natural Resources Preservation Division
33 South King Street
6th Floor
Honolulu, Hawaii 96813

Gentlemen:

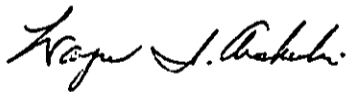
Subject: Historic Preservation Review of TMK: (2) 4-6-09:46 Lahaina, Hawaii

The subject parcel is located in Lahaina, Maui. It is situated at the west corner of Luakini and Panaewa Streets. The parcel is approximately 90 feet southeast of Lahainaluna Road.

There is an existing wooden structure which is approximately 50 years old. It is unoccupied because of its deteriorated condition. The structure is infested with termites and unstable. This is an old plantation type home with no significant historic value. The Fire Department has requested this building to be torn down because it is a fire hazard. The site itself has no indication of historic remains.

Please call me should you have any questions.

Sincerely,



Wayne I. Arakaki, P.E.

WIA:sp

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WALSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND MANAGEMENT

STATE PARKS
WATER AND LAND DEVELOPMENT

December 20, 1995

LOG NO: 16166
DOC NO: 9512co10
ARCHITECTURE

Lee A. Ohigashi
Attorney at Law
2119 Main Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Ohigashi:

SUBJECT: Proposed Demolition of Existing Structure
TMK 4-6-09:46, Lahaina, Maui, Hawaii

Thank you for the letter dated December 11, 1995, the submittal of the photographs of the existing structure and the backup information. We concur with the determination that this particular plantation home does not meet the criteria for listing on the National Register of Historic Places. ✓

Thank you for the opportunity to comment. Should you have any questions please call Carol Ogata at 587-0004.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Deputy
State Historic Preservation Officer

CO:jk

140
BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2452

January 8, 1996

GARY GILL
DIRECTOR

Mr. David Blane
Planning Director
County of Maui
250 South High Street
Wailuku, Hawaii 96793

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

96 JAN -9 P 1:05

Dear Mr. Blane:

Subject: Draft Environmental Assessment for Demolition of Structures at 728
Panaewa Street, Lahaina, Maui

Thank you for the opportunity to review the subject document. We have the following comments.

1. Please describe the number and type of structures and trees that will be demolished? Site plans and pictures showing the structures and trees should be provided to clearly show the scope of the project. What is the current use of the property? Are any of the structures considered historic? Are any of the trees considered exceptional?
2. If known, future plans for this site must be disclosed. Potential impacts and mitigation measures must also be described.

If you have any questions, please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Gill".
Gary Gill
Director

c: Lee Ohigashi
Wayne Arakaki

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE: 242-5868 FAX: 242-5865

January 11, 1996

Mr. Gary Gill
Director
Office of Environmental Quality Control
220 South King Street
Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Draft Environmental Assessment for Demolition of Structure at
728 Panaewa Street, Lahaina, Maui
TMK: (2) 4-6-09:46

This is in response to the memo we received dated January 8, 1996.

There are presently four structures occupying the subject parcel. The two smaller structures, approximately identical in size, are storage sheds. The largest structure is a family dwelling with the remaining a garage and laundry room. These structures are not occupied or utilized due to its deteriorated condition. The parcel has maintained this status for quite awhile.

Plans have been designed to transform the parcel into a parking lot. The structures will be demolished and cleared with very little grading anticipated. The coconut palm trees will be removed and retained. It may be included in the landscaping scheme for the property. The existing mango tree will probably be eliminated although parts of it as "starter plants" may be a possibility. The trees are not considered exceptional.

None of the existing structures on the subject parcel are considered historical. There are no archaeological sites on the lot or adjacent areas as confirmed by the Department of Land and Natural Resources, Historic Preservation Division.

There are short term and long term impacts associated to the construction of the parking lot. Adverse impact conditions will primarily occur for a short duration. This short term adverse impact is usually encountered during construction. The demolition and clearing of the lot will create a noisy and dusty situation. Standard mitigation will be implemented during this period.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793
PHONE: 242-5868 FAX: 242-5865

January 11, 1996

Mr. Gary Gill
Director
Office of Environmental Quality Control
220 South King Street
Fourth Floor
Honolulu, Hawaii 96813

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Subject: Draft Environmental Assessment for Demolition of Structure at
728 Panaewa Street, Lahaina, Maui
TMK: (2) 4-6-09:46

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There are short term and long term impacts associated to the construction of the parking lot. Adverse impact conditions will primarily occur for a short duration. This short term adverse impact is usually encountered during construction. The demolition and clearing of the lot will create a noisy and dusty situation. Standard mitigation will be implemented during this period.

Mr. Gary Gill
January 11, 1996
Page 2

Long term impacts are favorable. The proposed project is consistent with the Maui County Community Plan. The demolition and clearing of the parcel will eliminate a possible fire hazard. It would also eliminate an environment for ground pests such as mice and stray animals that may create a health hazard.

Finally, the economic benefit to the landowners is obvious. Although it may seem beneficial to only the owners, the income generated will at some point be recirculated into the community and other social sectors.

We have attached maps of the existing lot and another of the proposed parking lot for your review. Should you have any questions or concerns, please contact my office.

Sincerely,



Wayne L. Arakaki, P.E.

WIA:sp
Enclosures

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

0049

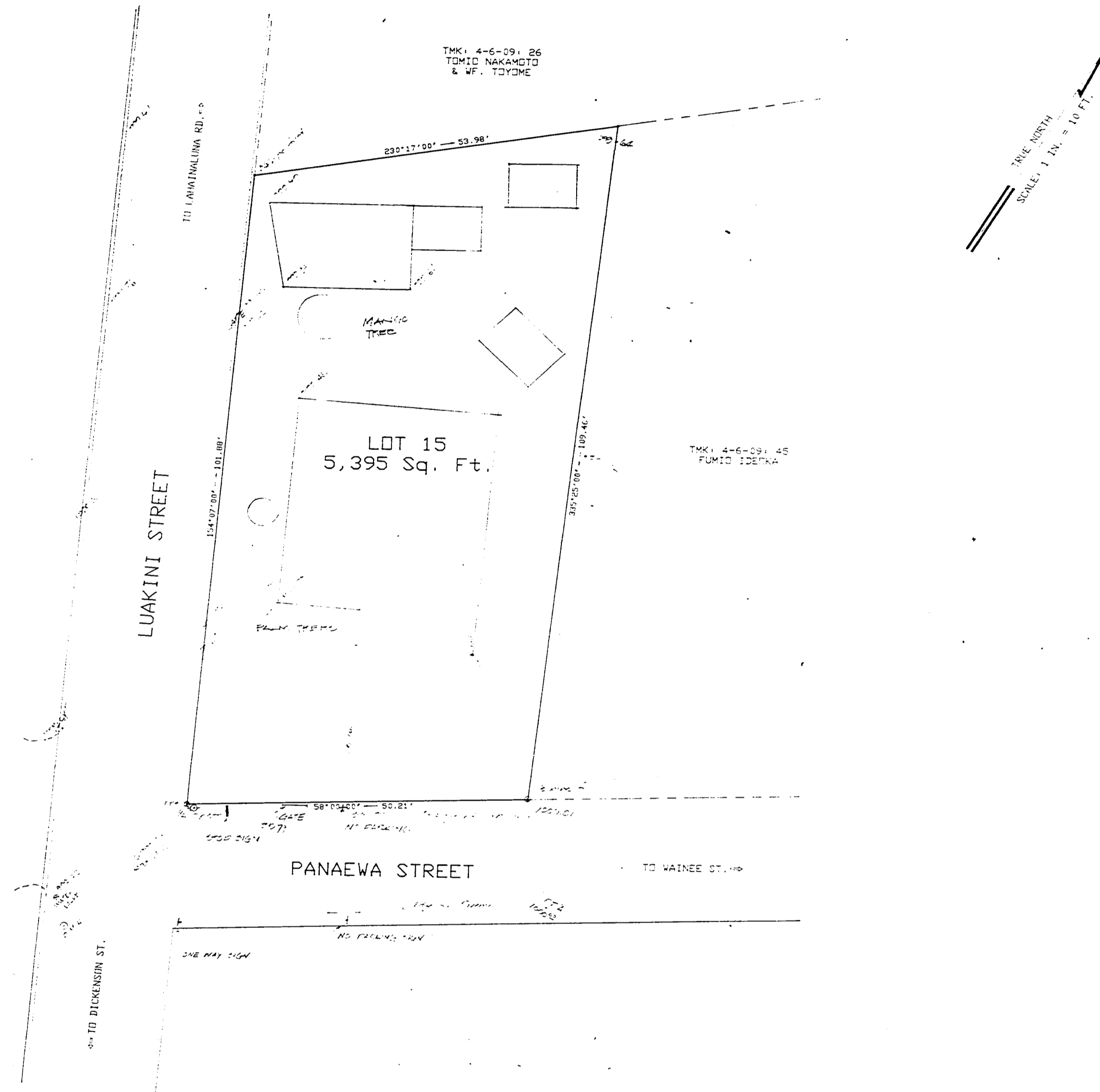
RECEIVED AS
FOLLOWS

**TOPOGRAPHIC MAP
OF
TMK: (2) 4-6-09: 46**

All of that certain parcel of land (being a portion of L. C. Aw. 285, Apana 3 to J. Kamakani in L. C. Aw. 11216 to Kekauonohi and a portion of L. C. Aw. 6729, Apana 2 to Maluo for Kamaooha), being Lot 15, Panaewa Subdivision, at Panaewa, Lahaina, Maui, Hawaii

NOTES:

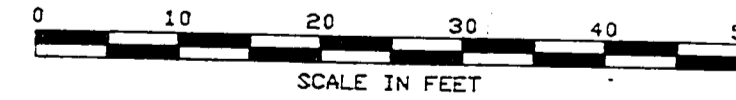
1. Owners of adjoining parcels taken from tax map records.
2. Topographic survey taken on November 5, 1994.
3. All elevations are assumed.
4. Description taken from deed.



DATE: November 10, 1994

TMK: (2) 4-6-09: 46

WAYNE I. ARAKAKI ENGINEERING
CIVIL ENGINEER and LAND PLANNING
P.O. BOX 884 WAILUKU, MAUI, HAWAII 96793
PH: 242-5868 FAX: 242-5865



PREPARED FOR:
KOYAMA ENTERPRISES, INC.
P.O. BOX 445
LAHAINA, MAUI, HAWAII 96761

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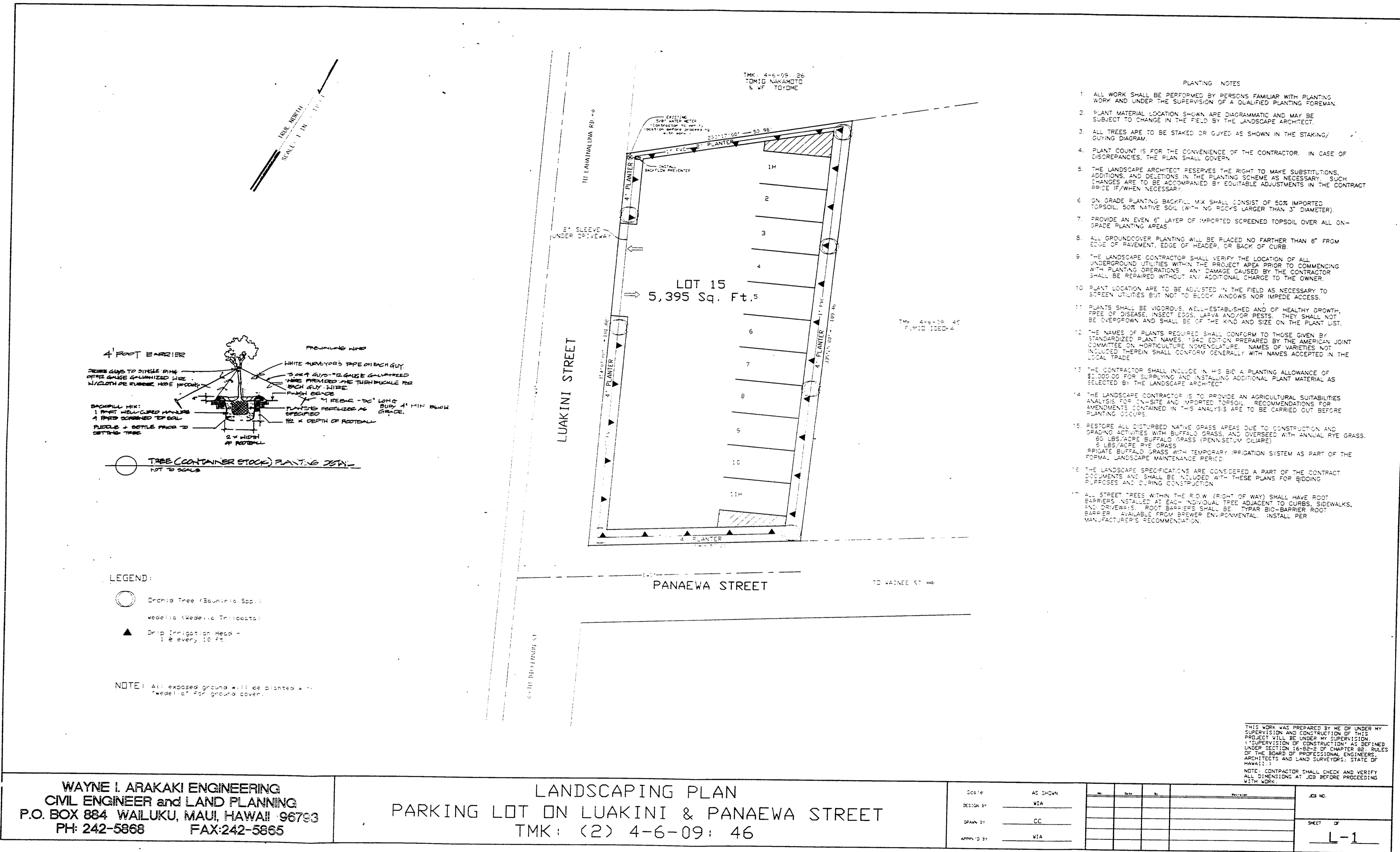
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**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

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RECEIVED AS
FOLLOWS



WAYNE I. ARAKAKI ENGINEERING
CIVIL ENGINEER and LAND PLANNING
P.O. BOX 884 WAILUKU, MAUI, HAWAII 96793
PH: 242-5868 FAX: 242-5865

LANDSCAPING PLAN
PARKING LOT ON LUAKINI & PANAWEA STREET
TMK: (2) 4-6-09: 46

DATE	AS SHOWN	BY	CHKD	DATE	REVISION
DESIGN BY	VIA				
DRAWN BY	CC				
APPROVED BY	VIA				

JOB NO. _____
SHEET OF _____
L-1