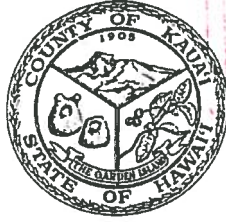


Bernard P. Carvalho, Jr.
Mayor



FILE COPY

Michael A. Dahilig
Director of Planning

Gary K. Heu
Managing Director

DEC 08 2012

Dee M. Crowell
Deputy Director of Planning

PLANNING DEPARTMENT

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite A-473, Līhu'e, Hawai'i 96766
TEL (808) 241-4050 FAX (808) 241-6699

NOV 21 2012

Mr. Gary Hooser, Director
Office of Environmental Quality Control
State of Hawai'i
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

RECEIVED
12 NOV 27 P 3:50
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Mr. Hooser:

Subject: Draft Environmental Assessment (EA)
Single-Family Residence on Lāwa'i Beach Road
Tax Map Key: (4) 2-6-003:008
Kukui'ula, Kōloa District, Island of Kaua'i, Hawai'i

The County of Kaua'i Planning Department, as the Approving Agency, has reviewed the Draft Environmental Assessment (EA) for the proposed development involving the construction of a single-family residence with associated improvements including septic system, swimming pool and landscaping, and anticipates a Finding of No Significant Impact (FONSI) determination.

Please publish the notice of availability of this Draft EA in the next available edition of *The Environmental Notice*. Enclosed herewith are the following:

1. Completed OEQC Publication Form
2. Two (2) hard copies of the Draft EA
3. A CD containing a .pdf file of the subject Draft EA and a Word file of the OEQC Publication Form.

Please contact Dale Cua or Jody Galinato of my staff at (808) 241-4053 if you have any questions.

Sincerely,


MICHAEL A. DAHILIG
Director of Planning

Enclosures

cc: Mr. Greg Kamm, Authorized Agent (w/o encl.)

An Equal Opportunity Employer

**Applicant Action EA
Chapter 343, HRS
Publication Form**

Project Name Residence on Lawai Beach Road Draft Environmental Assessment [DEA]

Island: Kauai

District: Koloa

TMK: 4-2-6-3:008

Permits: Shoreline Setback Variance & Class IV Zoning Permit

Applicant: Wai Wai Properties, LLC & Jochner Living Trust
Hannah Sirois, PO Box 69, Koloa, HI 96756 808-639-2367

Approving

Agency: Kauai County Planning Department

Jody Galinato, 4444 Rice St., Suite 473, Lihue, HI 96766 808-241-4065

Consultant:

Greg Kamm, Greg Kamm Planning & Management, 2284 Wiliko St., Lihue, HI 96766 808-742-1144

Status: Statutory 30-day comment period, anticipated FONSI

The Applicant is proposing to construct one single-family residence on the subject property, along with a garage, full underground utilities, landscaping and a new septic system. There previously was a residence on the property from at least 1947 to 2005, when it was demolished. Almost all the lots along the makai side of Lawai Beach Road have dwellings constructed on them, including the lots of both sides of the subject property. This is one of the few vacant lots remaining. Almost all these dwellings were constructed under a more lenient shoreline setback policy.

Due to the very small size of the lot (6,820 square feet) and the required street setback, the required septic system setbacks, the requirement for off-street parking and the current shoreline setback policy, the cottage will intrude to some degree into to the 40' setback from the recently-certified shoreline.

No adverse environmental or other negative impacts are anticipated. The use is the same as all the neighboring properties and is the same as previously existed on the property.

DRAFT
ENVIRONMENTAL ASSESSMENT
FOR
CONSTRUCTION OF NEW SINGLE-FAMILY RESIDENCE AND SUPPORTING
FACILITIES
PROPERTY LOCATED AT LAWAI BEACH ROAD, KOLOA, ISLAND
AND COUNTY OF KAUAI, STATE OF HAWAII
TAX MAP KEY NO.: 2-6-03-08
4TH TAXATION DIVISION

Prepared by:
Greg Kamm Planning & Management
2284 Wiliko Street
Lihue, Kauai, HI 96766
September 14, 2012

The following constitutes the draft environmental assessment for the proposed construction of a new single-family residence and supporting facilities, on real property more particularly identified as Tax Map Key No.: (4) 2-6-03-08, the total area of which is 6,820 square feet. The property is within the State Land Use Urban District, and is zoned Residential (R-2) with the makai portion zoned Open by the Kauai County Code. The proposed action requires a Shoreline Setback Variance and Class IV Zoning Permit pursuant to Sections 8-3.4(10) and 8-20.6(a) of the Kauai County Code. Because this is the first (and only) single-family residence proposed on this parcel, no SMA Permit is required.

(1) Identification of Petitioner:

Greg Kamm, Authorized Agent
Greg Kamm Planning & Management
Telephone: (808)742-1144
Facsimile: (808)246-1145

(2) Identification of Approving Agency:

Planning Department
County of Kauai
4444 Rice Street Suite 473
Lihue, Hawaii 96766
Telephone: (808)241-4050
Facsimile: (808)241-6699

(3) Identification of Agencies Consulted:

Planning Department
County of Kauai
4444 Rice Street, Suite 473
Lihue, Hawaii 96766
Telephone: (808)241-4050
Facsimile: (808)241-6699

Department of Health
State of Hawaii
3040 Umi Street
Lihue, Hawaii 96766
Telephone: (808)241-3323
Facsimile: (808)241-3566

US Department of Agriculture
NRCS
4334 Rice Street, Suite 104
Lihue, HI 96766
Telephone: (808) 245-6513
Facsimile: (808) 246-4639

(4) General Description of Action's Characteristics:

(a) Technical: The subject property, Kauai Tax Map Key No.: 2-6-03-08 consists of 6,820 square feet, more or less (hereinafter "Subject Property"). See Exhibit "A", attached hereto and incorporated herewith, which is a tax map depicting the Subject Property and surrounding properties. It is located on Lawai Beach Road (aka "Lawai Road") at Kukuiula/Poipu, District of Koloa, Island and County of Kaua'i, State of Hawaii. The Subject Property is owned by Wai Wai Properties LLC and the Jochner Living Trust. The Subject Property is currently vacant of structures except a permitted retaining wall, which is not a seawall and set well back from the shoreline. A single-family residence previously was located on the Subject Property, constructed in approximately 1947, but was demolished in 2005. The property has remained vacant since that time.

The Subject Property is classified by the State Land Use Commission as Urban, and is primarily within the Residential (R-2; or two dwellings per acre and 50% lot coverage) zone as shown on the zoning maps of the County of Kaua'i. The makai portion of the property is zoned Open (allowing 10% lot coverage).

The Subject Property is situated along Lawai Beach Road, with a street address of 4498 Lawai Beach Road. The land uses on Lawai Beach Road in the vicinity of the Subject Property include single family residential and golf course uses, the former along the shoreline, the latter mauka of the road. The new construction proposed includes a single-family residence of approximately 1,805 square feet of interior living area, a one-car garage and storage of 300 square feet and lanai areas of 311 square feet, a "grasspave" driveway, a new septic system in accordance with Department of Health Regulations, a small swimming pool and landscaping, using native species. The residence will be a one-story, plantation-style structure.

The Petitioner will apply for the necessary Shoreline Setback Variance and Class IV Zoning Permits with the Planning Commission of the County of Kauai, to authorize the location and construction of the new single-family residence and support facilities. Assuming these are granted, the Petitioner will apply for a Building Permit from the Kauai County Building Division. Upon completion of the proposed construction, followed by the necessary inspection by Building Division staff, the Petitioner will obtain a Certificate of Occupancy.

(b) Economic impacts: The Subject Property is vacant, and therefore producing little in the way of tax revenue for the County. A new single-family residence will enhance the County's tax revenues on an on-going basis. Further, the Owners plan to invest considerable funds into the construction, which monies will go to local contractors and suppliers and circulate in the local economy.

There is no negative economic impact envisioned from this project. Although in theory, the single-family residence will incrementally increase the demand for County services, with

payment of water charges, vehicle fees and trash collection fees, the incremental increase will be too small to measure.

(c) Social impacts: Members of the general public will not be impacted by the construction of a single-family residence on a lot where a prior single-family residence was located and which lot has existing residences abutting both sides of the lot.

(d) Environmental: There will be no long-term detrimental environmental and ecological effects that will result from the construction of a relatively small single-family residence. Any environmental problems will be temporary in nature and are controlled by the State of Hawaii's Department of Health conditions attached to such construction activities, and limitations on the hours during which the construction activities can take place, and are short-lived in nature. Once the construction of the new facilities is complete, temporary impacts will cease.

(1) Flora. The Property does not contain, and to Petitioner's knowledge has never contained, any threatened or endangered species of flora (since it was improved property previously).

(2) Fauna. The Property does not contain, and to Petitioner's knowledge has never contained, any threatened or endangered species of fauna or avifauna.

(3) Drainage. The existing drainage pattern will be maintained and special care will be taken to avoid any drainage issues during the earthwork portion of construction.

(4) Soils, slope and erosion. The Soil Conservation Service classifies the Subject Property as having soils composed of rocky outcrops (rRO) of Lithic Bedrock. The erosion hazard is slight to none. The upper portion of the lot appears to have been filled with soil many years ago, probably at the time the initial dwelling was constructed.

(5) Historical and archaeological. Petitioner is not aware that the Subject Property had ever harbored any historical or archaeological sites or artifacts, significant or otherwise. Given the prior use as a single-family residence, Petitioner believes that it is highly unlikely that any archaeological or historical resources exist.

(6) Agricultural. To Petitioner's knowledge, the Property has not been used for agricultural purposes because of its very small size and location adjacent to the ocean.

(7) Recreational. The Subject Property does not adjoin, and is not otherwise in close proximity to, public recreational areas. The proposal to construct a single-family residence will neither interfere with nor impede any recreational uses.

(8) Scenic. The Property is within the "Residential Community" General Plan Designation (Kauai General Plan, November 2000). According to Section 5.4.3.1(a) of the Kauai General Plan, "Residential Community" areas are intended for primarily low- to high-density housing, so the proposed residential use is compliant. It is not within an area designed as "scenic" on the Koloa-Poipu-Kalaheo Planning District Heritage Resource Map, which is also incorporated in the Kauai General Plan.

(9) Sewage Treatment and Disposal. The improvements will comply with the State Dept. of Health requirements for sewage treatment and disposal, using an approved septic system.

(10) Construction. The proposal to construct a new single-family residence on the property will be fully described in architect-designed building plans. Before commencing any work, the Petitioner will first have to apply for and obtain the necessary Variance and Class IV zoning permits from the

Planning Commission of the County of Kauai for the new construction. Thereafter, the necessary building permits will have to be sought and obtained. Once all required permits and approvals have been secured, the estimated construction time is twelve (12) months. While the contractor has not been selected, the Petitioner's preference is to bid the job solely to Kauai contractors.

(11) Traffic Impact. No significant additional traffic impact will be generated by the new facilities. During the construction phase, if necessary, the Petitioner's contractor will employ methods for the safety of pedestrians, the construction crew, and vehicular traffic in the area.

(12) Water. The property is currently served by a standard 5/8" domestic meter from the County Department of Water.

(13) Solid Waste. The property will pay the required fees for refuse collection when billed by the County. The single-family residence is expected to generate minimal refuse.

(15) Utilities. Electrical service, telephone and cable are all available on Lawai Beach Road.

(16) Rainfall. According to Soil Conservation Service records, the average annual rainfall for this area is approximately 38" per year.

(17) Flood Zones. According to the FEMA flood map and the closer analysis by the Applicant's engineer, the makai portion of the property is within the VE flood district, a portion of the mauka part of the lot is within the AE flood district and the remainder is in the X zone, the 500 year flood. All improvements other than makai landscaping will be elevated well above the AE flood height.

(e) Summary Description of the Affected Environment: The Petitioner's proposal is to build a single-family residence, one-car garage, a small swimming pool and extend utility service into the property.

Since the Property has no history or usefulness except as a residential site, there will be no substantive change to the environment (except those temporary changes which result from the building phase, as noted above).

(f) Identification and Summary of Major Impacts and Alternatives Considered: The major impacts envisioned, although minimal, will be occurring because of the construction activities. After the construction is completed, the property will contain a single-family residence, as it did between approximately 1947 and 2005.

Adequate mitigation measures will be incorporated in the plans and specifications to address drainage concerns.

The alternative of no construction was considered, but given that the property formerly included a single-family residence, that the property is General Planned for and zoned for residential use and that almost every other lot similarly situated includes a single-family dwelling, this alternative was not deemed appropriate.

The alternative of another use was not seriously considered, because of the existing zoning and surrounding single-family residential uses.

(g) Notice to Neighbors: Notification to no less than 85% of the owners or lessees of record of properties located within 300' of the Subject Property Parcel is required to be given by Petitioner at least fifteen (15) days in advance of any public hearing scheduled for the Variance and Class IV permits by certified mail. Publication of a general description of the proposal shall also be made by the Planning Department

in conformance with the laws and regulations adopted by the County of Kauai, which govern such matters.

(h) Comments Received and Responses. The Petitioner has yet to submit a petition for the Variance and Class IV permits. Once the submission is made, if the Petitioner receives any comments or queries from governmental agencies, neighbors or the public, it will properly address such comments or queries.

(i) Determination: Based upon the foregoing, the Planning Department has found that there is no significant impact from the proposed action, which are the construction of one single-family residence, shall not result in any significant adverse environmental or ecological impacts, and that an environmental impact statement shall not be required of the Petitioner for the proposed action.

(j) Findings and Reasons Supporting Determination: As the foregoing description and assessment indicate, the proposal can be summarized as the construction of one single-family residence which will not result in any significant adverse environmental or ecological impacts. Since the Petitioner is proposing reestablishment of a use which previously existed on the Property, a finding should be made that there are no significant impacts.

(k) Agencies to be consulted: As the request made herein is that a negative declaration be issued, no other agency needs to be consulted for preparation of an environmental impact statement, although the Petitioner did consult with the State Dept. of Health, Wastewater Branch as well as gathering data at the US Department of Agriculture local NRCS/SCS office.

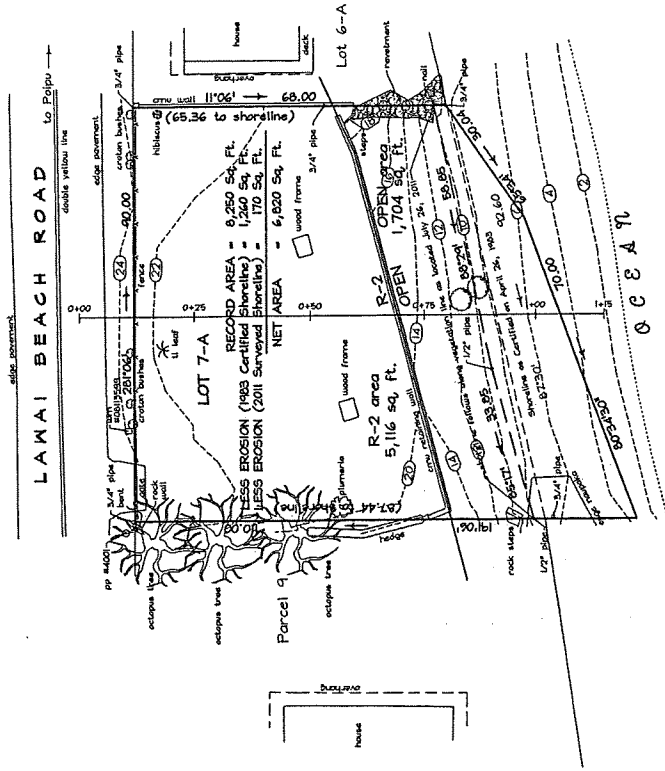
LIST OF EXHIBITS

- 1) Oblique Colored Airphoto
- 2) Certified Shoreline Map (April 4, 2012)
- 3) Surveyor's Map Showing County Zoning and Topography
- 4) Letter from Planning Department confirming zoning
- 5) Colored Airphoto from NRCS showing soil type
- 6) Letter of Authorization (Wai Wai)
- 7) Letter of Authorization (Jochner)
- 8) Surveyor's Map Showing Flood Zones
- 9) Proposed Improvements (Site plan, Floor Plan, Sections and Elevations)
- 10) Landscape Plan



426003008
JOCHNER, TIMOTHY A. COURTNEY C TRUST /retai

TRUE NORTH
Scale: 1 in. = 20 ft.



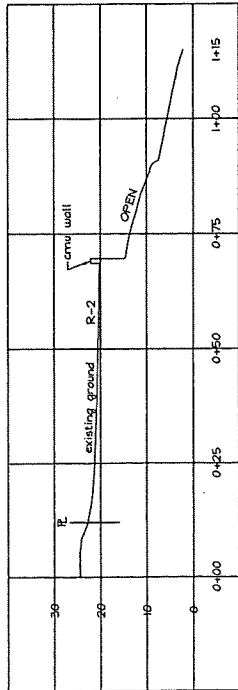
MAP SHOWING
LOT 7-A COUNTY ZONING
As Determined By Licensed Surveyor
Being portion of L.C. Aw. T114-B,
Apana 2 to Mose Kekualina
KOLOA, KAUAI, HAWAII
Tax Map Key: (4) 2-6-03: 08
Owners: Timothy and Courtney Joehner
and Mai Mai Properties, LLC.
Date: June 15, 2012



THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION

Signature
ESAKI SURVEYING & MAPPING, INC.
EXPIRES: APRIL 30, 2014

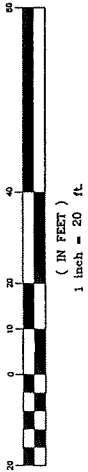
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 20'



CROSS SECTION

- LEGEND:
- water meter
 - masonry unit
 - power pole
 - concrete
 - ground at edge wall (typ.)
 - (1)--- elevation

GRAPHIC SCALE



Bernard P. Carvalho, Jr.
Mayor



Michael A. Dahilig
Director of Planning

Gary K. Heu
Managing Director

Dee M. Crowell
Deputy Director of Planning

PLANNING DEPARTMENT
County of Kaua'i, State of Hawai'i
4444 Rice Street, Suite A-473, Līhu'e, Hawai'i 96766
TEL (808) 241-4050 FAX (808) 241-6699


AUG 13 2012

GREG KAMM PLANNING & MANAGEMENT
2284 Wiliko Street
Līhu'e, Hawai'i 96766

Subject: Zoning Verification – TMK: (4) 2-6-003:008
Kukui'ula, Kaua'i

The department is in receipt of your correspondence dated July 7, 2012 regarding the above referenced parcel. After reviewing the subject material, the department concurs that the zoning boundary line between the Residential (R-2) and Open (O) zoning districts is situated along the existing CMU retaining wall, located at the makai portion of the property.

Should you have further questions regarding this matter, please contact Dale A. Cua of my staff at 808.241.4050. Aloha!


MICHAEL A. DAHILIG
Director of Planning

An Equal Opportunity Employer



rRO

HANNAH, SIROIS
P.O. BOX 69
KOLOA, KAUAI, HI 96756

May 23, 2012

Mr. Michael Dahilig, Director
County of Kauai
Planning Department
4444 Rice Street, Suite 473
Lihue, Hawaii 96766

SUBJECT: Authorization for Application for Required Permits for a Cottage
TMK: (4) 2-6-03:08
Lawai Beach Road,
Poipu, Koloa, Kauai, Hawaii 96756

Dear Mr. Dahilig,

Hannah Sirois, as authorized representative of the owners of the subject property, hereby authorizes Greg Kamm and Greg Kamm Planning & Management to file, process and secure all required permits and approvals as may be necessary for the development of a cottage on the subject property.

Should you have any questions, please feel free to contact me at 639-2367.

Sincerely,

Hannah Sirois


_____ (signature)

Hannah Sirois for Wai Wai Properties, LLC & Jochner Living Trust

their authorized representative

Jochner Living Trust
PO BOX 14794656
SIOUX FALLS, SD 57186

May 23, 2012

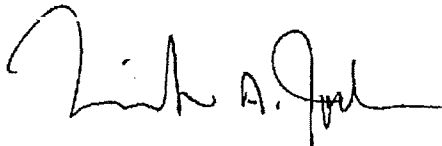
Mr. Michael Dahilig, Director
County of Kauai
Planning Department
4444 Rice Street, Suite 473
Lihue, HI 96766

SUBJECT: Authorization for Application for required Permits for a Cottage
MARK: (4) 2-6-03:08
Lawai Beach Road
Poipu, Koloa, Hawaii 96756

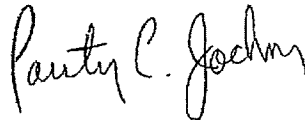
Dear Mr. Dahilig,

Hannah Sirois is our designated and authorized agent to make decisions regarding the filing, processing, and securing of required permits and approvals as may be necessary for the development of a cottage on the subject property.

Sincerely,



Timothy A. Jochner, Trustee



Courtney C. Jochner, Trustee



THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION

[Signature]

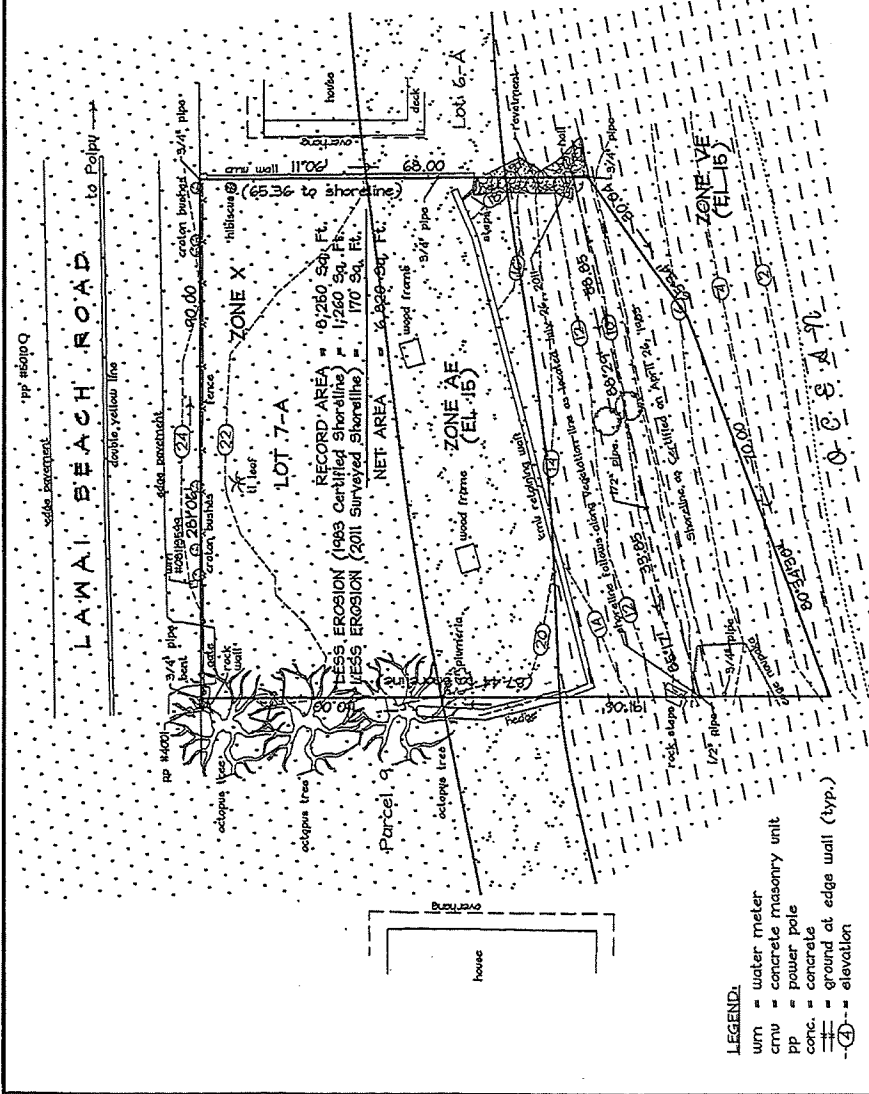
Signature
ESAKI SURVEYING & MAPPING, INC.
EXPIRES: APRIL 30, 2014

PRELIMINARY MAP SHOWING LOT 7-A FLOOD ZONING

Being portion of L.C. Aw. 7714-B,
Apana 2 to Mose Kekualwa
KOLOA, KAUAI, HAWAII
Tax Map Key: (4) 2-6-03: 08
Owners: Timothy and Courtney Joehner
and Mai Mai Properties, LLC.
Date: June 7, 2012

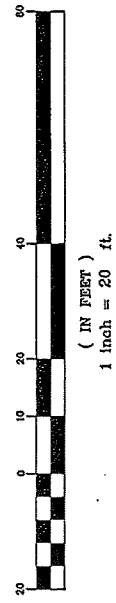
1610 Haleiwa Street
Lihue Hawaii 96766

TRUE NORTH
Scale: 1 in. = 20 ft.



- LEGEND:**
- wm = water meter
 - cmu = concrete masonry unit
 - pp = power pole
 - conc. = concrete
 - = ground at edge wall (hyp.)
 - ⊕ = elevation

GRAPHIC SCALE

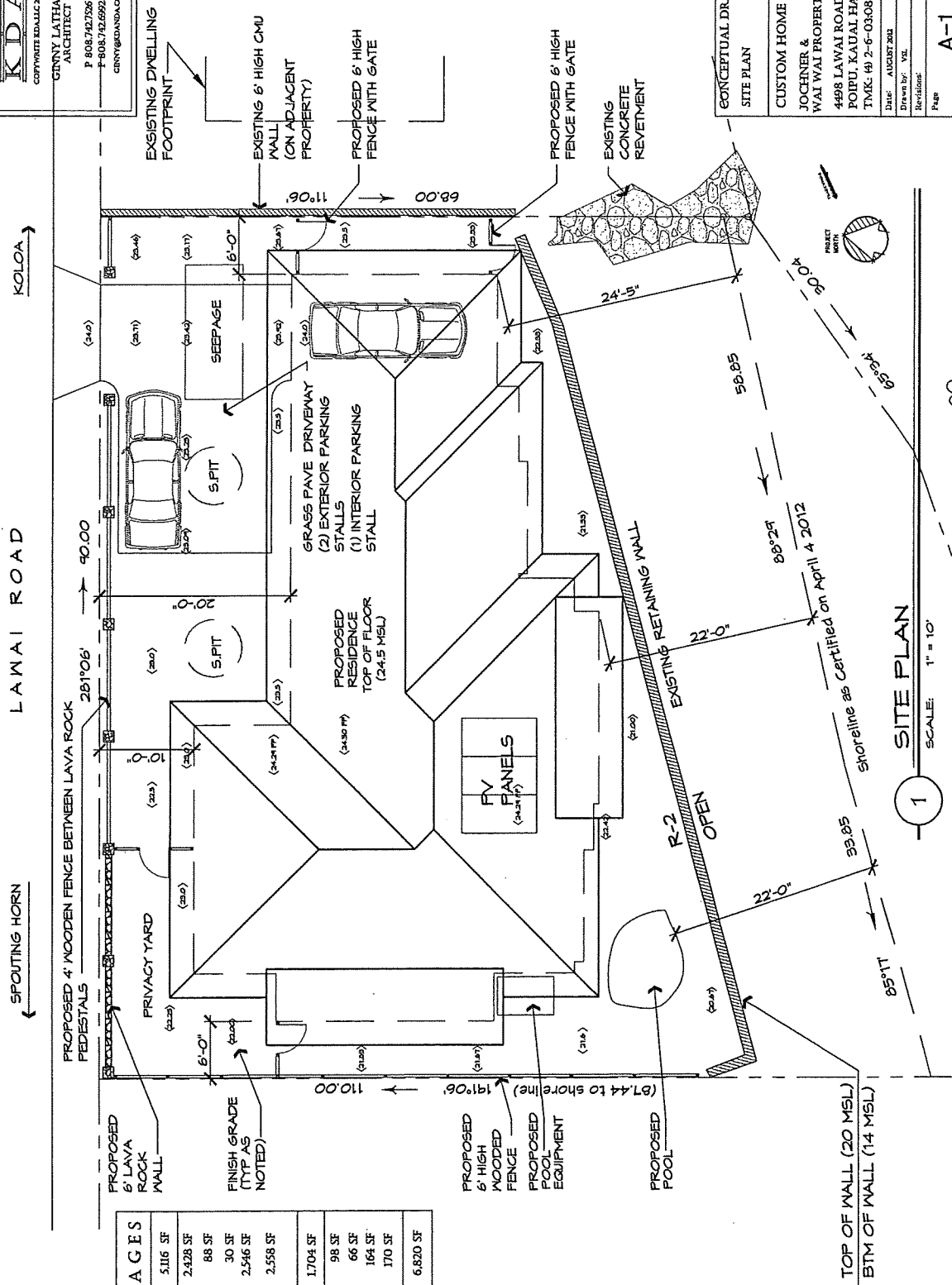


ESAKI SURVEYING & MAPPING, INC.
Civil Engineers - Surveyors - Planners

Job Number: II-109
File Name: II-109 zoning flood.dwg

KIDA
 KIDNEY, LATHAM &
 ARCHITECTS
 P 808.7427236
 F 808.7426992
 CINTY@KIDA.COM

CONCEPTUAL DRAWINGS
 SITE PLAN
 CUSTOM HOME FOR:
 JOCHNER &
 WAI WAI PROPERTIES LLC
 4498 LAWAI ROAD
 POIPIU, KAUNAI HAWAII
 TMK: #1 2-5-0308
 Date: AUGUST 2012
 Drawn By: VL
 Revisions:
 Page: A-1



SQUARE FOOTAGES	
R-2 ZONE:	5,116 SF
DWELLING FOOTPRINT	2,428 SF
POOL/POOL EQUIP	88 SF
WALLS	30 SF
TOTAL COVERAGE	2,546 SF
ALLOWABLE COVERAGE 60%:	2,558 SF
OPEN ZONE:	1,704 SF
RETAINING WALL	98 SF
REYFMENT	66 SF
COVERAGE	164 SF
ALLOWABLE COVERAGE 100%:	170 SF
TOTAL LOT:	6,820 SF

EXISTING DWELLING FOOTPRINT

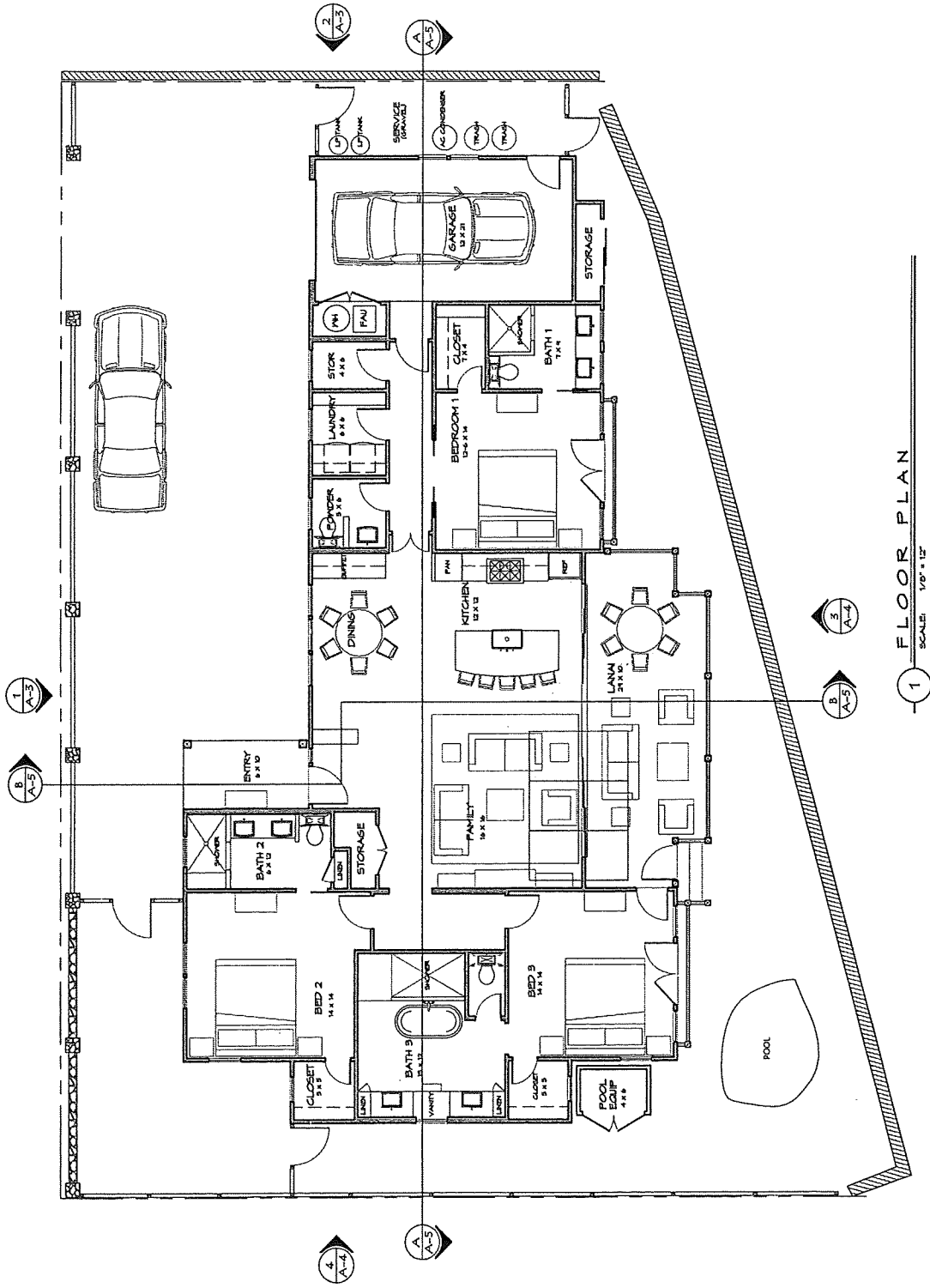
TOP OF WALL (20 MSL)
 BTM OF WALL (14 MSL)

1 SITE PLAN
 SCALE: 1" = 10'

Shoreline as Certified on April 4 2012

KIDA
 KIDWORTHY KIDALIC 2011
 GINNY LATHAM
 ARCHITECT
 P 808.742.7036
 F 808.742.6992
 GINNY@KIDANDA.COM

CONCEPTUAL DRAWINGS
 FLOOR PLAN
 CUSTOM HOME FOR:
 JOCHNER &
 WAI WAI PROPERTIES, LLC
 4498 LAWAI ROAD
 POIPIU, KAUALI HAWAII
 TMK: #1 2-5-03.08
 Date: AUGUST 2011
 Drawn by: VSL
 Revisions:
 Page: A-2



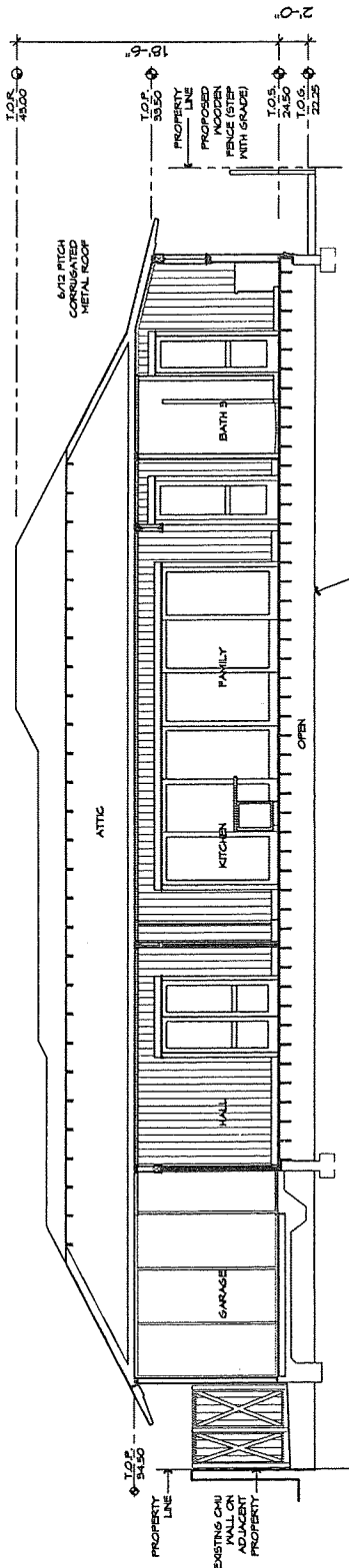
1 FLOOR PLAN
 SCALE: 1/8" = 1'

KDA
 COPYWRITE KDA LLC 2012
 GINNY LATHAM
 ARCHITECT
 P 808.742.7296
 F 808.742.6992
 GINNY@KDAHQ.COM

CONCEPTUAL DRAWINGS
 BUILDING SECTIONS

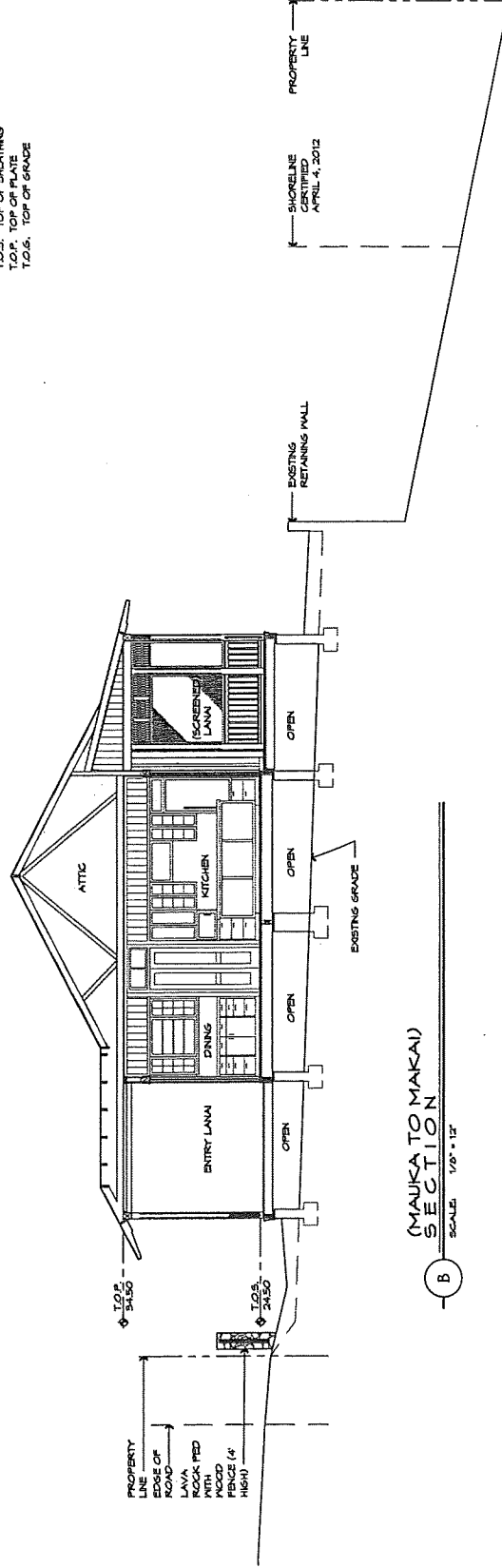
CUSTOM HOME FOR:
 JOCHNER &
 WAI WAI PROPERTIES LLC
 4499 LAWAI ROAD
 POPOU, KAUAI HAWAII
 TNMK: #9 2-6-03-08

Date: AUGUST 2012
 Drawn by: va
 Reviewed:
 Page: A-5



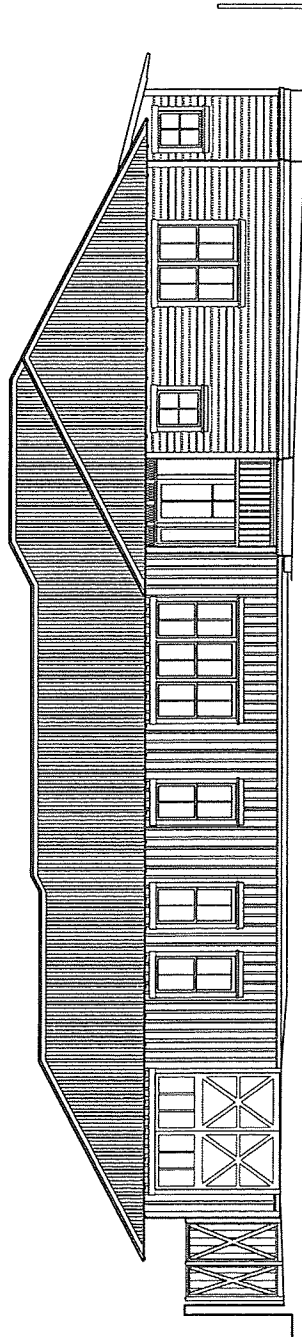
(EAST TO WEST)
 SECTION
 A
 SCALE 1/8" = 1'

ABBREVIATIONS
 T.O.R. TOP OF RIDGE
 T.O.S. TOP OF SHEDDING
 T.O.P. TOP OF PITCH
 T.O.G. TOP OF GRADE

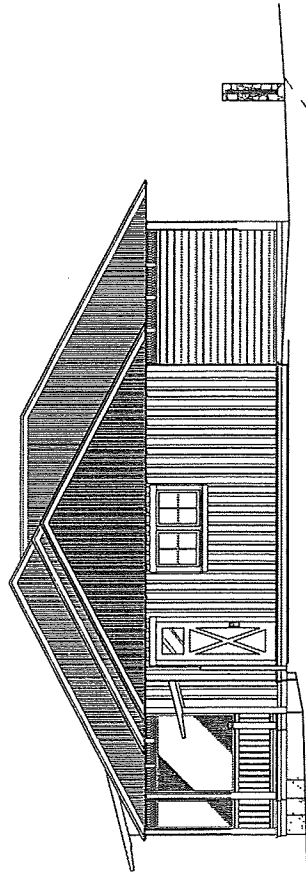


(MAUIKA TO MAKAI)
 SECTION
 B
 SCALE 1/8" = 1'

KDA
 KATHY D. ANDERSON ARCHITECTS
 4498 LAWAI ROAD
 POIPU, KAUAI, HAWAII
 P 808.742.7536
 F 808.742.6992
 KENNY@KDAONK.COM



1
 (MUAKA)
 NORTH ELEVATION
 SCALE: 1/8" = 1'



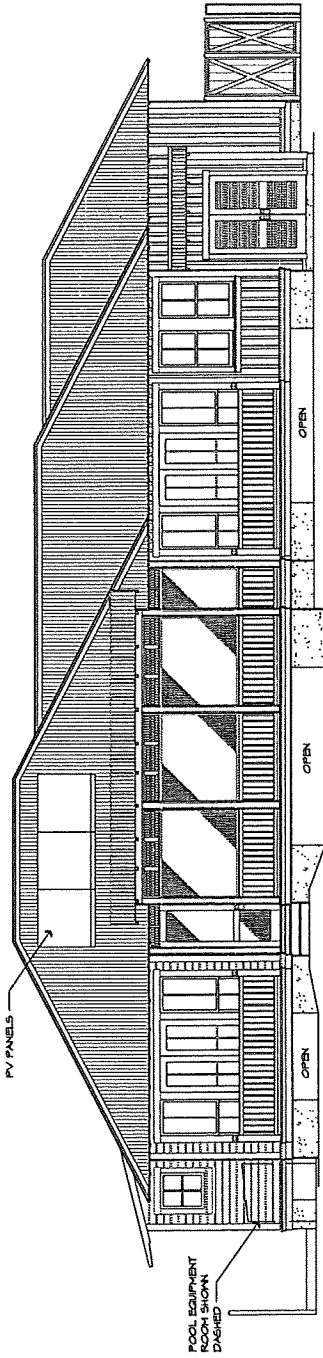
2
 EAST ELEVATION
 SCALE: 1/8" = 1'

EXISTING
 RETAINING WALL

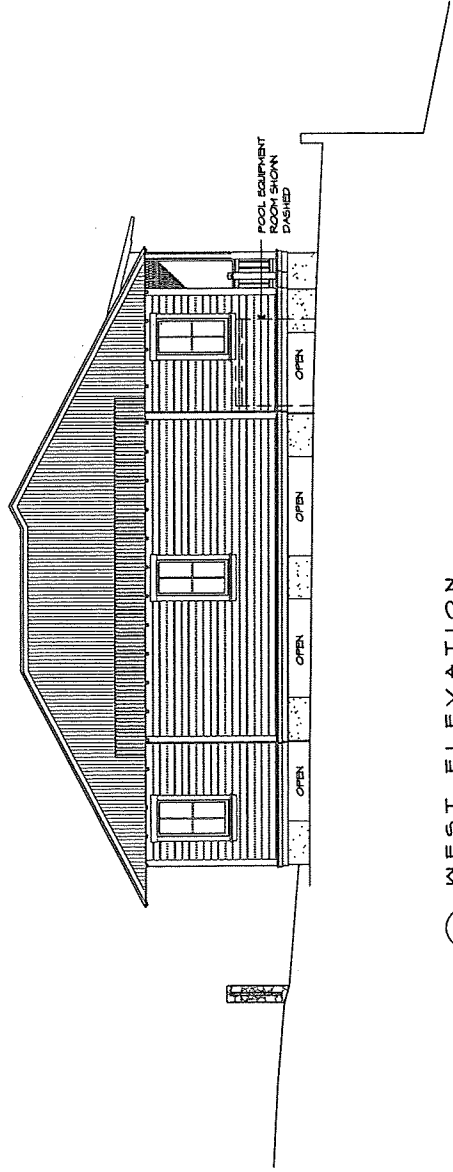
CONCEPTUAL DRAWINGS
EXTERIOR ELEVATIONS
CUSTOM HOME FOR: JOCHNER & WAI WAI PROPERTIES LLC 4498 LAWAI ROAD POIPU, KAUAI, HAWAII TMK: (4) 2-6-0308
Date: AUGUST 2014
Drawn by: V&J
Revisions:
Page
A-3

KDA
 COPYRIGHTED ARCHITECTURAL
 GINNY LATHAM
 ARCHITECT
 P 808.742.7526
 F 808.742.6992
 GINNY@KDAHAWAII.COM

CONCEPTUAL DRAWINGS
EXTERIOR ELEVATIONS
CUSTOM HOME FOR: JOCHNER & WAI WAI PROPERTIES LLC 4498 LAWAI ROAD POIPIU, KAUAI, HAWAII TMK: #9 2-6-03.08
Date: AUGUST 2010
Drawn by: VSL
Revised:
Page: A-4



3 (M A K A I)
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

LORIAN GORDON
LANDSCAPE ARCHITECT
 ARCHITECTURE & PLANNING

1000 Kalia Road, Suite 100, Kalia, HI 96813
 Phone: (808) 941-1111
 Fax: (808) 941-1112
 Email: lori@gordonlandscape.com

PROJECT:
**JOCHNER &
 WAI WAI
 PROPERTIES**

ADDRESS:
 HAWAII



DATE: 11/06/12

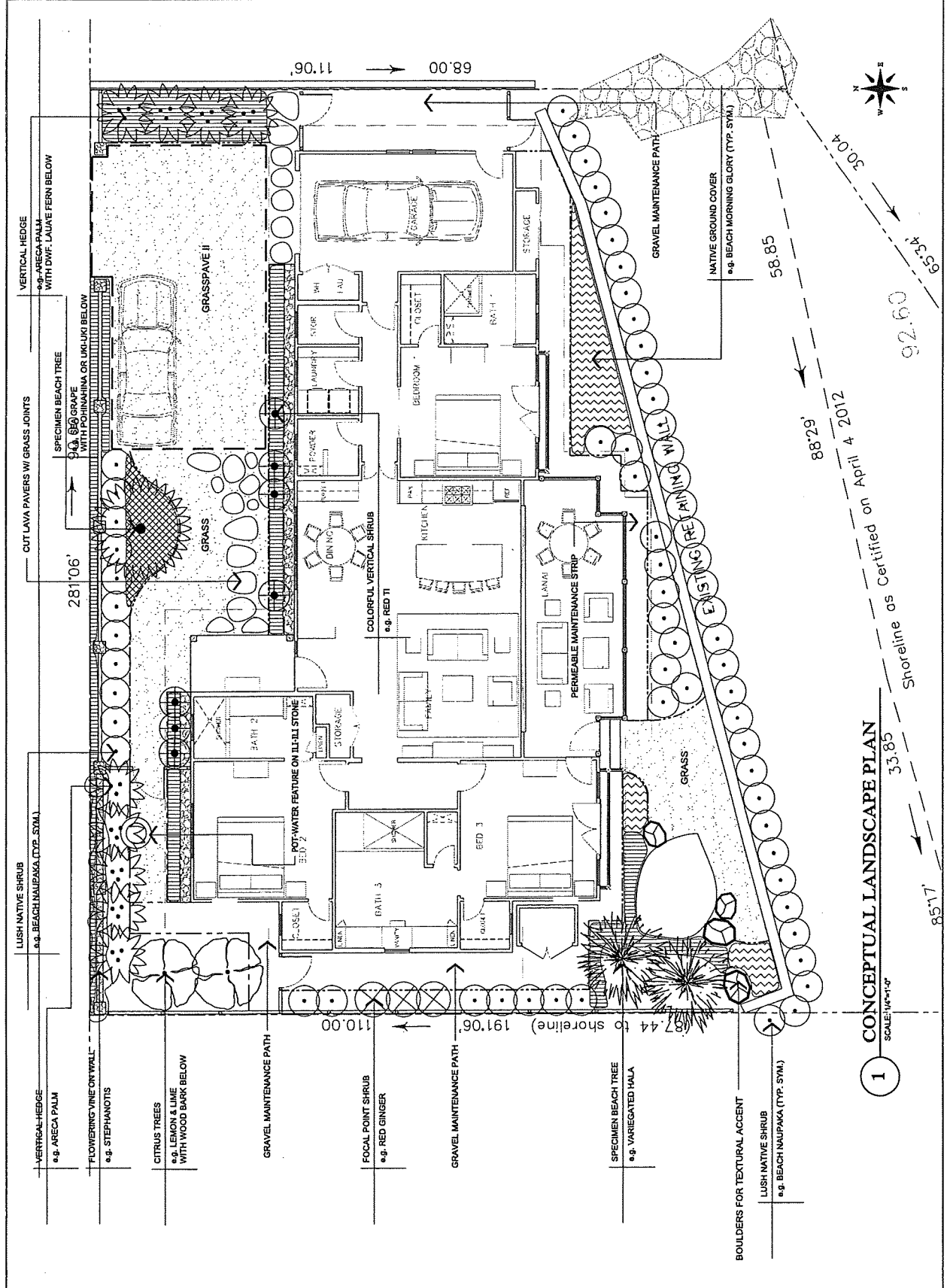
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NO.	DESCRIPTION	DATE
1	CONCEPTUAL LANDSCAPE PLAN	11/06/12

SHEET TITLE:
**CONCEPTUAL
 LANDSCAPE PLAN**

SHEET NUMBER:
L-1

1 OF 1



1 CONCEPTUAL LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"
 Shoreline as Certified on April 4 2012