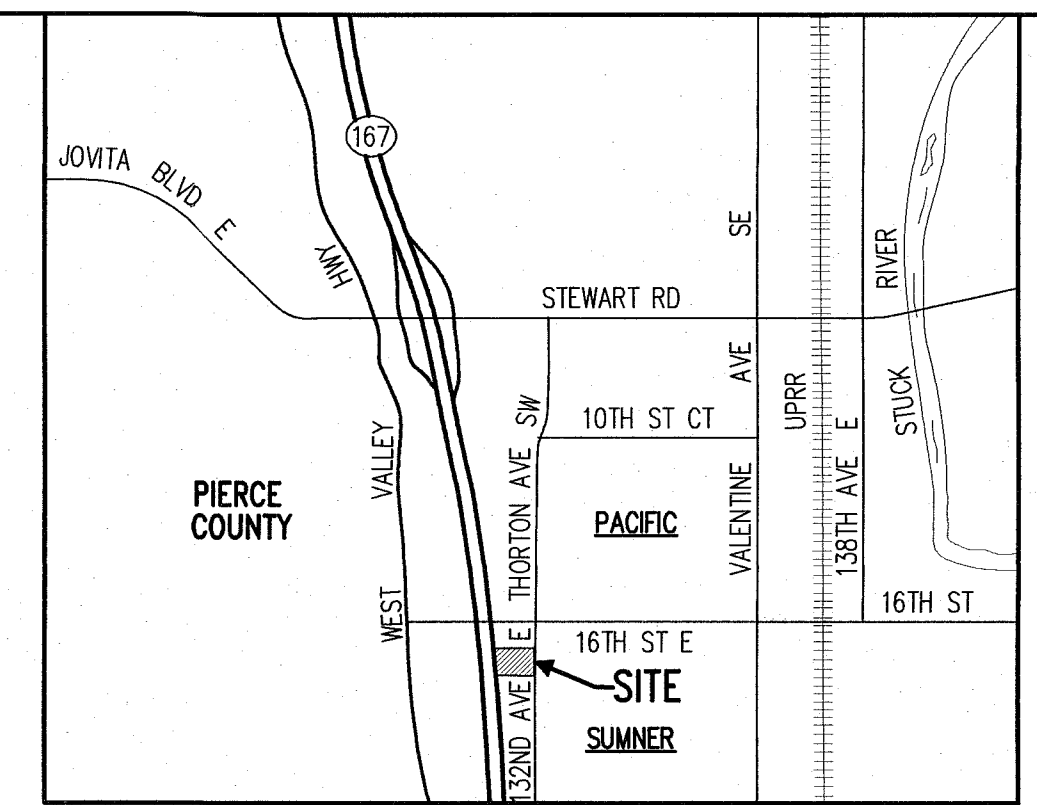
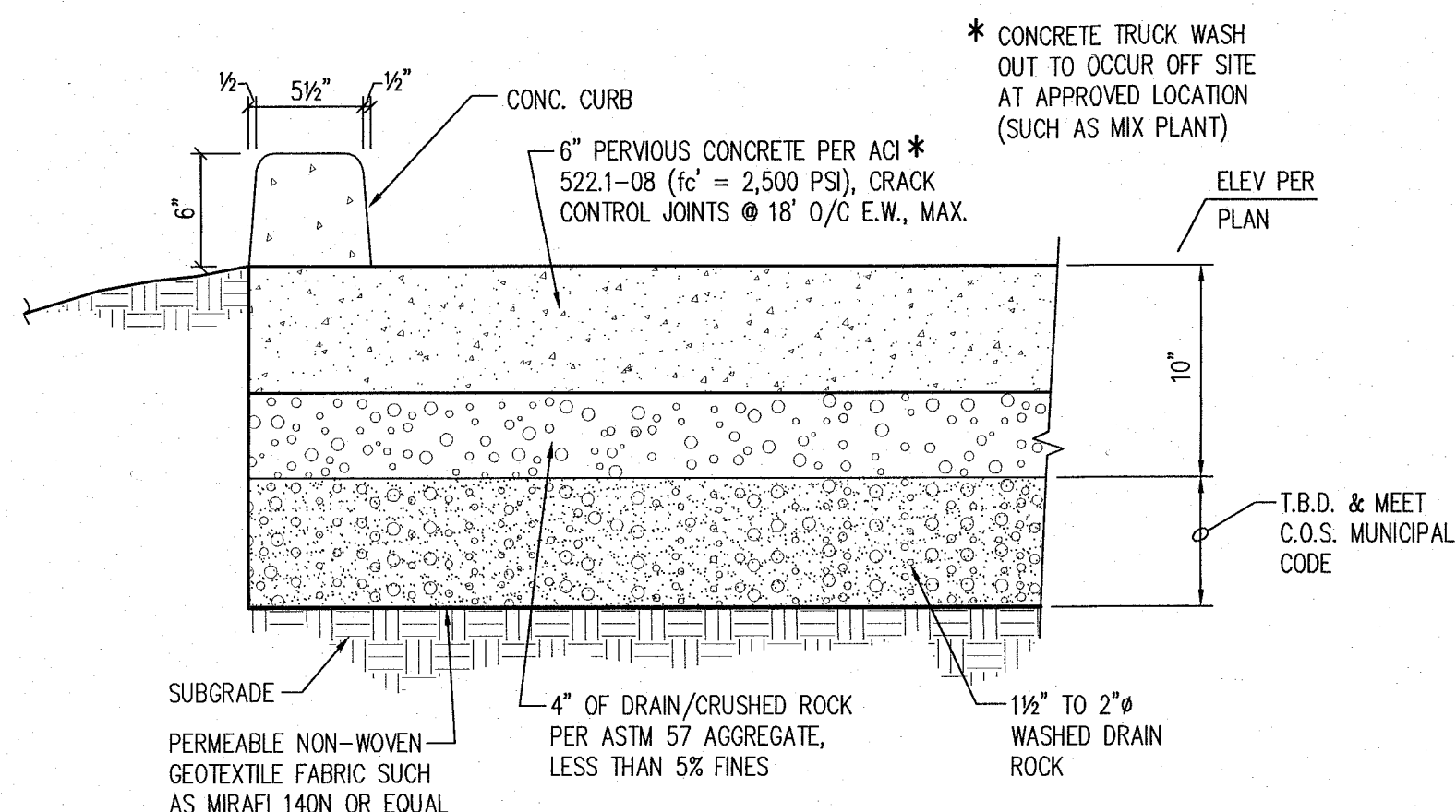


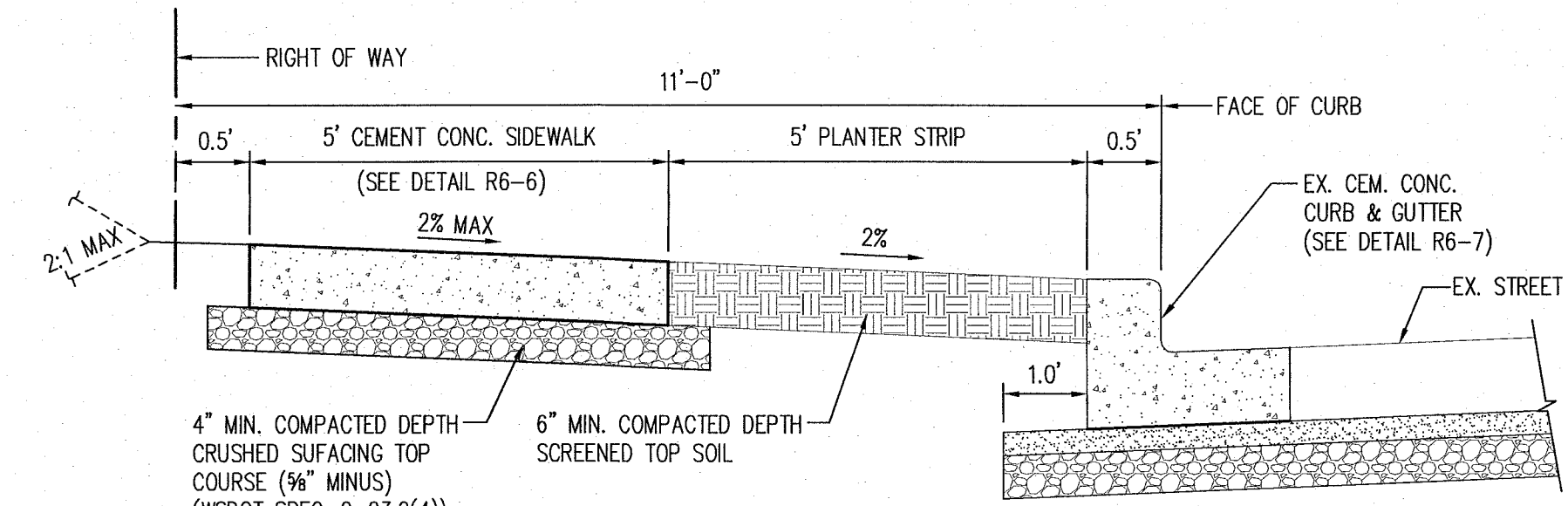
LOCATED IN THE N.E. 1/4 OF SEC 11, T20N, R4E, W.M.,
SUMNER, WASHINGTON



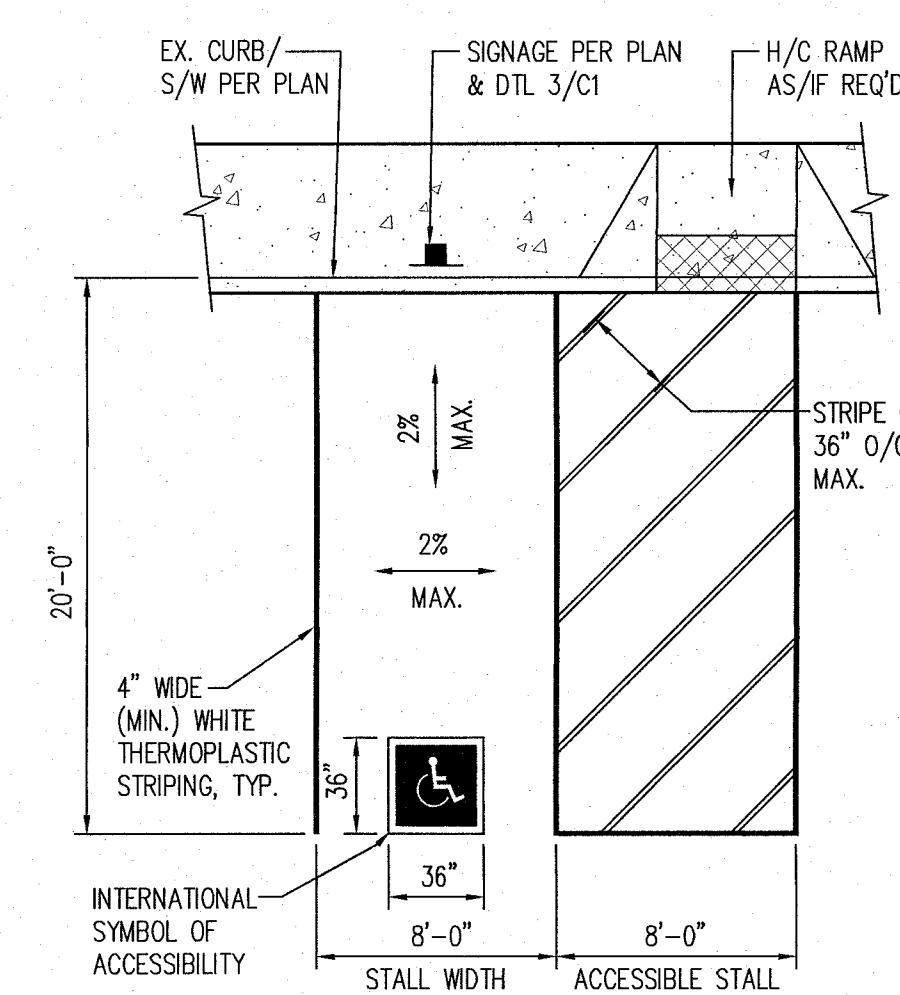
VICINITY MAP
N.T.S.



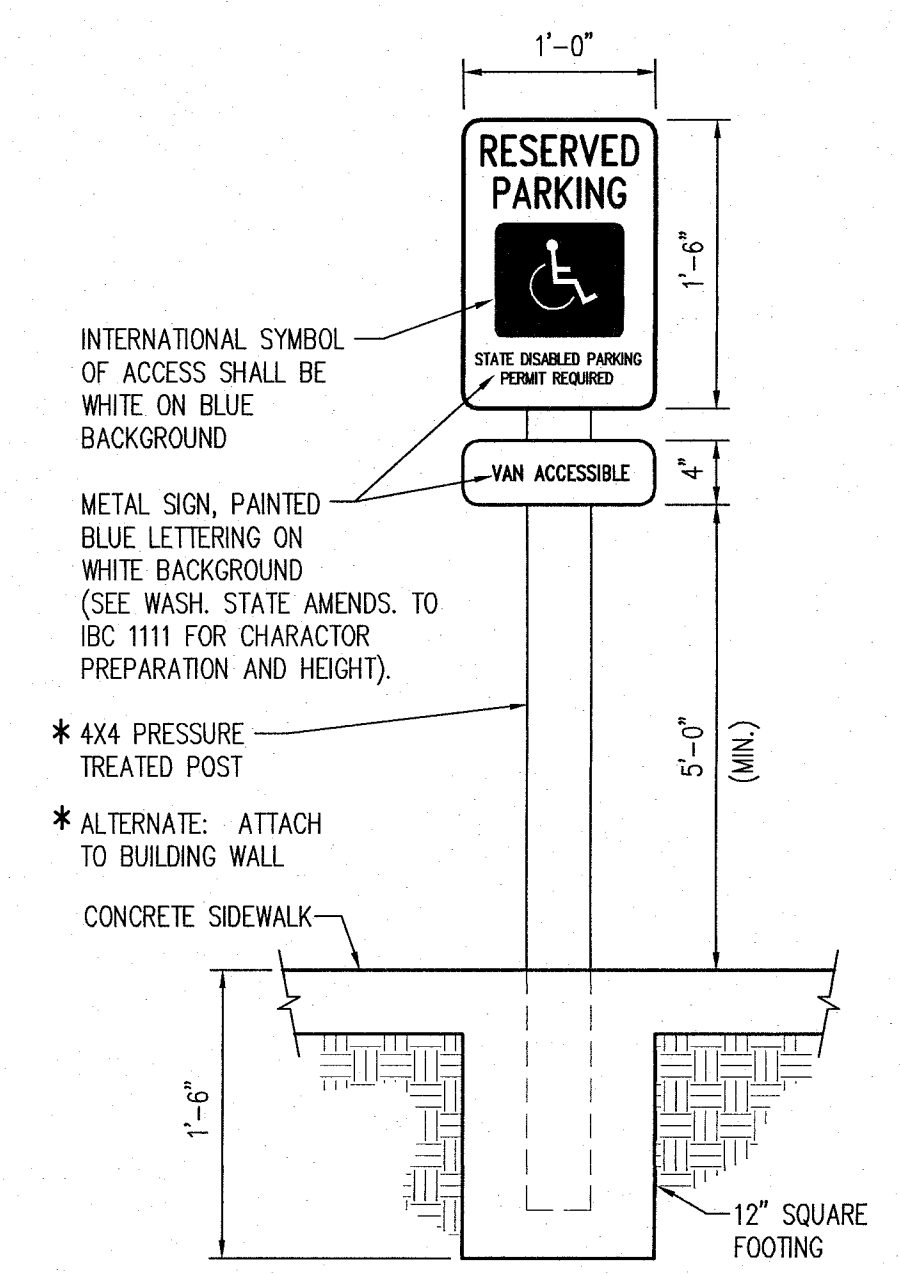
1 C1 CURB & CONCRETE SECTION
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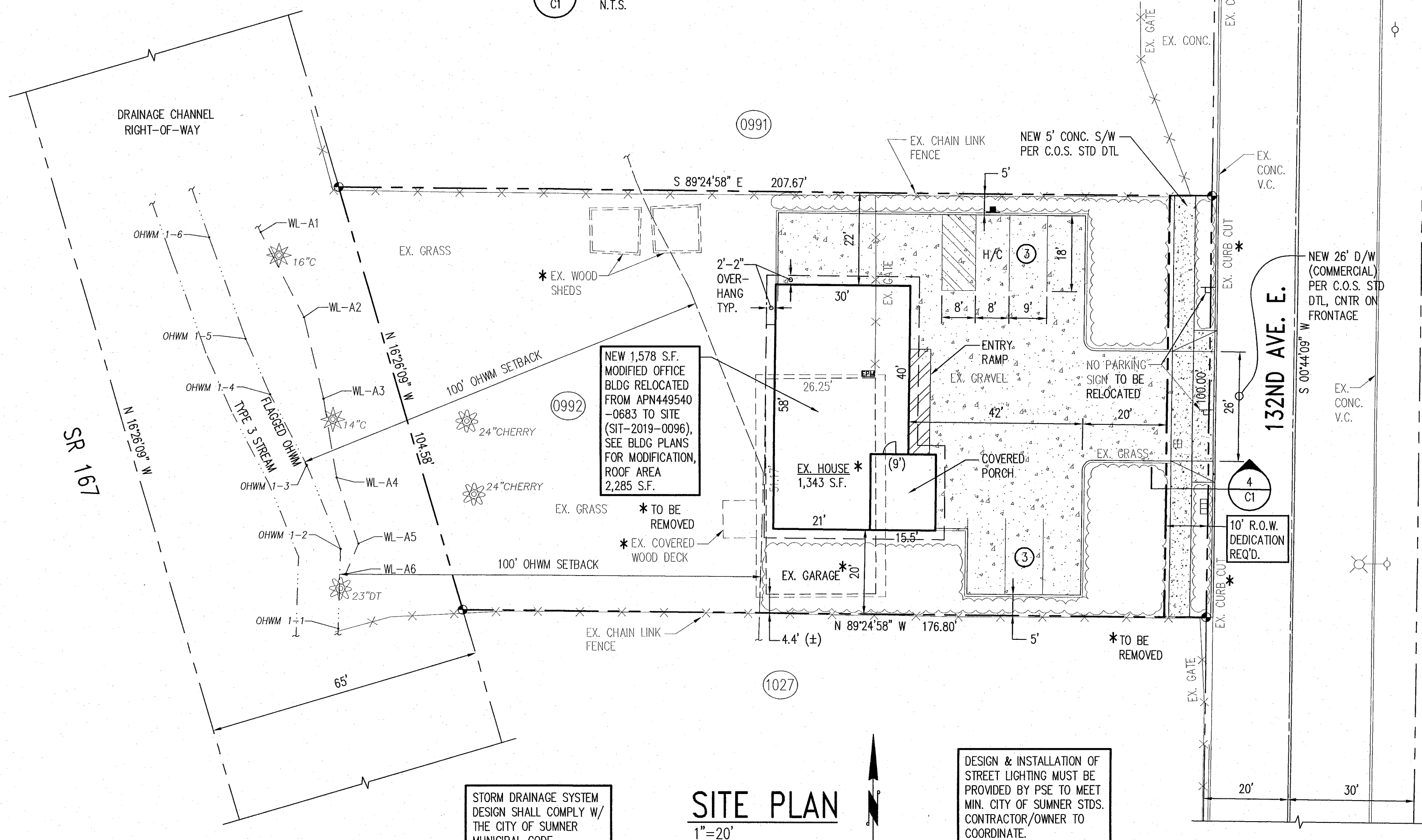
4 C1 CURB & S/W DETAIL
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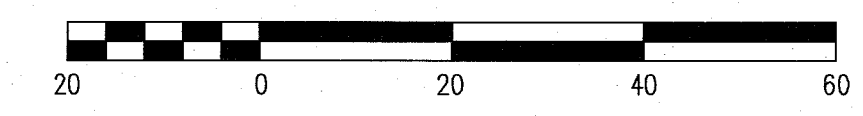
2 C1 ADA STALL DETAIL
N.T.S.



3 C1 H/C PARKING SIGN
N.T.S.



SITE PLAN
1"=20'



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 (IF-ANY) DURING ALL ASPECTS OF PROJECT GRADING, FILLING, AND BUILDING SUB-GRADE PREPARATION.
11. COMPLY WITH THE GENERAL, STORM DRAINAGE & EROSION CONTROL NOTES ON SHT S2 IN THE CONTINUOUS OPERATION AND MAINTENANCE OF THESE FACILITIES.
12. INSTALL FOUNDATION, PATCH PAVING, CLEAN SITE & STORM SYSTEM AS REQ'D., SWEEP STREETS AS DIRECTED BY THE C.O.S. INSPECTOR.
13. REMOVE EROSION & SEDIMENTATION CONTROL MEASURES UPON FINAL SITE STABILIZATION & APPROVAL FROM CITY INSPECTOR.

SCOPE OF WORK

THESE PLANS HAVE BEEN CREATED TO DETAIL THE REMOVAL OF THE EXISTING HOUSE & RELOCATION OF AN EXISTING OFFICE BUILDING (FROM APN449540-0683, SIT-2019-0096) ALONG ASSOCIATED PARKING, LANDSCAPE & MANEUVERING AREAS.

LEGEND

DESCRIPTION	NEW	EXISTING
CONCRETE		
LANDSCAPING		
EXTRUDED CURB		
PARKING		
FIRE HYDRANT		

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.

SITE DATA

SITE AREA	19,223.70 S.F., 0.44 ACRES LESS 1,000 S.F. DEDICATION
ZONING	M, LIGHT INDUSTRIAL, SITE & SURROUNDING
OCCUPANCY	B
CONSTRUCTION	5B
SPRINKLERS	NO
SETBACKS REQUIRED:	
FRONT	20', 35' IF ARTERIAL
SIDE	20'
REAR	20'
SIDE/REAR ADJ TO RES.	50'
SETBACKS PROVIDED:	
NORTH	22'
SOUTH	20'
EAST	62' + R.O.W.
WEST	70' (+)
BUILDING AREA	1,343 S.F.
ALLOWABLE BLDG. AREA	8,500 S.F.
PERCENT SITE COVERAGE	6.93%
PARKING REQUIRED:	
OFFICE	1,694 S.F./400
TOTAL	4 STALLS
PARKING PROVIDED	6 STALLS (1 H/C)
BUILDING HEIGHT	20' (-)

OWNER INFORMATION

BOSS INTERNATIONAL, LLC
ATTN: MR. MIKE BRENDEN
P.O. BOX 1965
SUMNER, WA 98390
PH: (253) 863-3881
FX: (253) 863-8436

PROJECT SURVEYOR

CASCADE LAND SURVEYING
ATTN: MR. JEFF OTTERSON
11722 261ST AVE E.
BUCKLEY, WA 98321
PH: (360) 897-1017
FX: (360) 897-1227

LEGAL DESCRIPTION

THAT PORTION OF LOT 1, BLOCK 67, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO PLAT RECORDED IN BOOK 8 OF PLATS, AT PAGE 36, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 150 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE WEST 176 FEET;
THENCE NORTHWESTERLY 102 FEET IN A STRAIGHT LINE TO A POINT 210 FEET WEST OF THE BEGINNING;
THENCE EAST 210 FEET TO THE BEGINNING.

PARCEL NUMBER

449540-0992

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK PROVIDED BY SURVEY SUB-CONTRACTOR FOR THE 136TH AVE. E./VALENTINE AVE. S.E. CORRIDOR IMPROVEMENTS PROJECT.

BENCHMARK

RED REBAR & CAP FOUND 47' W. OF CENTERLINE OF 136TH AVE. E./VALENTINE AVE. S.E., AND APPROX. 180' S. OF THE CENTERLINE OF NYBERG ROAD.
ELEVATION = 63.94 (NAVD 88)

FIRE DEPARTMENT NOTES

1. THIS PROJECT SHALL COMPLY WITH THE SUMNER MUNICIPAL CODE, THE 2015 INTERNATIONAL FIRE CODE, AND THE SET STANDARDS OF SUMNER AS ESTABLISHED BY THE CHIEF. (NFPA)
2. PROVIDE DOCUMENTATION OF COMPLIANCE WITH IFC SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE.
3. PROVIDE 2A:10B:C RATED FIRE EXTINGUISHERS. INSTALL ONE AT OR NEAR THE MAIN ENTRANCE OF BUILDING AND MAINTAIN 75'-FOOT TRAVEL DISTANCE. ALL FIRE EXTINGUISHERS SHALL REMAIN VISIBLE AND ACCESSIBLE. IFC SEC 906.3
4. PROVIDE AN APPROVED ADDRESS THAT IS VISIBLE FROM THE STREET AND IN HIGH CONTRAST TO THE BACKGROUND OF 6-INCH NUMBER/LETTER SIZE.
5. A FIRE DEPARTMENT ACCESS ROAD/LANE SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL EXTERIOR WALLS OF BUILDING.
 - A. APPARATUS ACCESS ROADS/LANES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET.
 - B. FIRE LANE STRIPING/MARKING WILL BE REQUIRED.
6. PROVIDE THE REQUIRED FIRE FLOW OF 1500GPM AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS PER IFC APPENDIX B TABLE B105.

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 POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING 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.

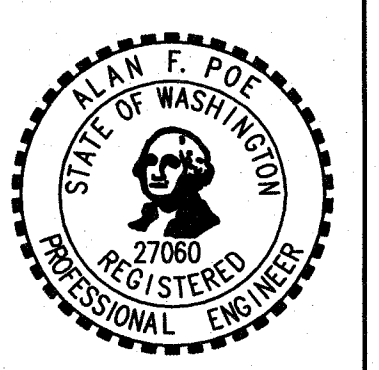
RECORD DRAWING CERTIFICATION	PROJECT REF: SIT-2021-XXXX
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.	THESE PLANS ARE "APPROVED" FOR CONFORMANCE WITH THE CITY OF SUMNER ENGINEERING DIVISION'S REQUIREMENTS
BY: _____ DATE: _____	APPROVED BY: _____
TITLE/POSITION _____	DATE APPROVED: _____
CONFIRMED BY CITY _____ DATE: _____	

REV.	DATE	BY	DESCRIPTION

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

SIT-2021-XXXX
UTILIGI SUMNER
OFFICE
SUMNER, WA

COVER SHEET/SITE
PLAN



DATE: APRIL 2021
DRAWN BY: G.M.O.
DESIGN BY: A.F.P.
JOB NO.: 20-018
SHEET NO.: C1