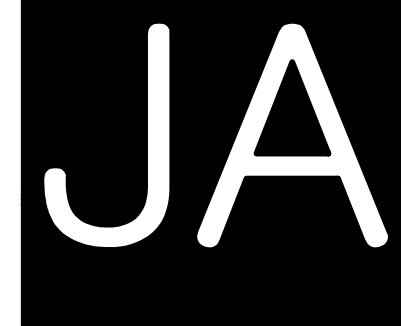




LEGEND

	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



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3131 Western Ave,
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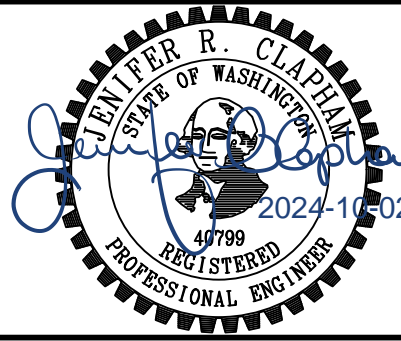


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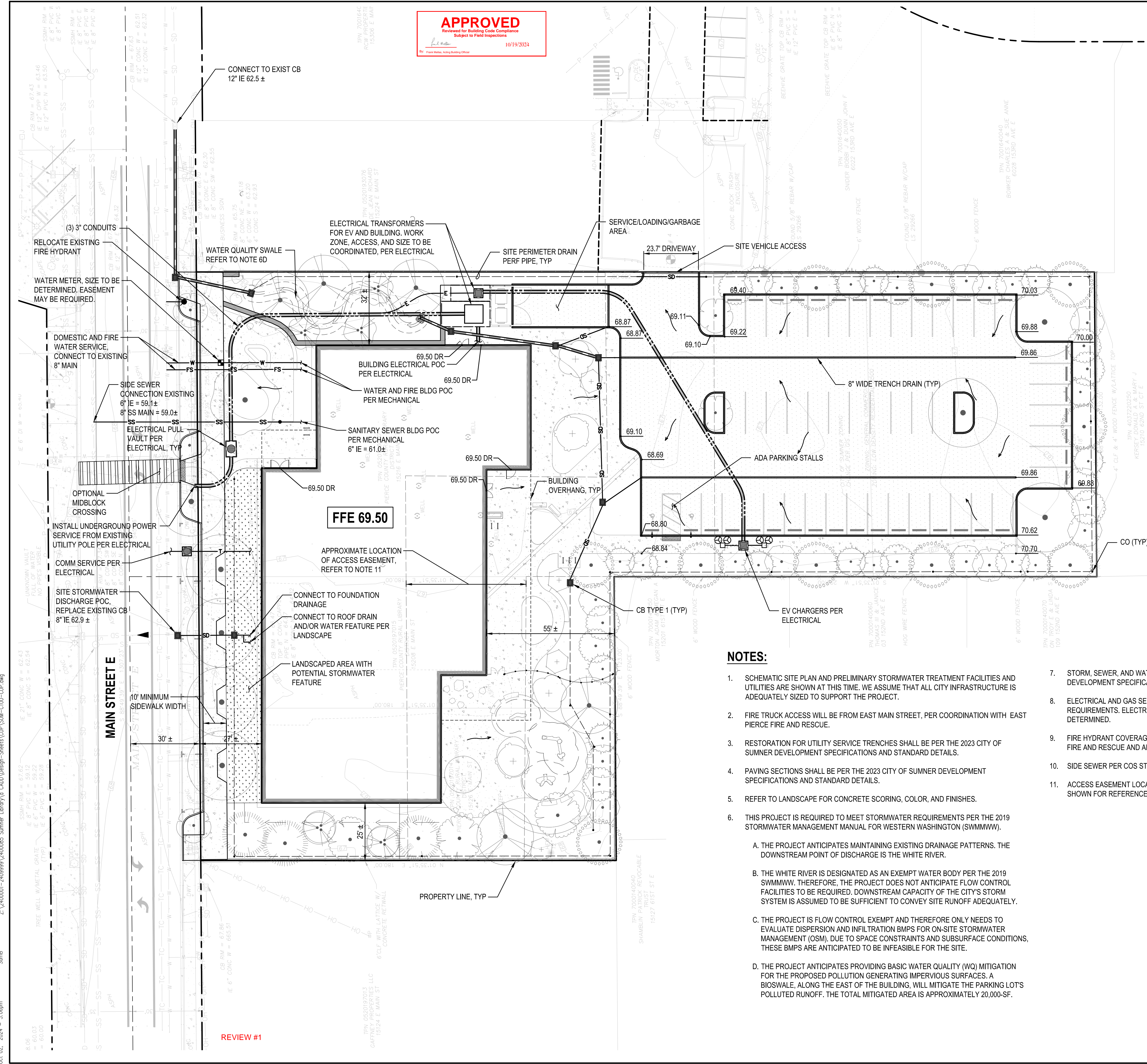
SHEET TITLE

CUP SITE PLAN

SHEET NO.

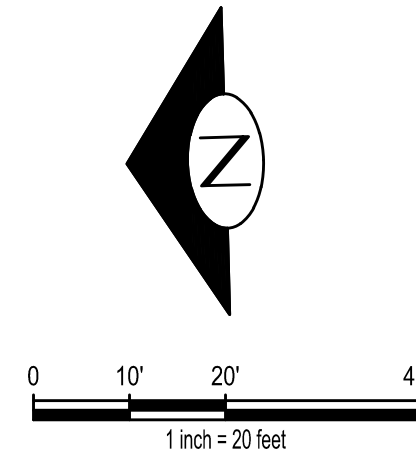
C100

Drawn: RAG
Checked: SJB



NOTES:

- 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.
- FIRE TRUCK ACCESS WILL BE FROM EAST MAIN STREET, PER COORDINATION WITH EAST PIERCE FIRE AND RESCUE.
- RESTORATION FOR UTILITY SERVICE TRENCHES SHALL BE PER THE 2023 CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
- PAVING SECTIONS SHALL BE PER THE 2023 CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
- REFER TO LANDSCAPE FOR CONCRETE SCORING, COLOR, AND FINISHES.
- THIS PROJECT IS REQUIRED TO MEET STORMWATER REQUIREMENTS PER THE 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMWW).
 - THE PROJECT ANTICIPATES MAINTAINING EXISTING DRAINAGE PATTERNS. THE DOWNSTREAM POINT OF DISCHARGE IS THE WHITE RIVER.
 - THE WHITE RIVER IS DESIGNATED AS AN EXEMPT WATER BODY PER THE 2019 SWMMWW. THEREFORE, THE PROJECT DOES NOT ANTICIPATE FLOW CONTROL FACILITIES TO BE REQUIRED. DOWNSTREAM CAPACITY OF THE CITY'S STORM SYSTEM IS ASSUMED TO BE SUFFICIENT TO CONVEY SITE RUNOFF ADEQUATELY.
 - THE PROJECT IS FLOW CONTROL EXEMPT AND THEREFORE ONLY NEEDS TO EVALUATE DISPERSION AND INFILTRATION BMPs FOR ON-SITE STORMWATER MANAGEMENT (OSM). DUE TO SPACE CONSTRAINTS AND SUBSURFACE CONDITIONS, THESE BMPs ARE ANTICIPATED TO BE INFEASIBLE FOR THE SITE.
 - THE PROJECT ANTICIPATES PROVIDING BASIC WATER QUALITY (WQ) MITIGATION FOR THE PROPOSED POLLUTION GENERATING IMPERVIOUS SURFACES. A BIOSWALE, ALONG THE EAST OF THE BUILDING, WILL MITIGATE THE PARKING LOTS POLLUTED RUNOFF. THE TOTAL MITIGATED AREA IS APPROXIMATELY 20,000-SF.
- STORM, SEWER, AND WATER INFRASTRUCTURE SHALL BE PER 2023 CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
- ELECTRICAL AND GAS SERVICES, IF APPLICABLE, WILL BE PER PSE STANDARDS AND REQUIREMENTS. ELECTRICAL SERVICE FOR SITE, PER ELECTRICAL, AND ROUTING TO BE DETERMINED.
- FIRE HYDRANT COVERAGE TO BE COORDINATED WITH AND REVIEWED BY EAST PIERCE FIRE AND RESCUE AND ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED.
- SIDE SEWER PER COS STD DETAIL SS-4
- ACCESS EASEMENT LOCATION IS SHOWN PER CITY OF SUMNER GIS MAP. EASEMENT IS SHOWN FOR REFERENCE ONLY.



Oct 02, 2024 - 5:06pm
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REVIEW #1