

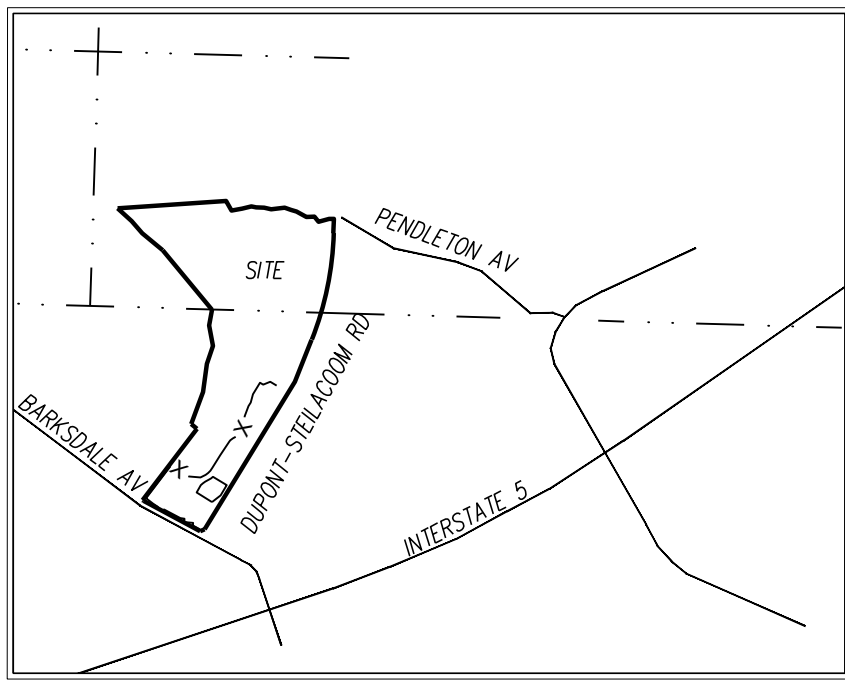


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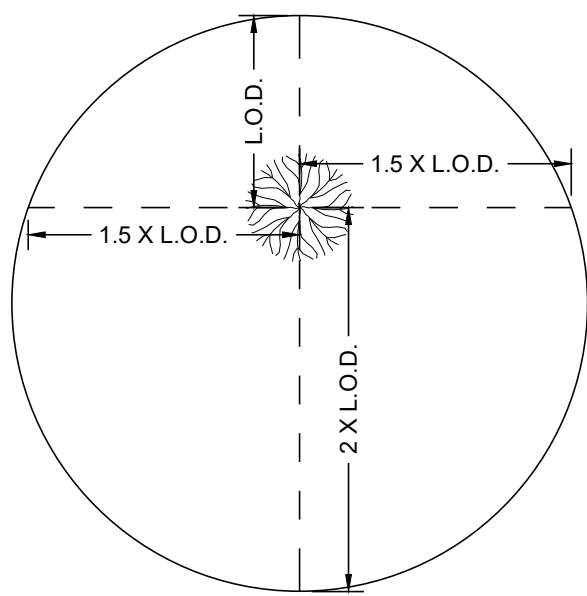
Exhibit 2.d

Grading Plans

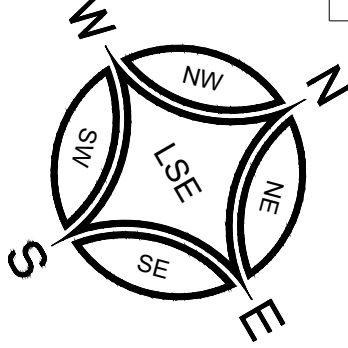
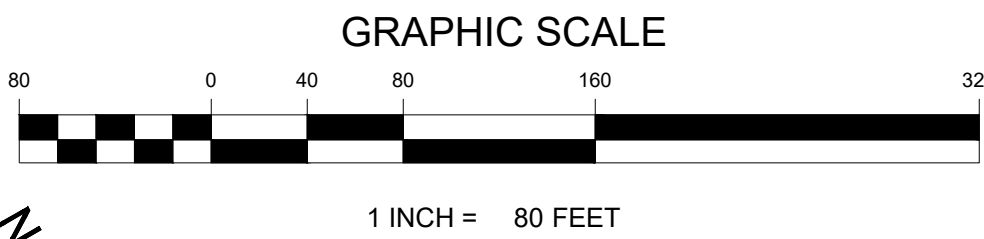


VICINITY MAP
SCALE: 1" = 1000'

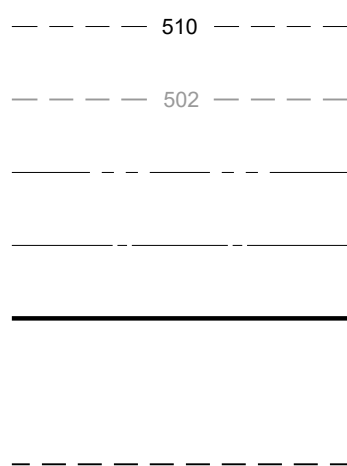
SURVEYOR'S NOTE:
THE 84" STORM DRAINAGE PIPE LOCATIONS, AS SHOWN ON THIS MAP, ARE PROVIDED BY OTHER AND ARE NOT A PRODUCT OF FIELD VERIFIED LOCATION BY LEROY SURVEYORS AND ENGINEERS INC. THE CONTRACTOR IS REQUIRED TO POTHOLE THE LOCATION OF THE PIPE AND CONTACT THE ENGINEER AND SURVEYOR TO MAP ITS ACCURATE LOCATION PRIOR TO ANY CONSTRUCTION.



1 LIMITS OF DISTURBANCE DETAIL (L.O.D.)
PER ARBORIST REPORT PREPARED BY GREENFOREST INC.
SCALE: N.T.S.



EXISTING



LEGEND

2' CONTOURS MAJOR

2' CONTOURS MINOR

RIGHT-OF-WAY

CENTERLINE

BOUNDARY

LANDSCAPE BUFFER

PARCEL

BUILDING FOUNDATION

BUILDING ROOF

PAVEMENT HATCH

GRAVEL SURFACE

ASPHALT

CONCRETE

POROUS SURFACING

DELINEATED PATHWAY

ROOFDRAIN LINE

STORM LINE

STORM CLEANOUT

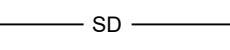
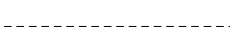
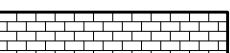
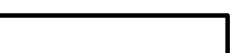
DIRECTION OF FLOW

FEMA FLOODPLAIN

WETLAND

CATCH BASIN

PROPOSED



CHAMPIONS CENTRE GRADING PLANS

A PORTION OF THE SE ¼ OF THE SW ¼ OF SECTION 25 AND NE ¼ OF SECTION 26, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

Received 12-20-2023

PARCEL NUMBERS:
0119362039, 0119362009, 0119362012 & 0119362043

PARCEL AREA:
927,027 S.F. (21.28 AC)

SHEET INDEX:
1. COVER SHEET
2. GRADING PLAN
3. GRADING PLAN
4. GRADING PLAN
5. GRADING PLAN

DATUM:
WASHINGTON SOUTH ZONE NAVD 88

TOPOGRAPHY:
2 FOOT CONTOURS: TOPOGRAPHIC INFORMATION FROM AERIAL MAPPING BY PUGET SOUND LIDAR CONSORTIUM AND VERIFIED BY LS&E

SITE ADDRESS:
XXX BARKSDALE AVE.
DUPONT, WA 98237

PROPERTY OWNER:
MUSTARD SEED LEGACY DEV. LLC
32706 MOUNTAIN HWY E
EATONVILLE, WA 98328

APPLICANT:
CHAMPIONS CENTRE
CONTACT: DAVID YADON, CORPORATE SECRETARY
PHONE: 253-606-9041
1819 E. 72ND ST.
TACOMA, WA 98404

ZONING:
COMM

EARTH WORK QUANTITIES:

CUT: 2,855 CY
FILL: 25,530 CY
NET: 22,684 CY
CLEARING LIMITS: 168,508 S.F.
1. THESE QUANTITIES ARE FOR THE ESTABLISHMENT OF CLEARING AND GRADING PERMIT ONLY AND SHALL NOT BE CONSTRUED TO INDICATE A BALANCED SITE.
2. GRADING VOLUMES ARE FROM EXISTING GRADE TO FINISHED GRADE AND MAKE NO ALLOWANCE FOR STRIPPINGS, GRAVEL, OR ROAD SECTION MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR BIDDING PURPOSES AND SHALL NOT HOLD THE ENGINEER OR OWNER/DEVELOPER RESPONSIBLE FOR ANY ERRORS IN HIS BID QUANTITIES FOR EXCAVATION

IMPERVIOUS AREA PARCEL A:

PROPOSED RELIGIOUS ASSEMBLY = 25,850 S.F.
PROPOSED PARKING AREA = 62,881 S.F.
PROPOSED WALKWAYS & CURBS = 8,371 S.F.

TOTAL = 97,102 S.F.

IMPERVIOUS AREA PARCEL B:

PROPOSED BUILDING PAD = 3,000 S.F.
PROPOSED PARKING AREA = 16,637 S.F.
PROPOSED WALKWAYS & CURBS = 2,095 S.F.

TOTAL = 21,732 S.F.

OFF-SITE IMPROVEMENTS IMPERVIOUS AREA:

PROPOSED SAWCUT PAVEMENT & CURB & GUTTER = 3,972 S.F.

OFF-SITE IMPROVEMENTS PERVIOUS AREA:

PROPOSED POROUS CONCRETE SIDEWALK = 6,350 S.F.

PROJECT DESCRIPTION:

THE CHAMPIONS CENTRE PROJECT CONTAINS 4 EXISTING PARCELS. THE OVERALL COMBINED PARCEL AREA OF THE 4 PARCELS IS 927,027 SQUARE FEET (21.28 ACRES). THIS COMMERCIAL PROJECT CONSISTS OF A BOUNDARY LINE ADJUSTMENT TO REDUCE THE NUMBER OF LOTS FROM 4 PARCELS INTO 3 PARCELS. PARCELS A, B & C.

PARCEL A WILL BE 139,369 SQUARE FEET (3.20 ACRES). THIS WILL BE A COMMERCIAL LOT THAT WILL INCLUDE THE CONSTRUCTION OF APPROXIMATELY 26,000 SQUARE FOOT RELIGIOUS ASSEMBLY THAT WILL HAVE A MAXIMUM CONGREGATION OCCUPANCY OF 350 PEOPLE. THE ARCHITECTURAL FOOTPRINT FOR THIS RELIGIOUS ASSEMBLY IS UNIQUE TO ALLOW FOR THE EXISTING GROVE OF LANDMARK OREGON WHITE OAK TREES THAT SIT ON AN EXISTING KNOLL TO BE PROTECTED AND REMAIN ON-SITE. THIS PROPERTY WILL ALSO HAVE A TOTAL OF 135 PARKING STALLS. THE PARKING STALLS WILL INCLUDE 8 ELECTRIC VEHICLE STALLS, 4 STANDARD ADA STALLS, 1 VAN ADA STALL AND 122 STANDARD STALLS. THIS PROPERTY WILL BE SERVED BY PUBLIC SEWER & WATER AND WILL HAVE ON-SITE STORM FILTER SYSTEM(S) THAT WILL PROVIDE QUALITY TREATMENT OF ON-SITE STORMWATER RUNOFF. AFTER TREATMENT ONSITE STORMWATER RUNOFF WILL BE CONVEYED TO AN ON-SITE INFILTRATION SYSTEM WHICH WILL PROVIDE QUANTITY MITIGATION.

PARCEL B WILL BE 39,369 SQUARE FEET (0.92 ACRES). THIS WILL BE A COMMERCIAL LOT THAT WILL INCLUDE THE CONSTRUCTION OF APPROXIMATELY 3,000 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT. THE MAXIMUM OCCUPANCY IS UNKNOWN AT THIS TIME. THIS PROPERTY WILL ALSO HAVE A TOTAL OF 38 PARKING STALLS. THE PARKING STALLS WILL INCLUDE 10 ELECTRIC VEHICLE STALLS, 1 STANDARD ADA STALL, 1 VAN ADA STALL AND 26 STANDARD STALLS. THIS PROPERTY WILL BE SERVED BY PUBLIC SEWER & WATER AND WILL HAVE AN ON-SITE CARTRIDGE-STYLE STORM FILTER SYSTEM WHICH WILL PROVIDE QUALITY MITIGATION. TREATED STORMWATER RUNOFF WILL THEN BE CONVEYED TO AND ON-SITE STORMWATER INFILTRATION SYSTEM.

PARCEL C WILL BE 747,729 SQUARE FEET (17.17 ACRES). THIS WILL INCLUDE AN EXISTING WETLAND, WETLAND BUFFER, STREAM, STREAM BUFFER AND FEMA FLOOD ZONE A PER PANEL 53053C0526E EFFECTIVE DATE 3/7/2017. THIS PARCEL WILL BE DEEDED TO THE CITY OF DUPONT.

WETLAND & WETLAND BUFFER AREA:

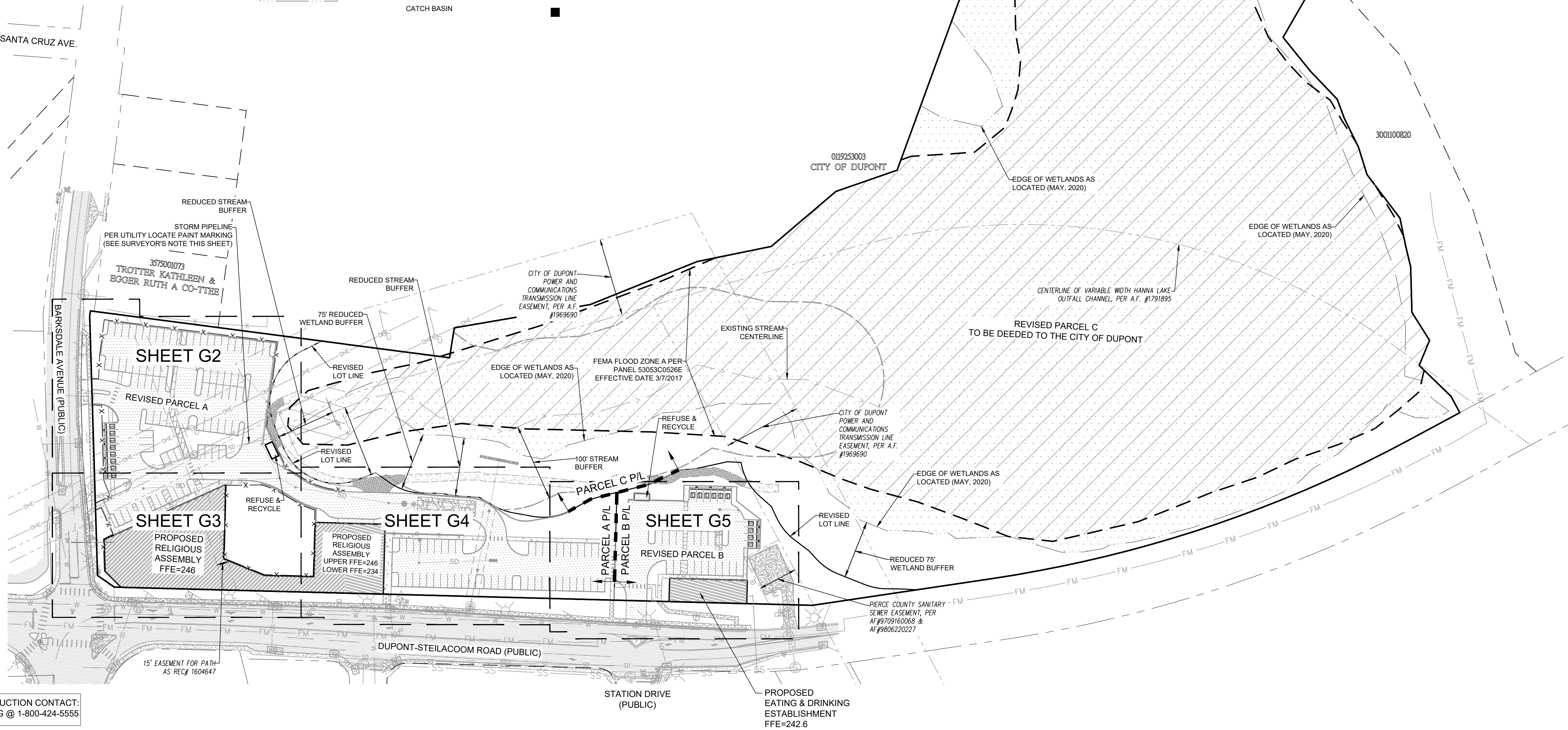
WETLAND AREA = 624,000 S.F.
100' WETLAND BUFFER = 150,401 S.F.
75' REDUCED WETLAND BUFFER = 123,714 S.F.

STREAM BUFFER AREA:

100' STREAM BUFFER = 154,201 S.F.
REDUCED STREAM BUFFER = 149,082 S.F.

SURVEY DISCLAIMER:

THIS IS NOT A BOUNDARY SURVEY



BEFORE ANY CONSTRUCTION CONTACT:
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DATE	REVISION
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JOB NO. 12089
DATE 12/08/2023
DRAWN BY: WJS
CHECKED BY: SN
APPROVED BY: SN



Cover Sheet

Champions Centre
Grading Plans
David Yadon, Champions Centre
XXX Barksdale Ave
DuPont, WA 98237
Phone: 253-606-9041
dave@cc.church

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SHEET 01
OF 05

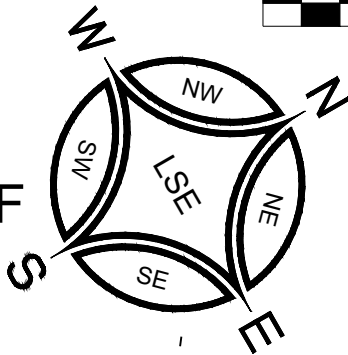
CHAMPIONS CENTRE GRADING PLANS

A PORTION OF THE SE ¼ OF THE SW ¼ OF SECTION 25 AND NE ¼ OF
SECTION 26, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

GRAPHIC SCALE



1 INCH = 10 FEET



ABBREVIATIONS:

STA A: DRIVE A AISLE ALIGNMENT STATION
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STA K: BARKSDALE AVE C/L ALIGNMENT STATION
STA L: DUPONT-STELACOOM RD C/L ALIGNMENT STATION

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FG: FINISHED GRADE
TSW: TOP OF SIDEWALK
SC: SAWCUT
SWAP: SIDEWALK ANGLE POINT
TFW: TOP FACE OF WALL
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JOB NO:	120895
DATE:	12/08/2023
DRAWN BY:	WJS
CHECKED BY:	SN
APPROVED BY:	SN



Grading Plan

Champions Centre
Grading Plans
David Yaden, Champions Centre
XXX Barksdale Ave
DuPont, WA 98237
Phone: 253-606-9041
dave@cc.church

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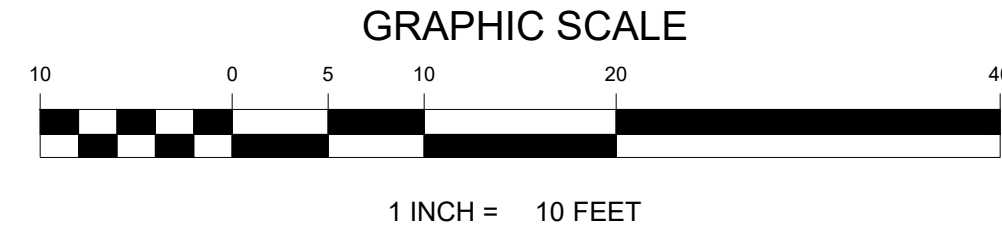
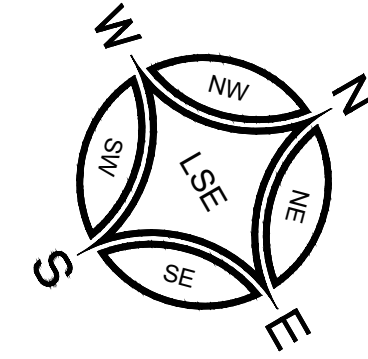
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MATCHLINE SHEET G3

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DATE	12/08/2023
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CHECKED BY	SN
APPROVED BY	SN

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Grading Exhibit

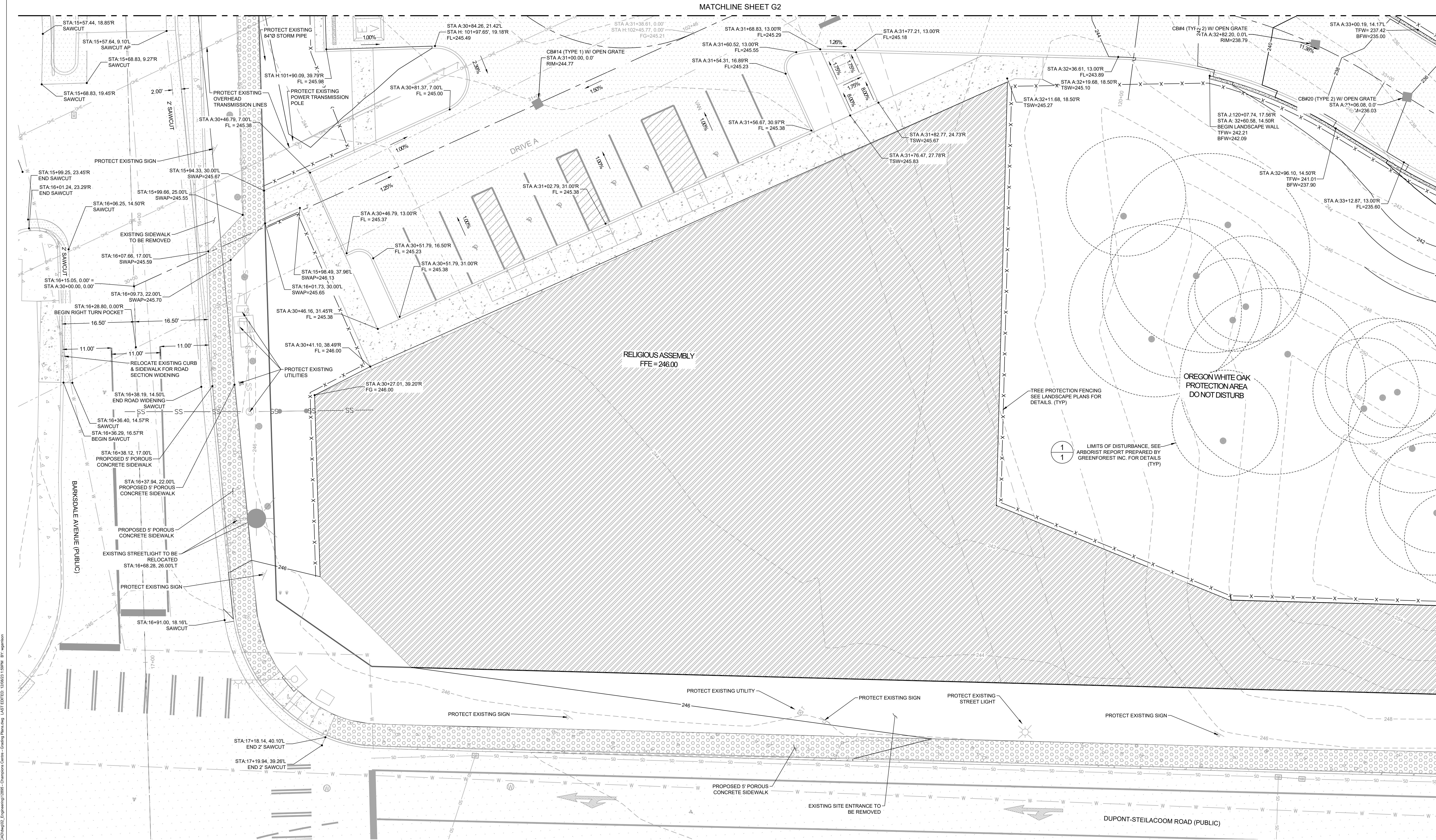
**Champions Centre
Grading Plans**

David Yaden, Champions Centre
XXX Barksdale Ave
DuPont, WA 98237
Phone: 253-606-9041
dave@cc.church

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G3

SHEET 03
OF 05



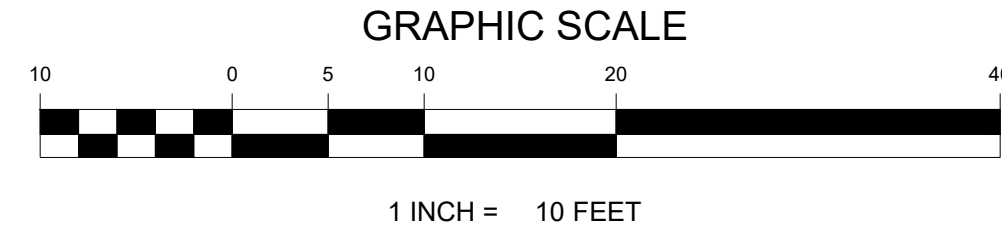
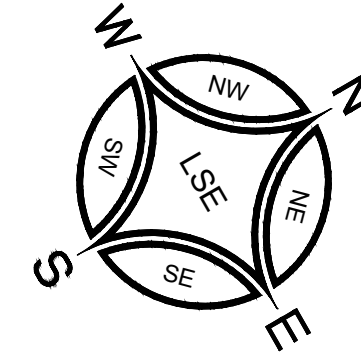
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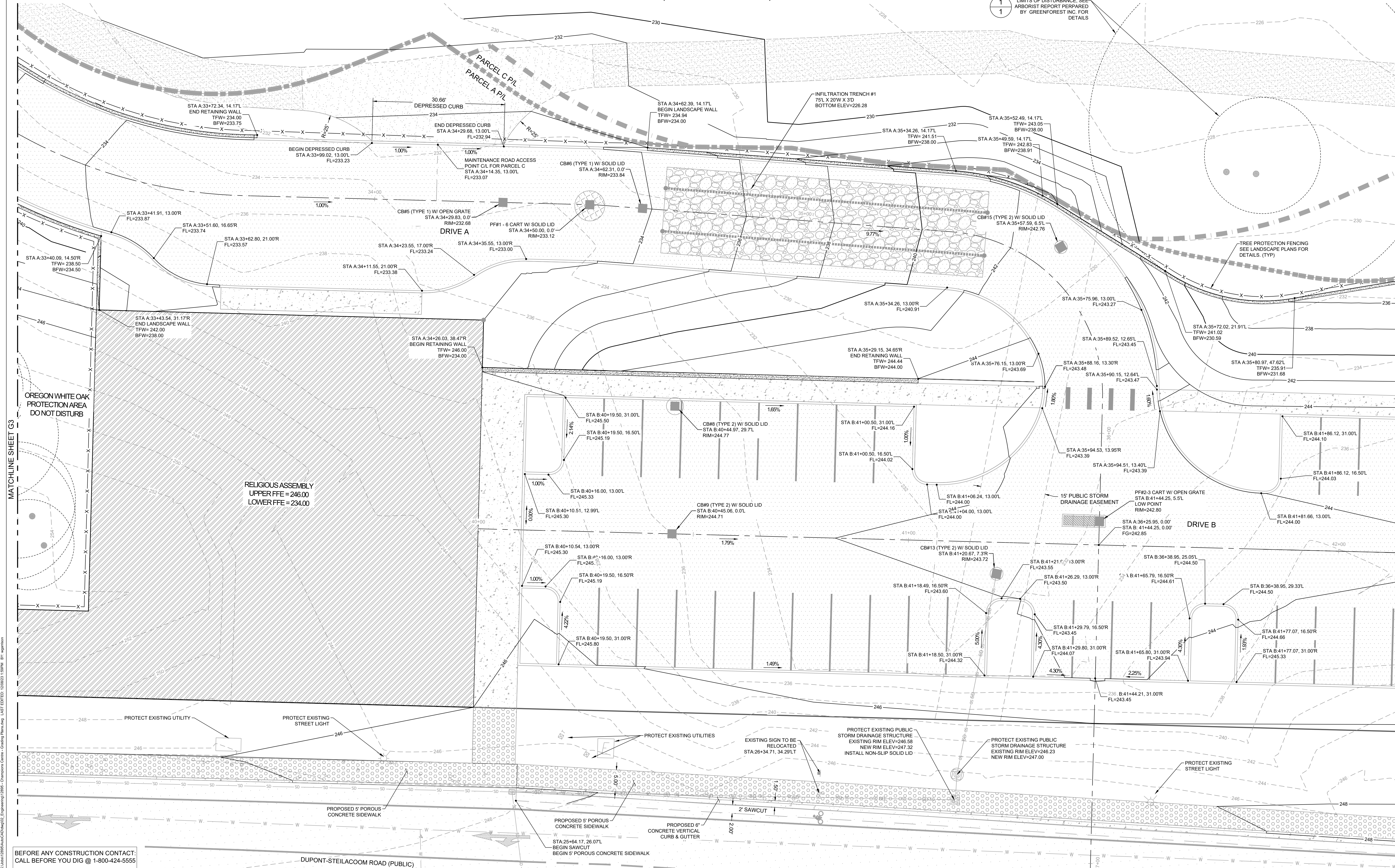
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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



1 LIMITS OF DISTURBANCE, SEE
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DETAILS

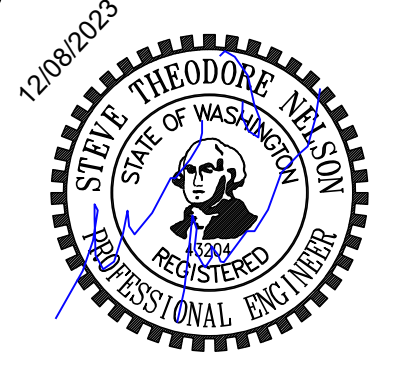


MATCHLINE SHEET G3

MATCHLINE SHEET G5

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JOB NO:	12895
DATE:	12/08/23
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CHECKED BY:	SN
APPROVED BY:	SN

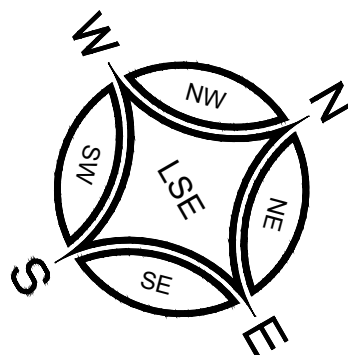
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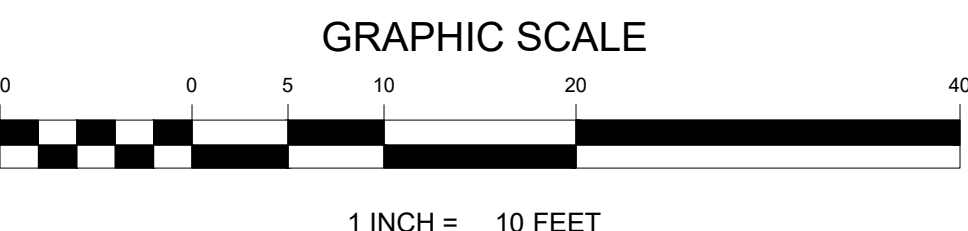
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LIMITS OF DISTURBANCE. SEE
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DETAILS (TYP)



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JOB NO: 120895	DRAWN BY: WJS	CHECKED BY: SN	APPROVED BY: SN
DATE: 12/08/2023	DESIGNED BY: WJS		

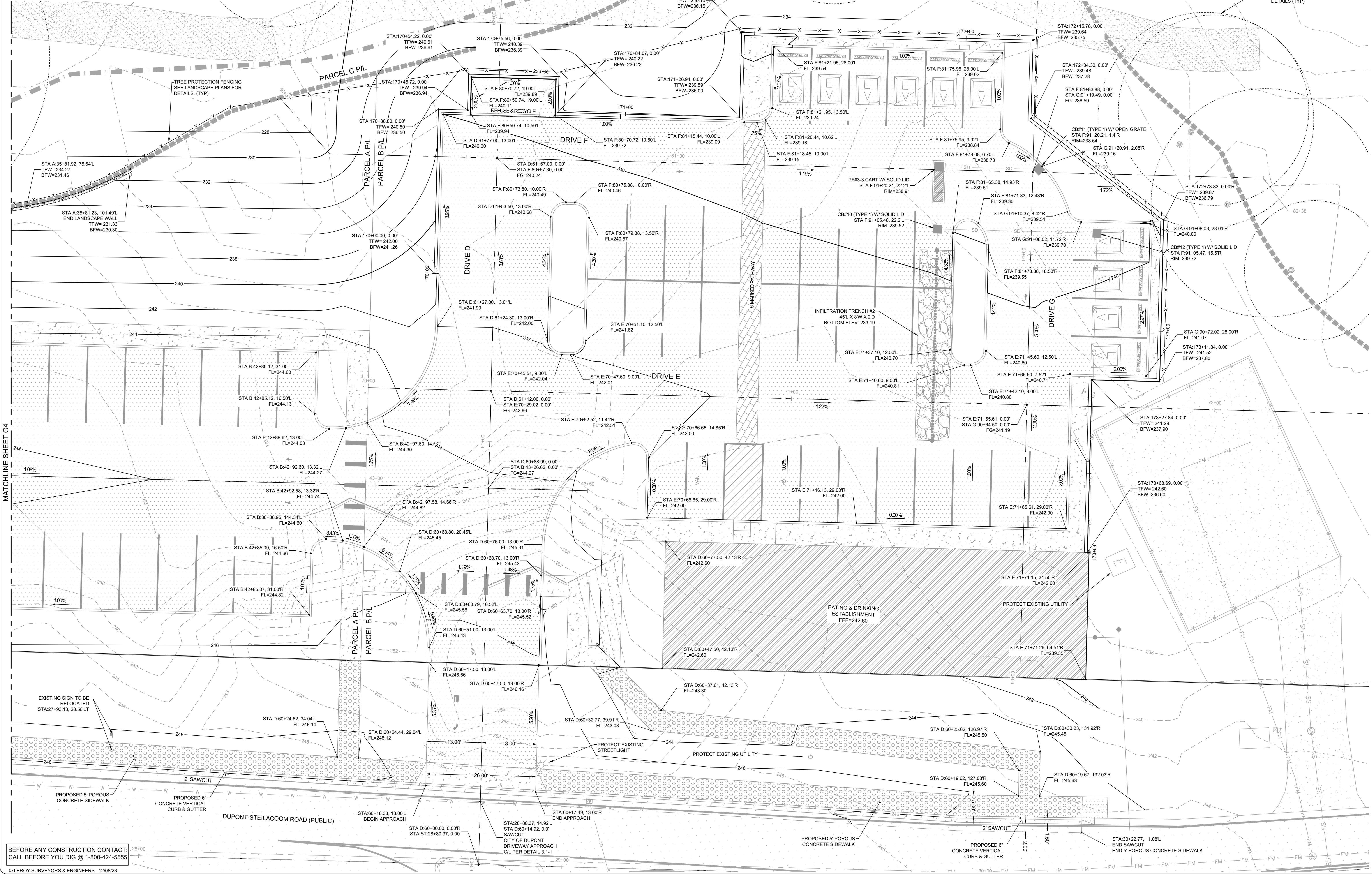
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Grading Plan

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SHEET 05
OF 05



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