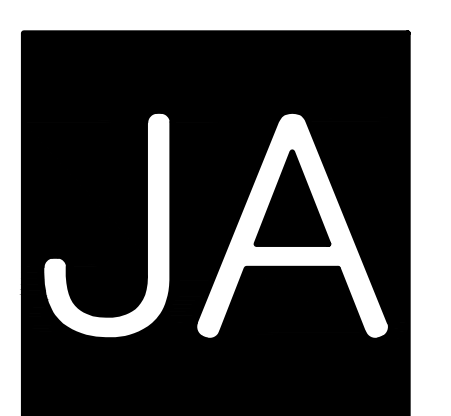
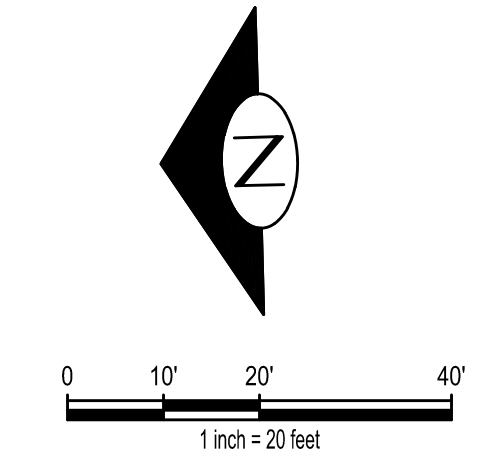


### LEGEND

- PROPERTY LINE
- APPROXIMATE EASEMENT LINE PER COS GIS
- ROADWAY CENTERLINE
- BUILDING EDGE
- OVERHANG
- SPOT ELEVATION
- FLOW ARROW
- STORM DRAINAGE (SD) SOLID PIPE, LESS THAN 12" DIAMETER
- STORM DRAINAGE (SD) SOLID PIPE, GREATER THAN OR EQUAL TO 12" DIAMETER
- SD PERFORATED PIPE
- CLEAN OUT
- TYPE 1 CATCH BASIN
- TRENCH DRAIN
- CONVEYANCE SWALE
- SANITARY SEWER (SS) PIPE
- WATER (W) PIPE
- ELECTRICAL DUCT BANK
- ELECTRICAL CONDUIT
- ASPHALT PAVING
- CONCRETE PAVING
- WHEEL STOP
- SITE WALL
- ROW CONCRETE CURB PER WSDOT STD PLAN F-10.12-04
- DUAL FACED CONCRETE CURB PER WSDOT STD PLAN F-10.12-04
- FLUSH CURB

### NOTES:

1. SCHEMATIC SITE PLAN AND PRELIMINARY STORMWATER TREATMENT FACILITIES AND UTILITIES ARE SHOWN AT THIS TIME. WE ASSUME THAT ALL CITY INFRASTRUCTURE IS ADEQUATELY SIZED TO SUPPORT THE PROJECT.
  2. FIRE TRUCK ACCESS WILL BE FROM EAST MAIN STREET, PER COORDINATION WITH EAST PIERCE FIRE AND RESCUE.
  3. RESTORATION FOR UTILITY SERVICE TRENCHES SHALL BE PER THE 2023 CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
  4. PAVING SECTIONS SHALL BE PER THE 2023 CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
  5. REFER TO LANDSCAPE FOR CONCRETE SCORING, COLOR, AND FINISHES.
  6. THIS PROJECT IS REQUIRED TO MEET STORMWATER REQUIREMENTS PER THE 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMWW).
  7. STORM, SEWER, AND WATER INFRASTRUCTURE SHALL BE PER 2023 CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
  8. ELECTRICAL AND GAS SERVICES, IF APPLICABLE, WILL BE PER PSE STANDARDS AND REQUIREMENTS. ELECTRICAL SERVICE FOR SITE, PER ELECTRICAL, AND ROUTING TO BE DETERMINED.
  9. FIRE HYDRANT COVERAGE TO BE COORDINATED WITH AND REVIEWED BY EAST PIERCE FIRE AND RESCUE AND ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED.
  10. SIDE SEWER PER COS STD DETAIL SS-4
  11. ACCESS EASEMENT LOCATION IS SHOWN PER CITY OF SUMNER GIS MAP. EASEMENT IS SHOWN FOR REFERENCE ONLY.
  12. EXTENTS OF FRONTAGE IMPROVEMENTS WILL BE COORDINATED WITH THE CITY AND DOCUMENTED IN A LATER PHASE.
- A. THE PROJECT ANTICIPATES MAINTAINING EXISTING DRAINAGE PATTERNS. THE DOWNSTREAM POINT OF DISCHARGE IS THE WHITE RIVER.
- B. STORMWATER MITIGATION WILL BE DESIGNED TO COMPLY WITH SUMNER MUNICIPAL CODE.
- C. THE PROJECT ANTICIPATES PROVIDING ENHANCED WATER QUALITY (WQ) MITIGATION FOR THE PROPOSED POLLUTION GENERATING IMPERVIOUS SURFACES. A BIORETENTION FACILITY, ALONG THE EAST OF THE BUILDING, MAY BE THE SELECTED BMP TO MITIGATE THE PARKING LOT'S POLLUTED RUNOFF. THE TOTAL MITIGATED AREA IS APPROXIMATELY 20,000-SF.



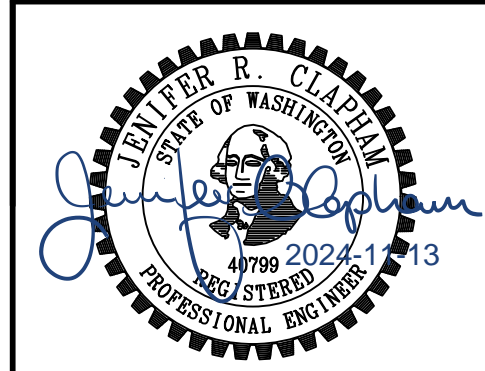
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SHEET TITLE  
**CUP SITE PLAN**

SHEET NO.  
**C100**

Drawn Checked RAG SJB  
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