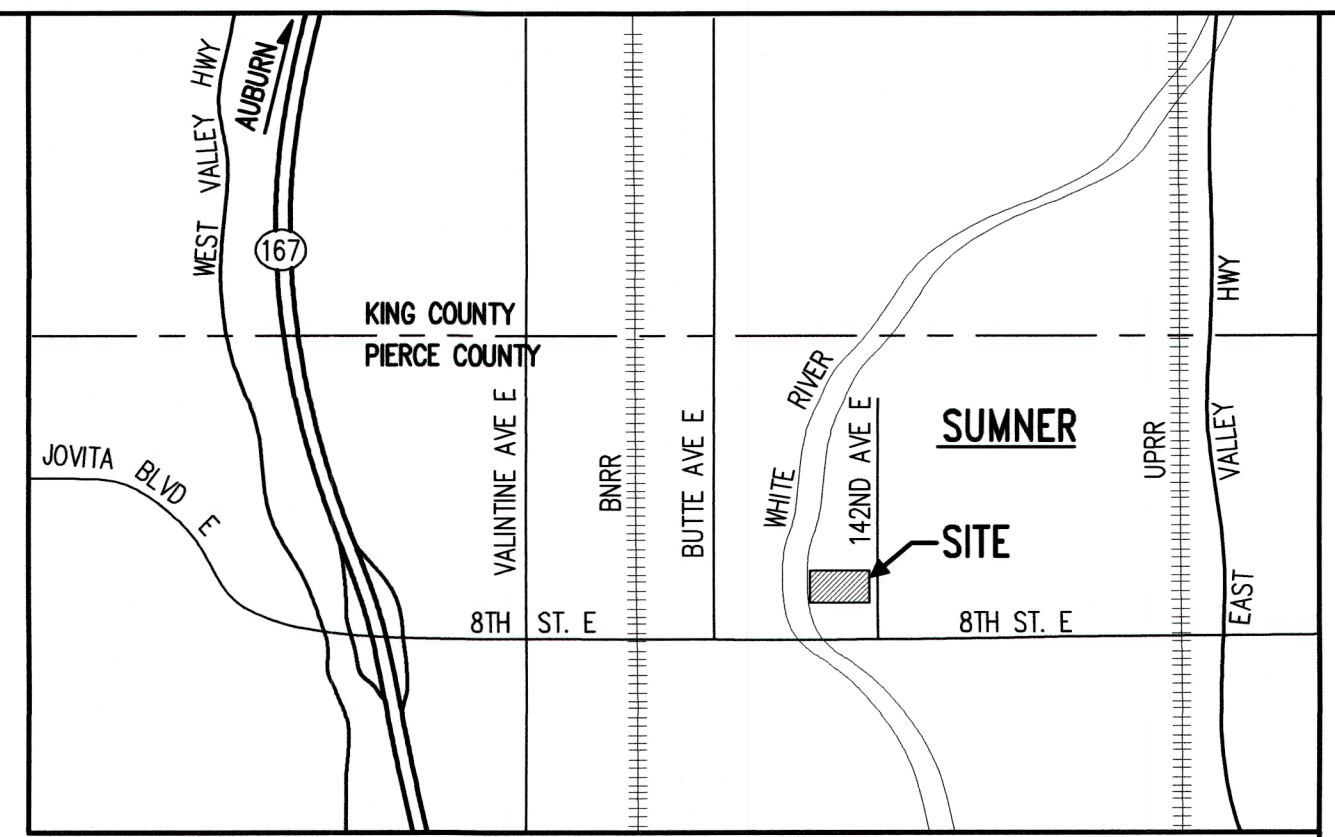


### CONSTRUCTION SEQUENCE

1. ATTEND PRECONSTRUCTION MEETING WITH THE CITY OF SUMNER (C.O.S.)
2. ESTABLISH CLEARING AND GRADING LIMITS PER PLAN.
3. CONTRACTOR SHALL VERIFY THAT ALL EROSION CONTROL DEVICES, CB PROTECTION, AND SILT FENCING AS SHOWN BY THE PLAN ARE INSTALLED TO DIRECT ALL SURFACE WATER TO THE EX. STORM SYSTEM AS CONSTRUCTION PROGRESSES. NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE AT ANY TIME DURING THE GRADING OPERATIONS.
4. CITY INSPECTION AND APPROVAL OF INSTALLED TESC MEASURES REQUIRED PRIOR TO BEGINNING SITE GRUBBING OR GRADING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EQUIPMENT PROPERLY MAINTAINED TO PREVENT LEAKAGE OF ANY OILS OR OTHER EQUIPMENT FLUIDS, AND SHALL ALSO MAKE PROVISIONS TO HAVE SPILL PREVENTION KITS/EQUIPMENT AVAILABLE AS/IF NEEDED.
6. GRADING WORK MAY BEGIN.
7. WORK WITHIN R/W (IF ANY) SHALL BE LIMITED TO 15 CONSECUTIVE DAYS. CONTRACTOR SHALL COORDINATE WITH CITY OF SUMNER REGARDING TIMING.
8. FINISH GRADING & CONSTRUCTION MAY BEGIN.
9. CONTRACTOR SHALL WATER THE SITE AS NECESSARY TO REDUCE DUST EMISSIONS AS A RESULT OF CONSTRUCTION ACTIVITY DURING DRY PERIODS.
10. OBSERVE REQUIREMENTS OF PROJECT GEOTECHNICAL REPORT DURING ALL ASPECTS OF PROJECT GRADING, FILLING, AND BUILDING SUB-GRADE PREPARATION.
11. COMPLY WITH THE GRADING, DRAINAGE & EROSION CONTROL NOTES IN THE CONTINUOUS OPERATION AND MAINTENANCE OF THESE FACILITIES.
12. PAVE SITE, CLEAN ENTIRE STORM SYSTEM, SWEEP STREETS AS DIRECTED BY THE C.O.S. INSPECTOR.
13. REMOVE EROSION & SEDIMENTATION CONTROL MEASURES UPON FINAL SITE STABILIZATION & APPROVAL FROM CITY INSPECTOR.

LOCATED IN THE N.E. 1/4 OF SECTION 01, T20N, R4E, W.M.  
SUMNER, WASHINGTON



VICINITY MAP  
N.T.S.

### SITE DATA

SITE AREA	304,920 S.F., 7.00 ACRES
ZONING	M1, LIGHT INDUSTRIAL, SITE & SURROUNDING
OCCUPANCY	B, F1, S1
CONSTRUCTION	28
SPRINKLERS	NO
SETBACKS REQUIRED:	
FRONT	20', 35' IF ARTERIAL
SIDE	20'
REAR	20'
SIDE/REAR ADJ TO RES.	50'
SETBACKS PROVIDED:	
NORTH	275' (+)
SOUTH	5'
EAST	100' + R.O.W./EASEMENT
WEST	240' (+)
BUILDING AREA	4,950 S.F. NEW CANOPY
ALLOWABLE BLDG. AREA	17,500 S.F.
PERCENT SITE COVERAGE	7.17%
PARKING REQUIRED:	
OFFICE	2,500 S.F./400
SHOP	14,400 S.F./1,000
WHSE/STORAGE	7,450 S.F./2,000
TOTAL	24 STALLS
PARKING PROVIDED	26 STALLS (2 H/C)
BUILDING HEIGHT	30' (-)

### OWNER INFORMATION

J.B. HUNT TRANSPORT INC.  
ATTN: MR. GARY AHRENT  
705-A N. BLOOMINGTON STREET  
LOWELL, AR 72745  
PH: (479) 659-8523  
FX: (479) 820-5091

### PARCEL NUMBER

042001-2013

### LEGAL DESCRIPTION

PARCEL "B" OF LARGE LOT SUBDIVISION #3236 RECORDS OF  
PIERCE COUNTY, WA.

### SITE PLAN NOTES

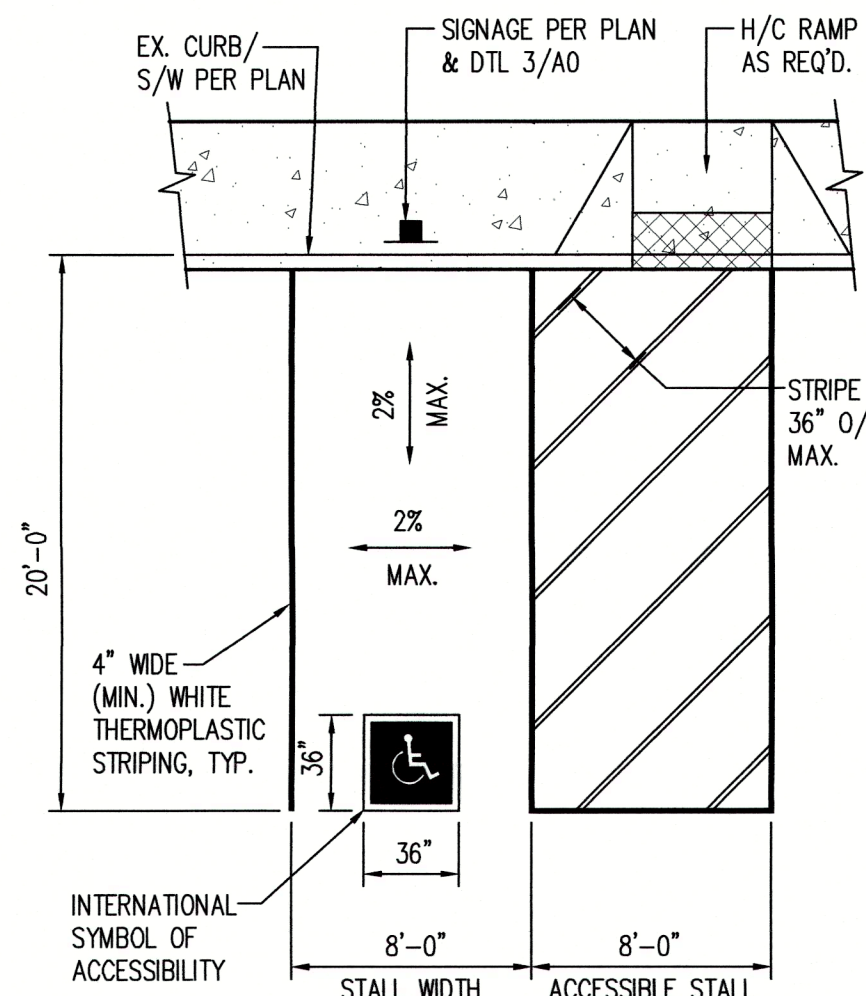
1. FLOOR DRAINS NOT TO BE INSTALLED AT THIS TIME UNLESS DETAILED ON THESE PLANS. IF INSTALLED LATER THEY SHALL BE DIRECTED TO THE SANITARY SEWER VIA AN APPROVED OIL/WATER SEPARATOR.
2. OUTDOOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND AVOID GLARE FOR MOTORISTS TRAVELING ON ADJACENT STREETS.
3. POST BUILDING ADDRESS W/ 18" HIGH LETTERS ON FACE OF BUILDING AS/IF REQUIRED BY THE CITY OF PACIFIC.
4. CONTRACTOR SHALL COORDINATE POWER, CABLE, PHONE, INTERNET & GAS SERVICE W/ UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE POWER, CABLE, PHONE, INTERNET & GAS SERVICE LOCATIONS W/ DEVELOPER/BUILDING OWNER.

### FIRE DEPARTMENT NOTES

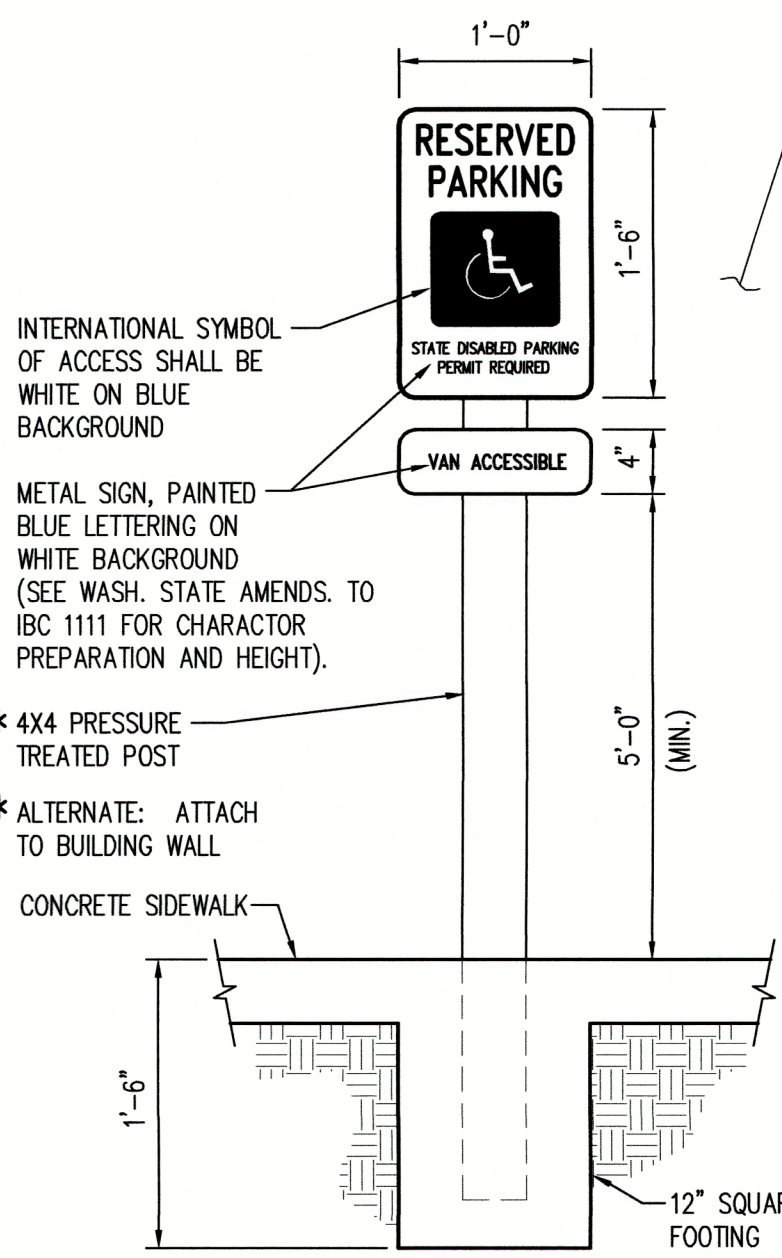
1. THIS PROJECT SHALL COMPLY WITH THE SUMNER MUNICIPAL CODE, THE 2015 INTERNATIONAL FIRE CODE, AND THE CITY OF SUMNER STANDARDS AS ESTABLISHED BY THE CHIEF (NFPA).
2. GATES WITHIN FIRE LANES SHALL HAVE AN UNOBSTRUCTED WIDTH OF 20 FEET, AND A KNOX KEY BOX SHALL BE INSTALLED ON MANUAL GATES. A KNOX KEY OVERRIDE SWITCH SHALL BE INSTALLED ON ELECTRIC GATES.
3. APPARATUS ACCESS ROADS SHALL HAVE MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET.
4. THE MINIMUM INSIDE TURNING RADIUS FOR THE ACCESS ROADS/LANES SHALL BE 28 FEET.
5. MARK IN FRONT OF FIRE HYDRANTS "NO PARKING".
6. FIRE ACCESS ROADS/LANES WHICH EXTEND MORE THAN 150 FEET IN LENGTH SHALL HAVE AN APPROVED MEANS TO TURN EMERGENCY APPARATUS AROUND OR CIRCULATE TO THE STREET (APPROVED CUL-DE-SAC OR HAMMERHEAD).
7. FIRE APPARATUS ACCESS ROADS/LANES SHALL BE CAPABLE OF SUPPORTING IMPOSED LOADS OF THE APPARATUS AND SHALL BE PAVED IN ACCORDANCE WITH THE CITY OF SUMNER STANDARDS.

### LEGEND

DESCRIPTION	NEW	EXISTING
AC PAVING		
CONCRETE		
LANDSCAPING		
EXTRUDED CURB		
PARKING		
KEYSTONE WALL		
FIRE HYDRANT		



2 ADA STALL DETAIL  
N.T.S.

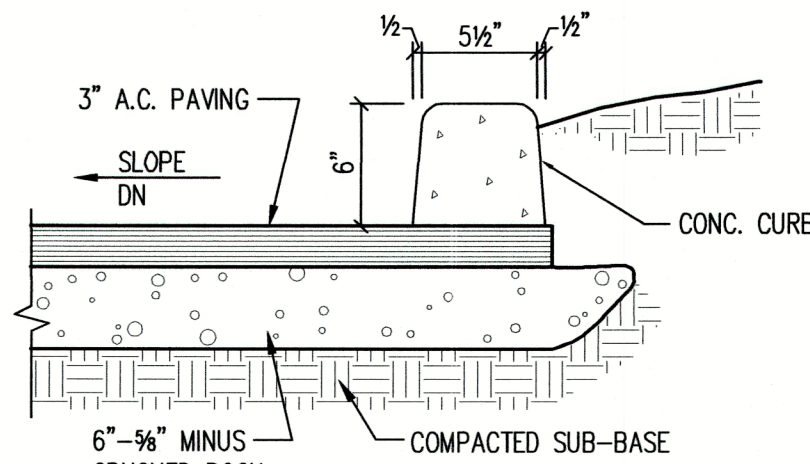


3 H/C PARKING SIGN  
N.T.S.

### UTILITY CONFLICT NOTE:

#### CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE, 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT POE ENGINEERING, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



1 CURB & PAVING SECTION  
N.T.S.

NEW 4,950 S.F. NON-COMBUSTIBLE CANOPY TO BE USED FOR TRUCK TRAILER MAINTENANCE CONSISTENT WITH EXISTING OPERATIONS. NO WORK ON MOTORIZED VEHICLES IS PROPOSED - TRUCK TRAILERS ONLY. CANOPY WILL BE ERCTED OVER EXISTING PAVING TO COVER THE EXISTING OPERATIONS/USE.

### SITE PLAN

1"=40'

#### SCOPE OF WORK:

THESE PLANS HAVE BEEN CREATED TO DETAIL A 45' X 110' (4,950 S.F.) PRE-ENGINEERED METAL TRAILER MAINTENANCE CANOPY NORTH OF THE EXISTING 10,500 S.F. J.B. HUNT BUILDING AT 604 142ND AVENUE EAST IN SUMNER, WA. THE CANOPY WILL HAVE A WALL AT THE NORTH SIDE, OPEN ENDS & BE PLACED OVER EXISTING PAVING - NO NEW IMPERVIOUS AREA WILL BE CREATED W/ THIS PROPOSAL. ALL OTHER ASPECTS OF THESE PLANS ARE EXISTING AND CONSTRUCTED UNDER PRIOR PERMIT.

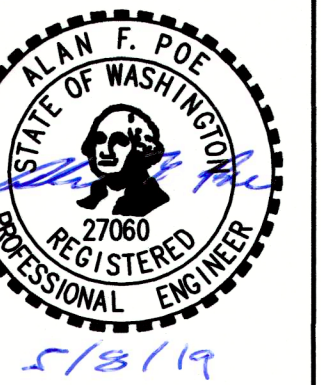
POE Engineering, Inc.

CIVIL & STRUCTURAL ENGINEERING/CONSULTING  
1314 8TH STREET N.E., SUITE 201  
AUBURN, WASHINGTON 98002  
(253) 833-4052 / FAX (253) 833-4053

J.B. HUNT CANOPY  
ADDITION

COVER SHEET/SITE  
PLAN

SHEET TITLE



DATE JAN 2019  
DRAWN BY G.M.O.  
DESIGN BY A.F.P.  
JOB NO. 18-031

SHEET NO.

A0