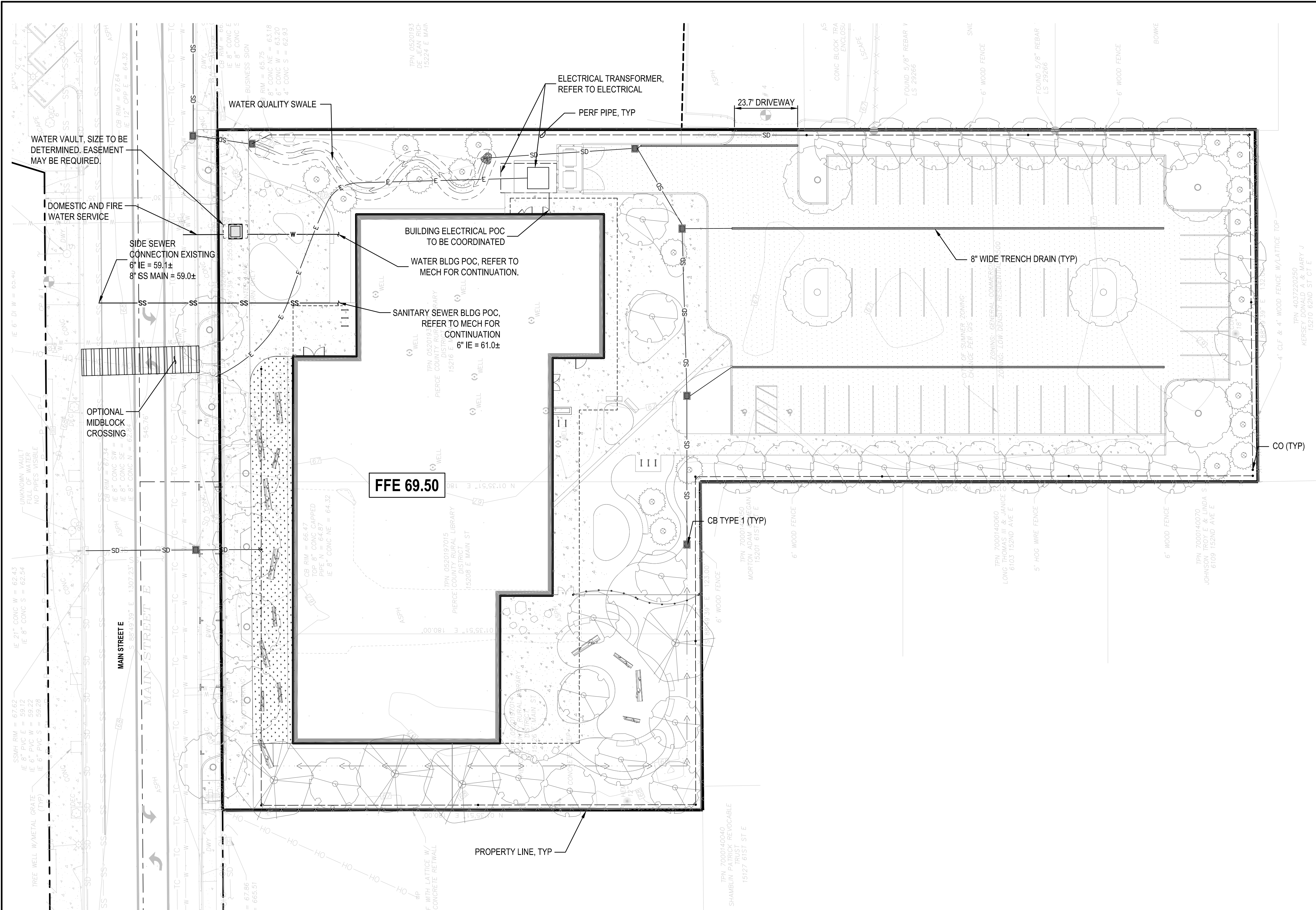


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**LEGEND**

	PROPERTY LINE
	BUILDING EDGE
	OVERHANG
	MAJOR CONTOUR
	MINOR CONTOUR
	FLOW ARROW
	SOLID PIPE
	PERFORATED PIPE
	CLEAN OUT
	TYPE 1 CATCH BASIN
	TRENCH DRAIN
	SWALE
	SANITARY SEWER PIPE
	WATER PIPE
	ELECTRICAL CONDUIT

**NOTES**

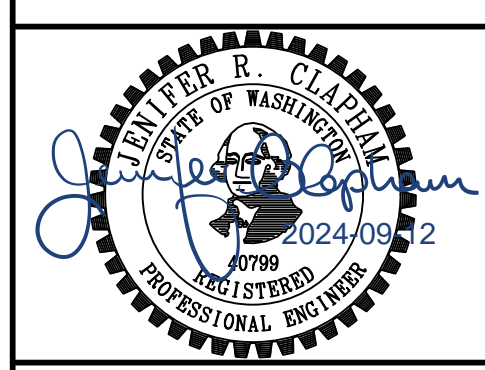
1. SCHEMATIC SITE PLAN AND PRELIMINARY STORMWATER TREATMENT FACILITIES AND UTILITIES ARE SHOWN AT THIS TIME. WE ASSUME THAT ALL CITY INFRASTRUCTURE IS ADEQUATELY SIZED TO SUPPORT THE PROJECT.
2. STORM, SEWER, AND WATER INFRASTRUCTURE SHALL BE PER 2023 CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
3. ELECTRICAL AND GAS SERVICES, IF APPLICABLE, WILL BE PER PSE STANDARDS AND REQUIREMENTS. ELECTRICAL SERVICE FOR SITE, PER ELECTRICAL, AND ROUTING TO BE DETERMINED.
4. THIS PROJECT IS REQUIRED TO MEET STORMWATER REQUIREMENTS PER THE 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMWW).
  - A. THE PROJECT ANTICIPATES MAINTAINING EXISTING DRAINAGE PATTERNS. THE DOWNSTREAM POINT OF DISCHARGE IS THE WHITE RIVER.
  - B. 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.
  - C. 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 MAY ELECT TO PROVIDE BIORETENTION AS A VOLUNTARY STORMWATER IMPROVEMENT.
  - D. THE PROJECT ANTICIPATES PROVIDING BASIC WATER QUALITY (WQ) MITIGATION FOR THE PROPOSED POLLUTION GENERATING IMPERVIOUS SURFACES. A BIOSWALE, ALONG THE EAST OF THE BUILDING, IS ANTICIPATED TO MITIGATE THE PARKING LOT'S POLLUTED RUNOFF.

5. PER THE CITY OF SUMNER MUNICIPAL CODE, THE MAXIMUM LOT COVERAGE FOR THE CENTRAL BUSINESS DISTRICT IS 100% IMPERVIOUS AREA. 75% IMPERVIOUS DEVELOPMENT WITH NO INFILTRATION WAS ASSUMED FOR PRELIMINARY WATER QUALITY SIZING. ONCE THE SITE PLAN IS REFINED, OSM AND WQ FACILITY SIZING WILL BE REEVALUATED.
6. GRADING ANTICIPATES RAISING THE SITE BY APPROXIMATELY 2-3' TO FACILITATE DRAINAGE DISCHARGING TO THE CITY'S STORM SYSTEM VIA GRAVITY. FILL SOILS, WHICH MAY BE SUITABLE FOR USE AS STRUCTURAL FILL, ARE AVAILABLE FROM AN EXISTING CITY PROJECT. THE PROJECT IS IN COORDINATION WITH THE CITY TO POTENTIALLY IMPORT THE SOILS TO RAISE THE GRADE AND PRELOAD THE SITE. SEPARATE PERMITS FOR THESE EARTHWORK ACTIVITIES ARE ANTICIPATED.
7. TEMPORARY EROSION CONTROL FACILITIES AND BMPs WILL BE REQUIRED TO MEET THE 2019 SWMMWW. WE ANTICIPATE THE FOLLOWING BMPs TO BE INSTALLED WITH THIS PROJECT:
  - CONSTRUCTION FENCING
  - CONSTRUCTION ENTRANCE
  - FILTER FABRIC FENCING
  - CATCH BASIN PROTECTION
  - INTERCEPTOR SWALES
  - SEDIMENT TRAPS OR SEDIMENT TANKS

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