

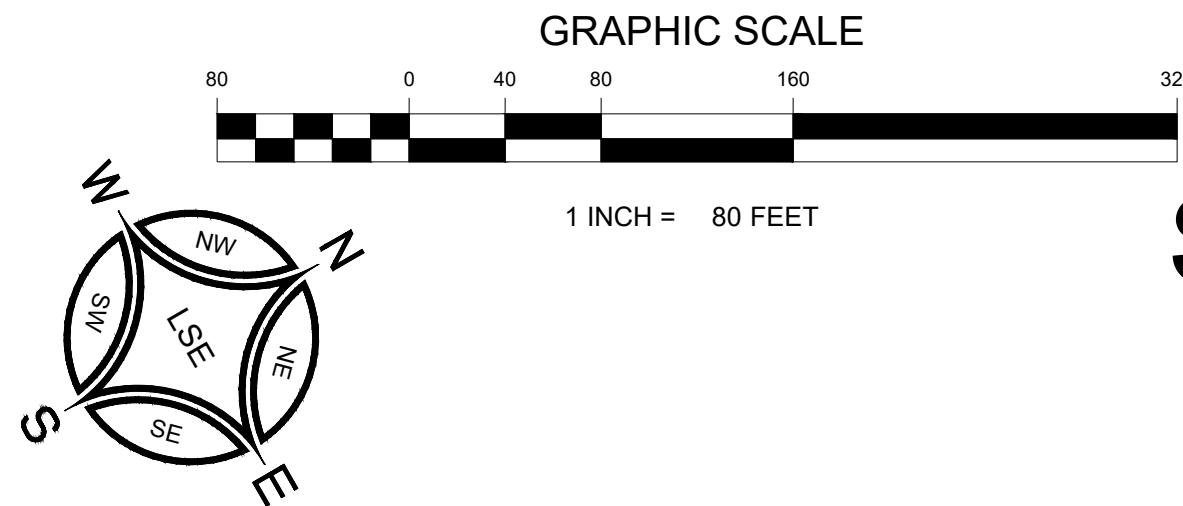


LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

Exhibit 2.e

Storm Drainage and Utility Plan



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 SURVEYOR'S 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 INCH = 80 FEET

A PORTION OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 25 AND NE $\frac{1}{4}$ OF
SECTION 26, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

SHEET INDEX:

1. COVER SHEET
2. STORM DRAINAGE & UTILITY PLAN
3. STORM DRAINAGE & UTILITY PLAN
4. STORM DRAINAGE & UTILITY PLAN
5. STORM DRAINAGE & UTILITY PLAN

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: 2,655 CY
FILL: 25,539 CY
NET: 22,884 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 RESPONSIBLE OR INDIVIDUALLY 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.

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 139,389 SQUARE FEET (3.20 ACRES). THIS WILL BE A COMMERCIAL LOT THAT WILL INCLUDE THE CONSTRUCTION OF APPROXIMATELY 26,000 SQUARE FEET OF FLOORED AREA. THIS WILL HAVE A MAXIMUM CONGREGATION OCCUPANCY OF 1,000 PEOPLE. THE ARCHITECTURAL FOOTPRINT FOR THIS RELIGIOUS ASSEMBLY IS UNIQUE TO ALLOW FOR THE EXISTING GROVE OF LANDMARK OREGON WHITE OAK TREES THAT SURROUND THE SITE. THE PROPERTY WILL BE REQUIRED TO 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. THE PROPERTY WILL BE SERVED BY PUBLIC SEWER & WATER AND WILL HAVE ON-SITE STORM FILTRATION SYSTEM(S) THAT WILL PROVIDE QUALITY TREATMENT OF ON-SITE STORMWATER RUNOFF. AFTER TREATMENT ON-SITE STORMWATER RUNOFF WILL BE COLLECTED IN A STORM DRAINAGE 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 IS PROPOSED 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

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
EX CB#1 W/ NON-SLIP SOLID LID	RIM = 247.32 INV IN = 235.91 INV IN = 233.17
EX SDMH-CONTROL STRUCTURE	RIM = 246.27 INV OUT = 233.17 INV OUT = 233.08
EX CB#2 W/ OPEN GRATE	RIM = 244.78 INV OUT = 243.44
CB#14 (TYPE 1) W/ OPEN GRATE	RIM = 244.77 INV OUT = 241.77
CB#8 (TYPE 2) W/ SOLID LID	RIM = 244.77 INV IN = 236.89 INV OUT = 236.89
CB#9 (TYPE 2) W/ SOLID LID	RIM = 244.71 INV OUT = 237.04 INV OUT = 237.04
CB#13 (TYPE 2) W/ SOLID LID	RIM = 243.72 INV IN = 231.50 INV OUT = 231.50
PF#2-3 CART W/ OPEN GRATE	RIM = 242.80 INV OUT = 237.50
CB#15 (TYPE 2) W/ SOLID LID	RIM = 242.76 INV IN = 224.59 INV OUT = 224.59
ROOFDRAIN CO#2	RIM = 242.60 INV IN = 235.13
CB#17 (TYPE 1) W/ OPEN GRATE	RIM = 242.23 INV OUT = 239.23
CB#3 (TYPE 2) W/ OPEN GRATE	RIM = 241.76 INV IN = 233.38 INV OUT = 233.38
CB#18 (TYPE 1) W/ OPEN GRATE	RIM = 241.11 INV IN = 238.11 INV IN = 238.09 INV OUT = 238.09
CB#7 (TYPE 1) W/ OPEN GRATE	RIM = 240.83 INV OUT = 238.36
CB#2 (TYPE 2) W/ OPEN GRATE	RIM = 239.80 INV IN = 233.66 INV IN = 233.66 INV OUT = 233.66

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CB#12 (TYPE 1) W/ SOLID LID	RIM = 239.72 INV IN = 234.75 INV OUT = 234.75
CB#10 (TYPE 1) W/ SOLID LID	RIM = 239.52 INV IN = 233.19 INV OUT = 233.19 INV OUT = 233.19
CB#19 (TYPE 1) W/ OPEN GRATE	RIM = 239.25 INV IN = 236.25 INV OUT = 236.25
PF#3-3 CART W/ SOLID LID	RIM = 238.91 INV IN = 235.52 INV OUT = 233.22
CB#4 (TYPE 2) W/ OPEN GRATE	RIM = 238.79 INV IN = 233.63 INV IN = 233.63 INV OUT = 233.63
CB#11 (TYPE 1) W/ OPEN GRATE	RIM = 238.64 INV OUT = 235.64
CB#1 (TYPE 1) W/ OPEN GRATE	RIM = 236.95 INV OUT = 233.95
CB#20 (TYPE 2) W/ OPEN GRATE	RIM = 236.03 INV IN = 230.79 INV OUT = 230.79
ROOFDRAIN CO#1	RIM = 234.00 INV OUT = 231.00
CB#6 (TYPE 1) W/ SOLID LID	RIM = 233.84 INV IN = 227.22 INV IN = 227.22 INV OUT = 227.22 INV OUT = 227.28
PF#1 - 6 CART W/ SOLID LID	RIM = 233.12 INV IN = 229.58 INV IN = 227.28
CB#5 (TYPE 1) W/ OPEN GRATE	RIM = 232.68 INV IN = 229.68 INV OUT = 229.68
CO#1	RIM = 226.00
CB#16 (TYPE 1) W/ SOLID LID	RIM = 226.00 INV IN = 224.25 INV IN = 224.25 INV OUT = 224.25
CO#2	RIM = 226.00

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UO6 NO: 12895
DATE: 12/08/2023
DESIGNED BY: WG
DRAWN BY: WG
CHECKED BY: SN
APPROVED BY: SN

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P.O. Box 740, Puyallup, Washington 98371
(253) 848-5608 Fax: (253) 840-4140

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Storm Drainage & Utility Plans**
David Yaddon, Champions Centre
XXX Barksdale Ave.
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Phone: 253-606-9041

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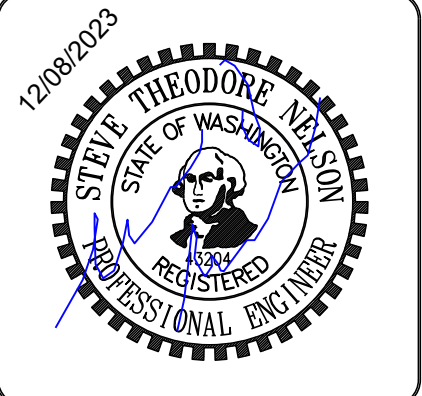
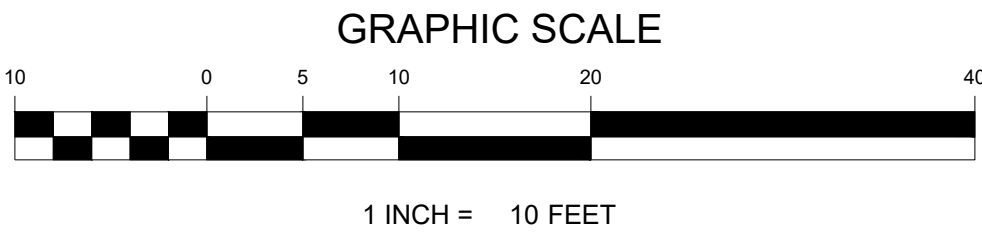
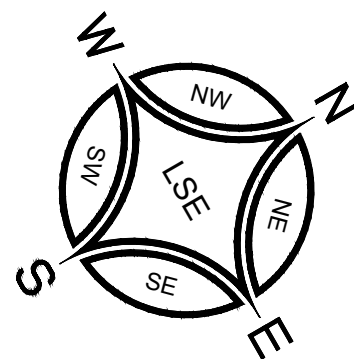
SHEET 01

OF 05

Cover Sheet

CHAMPIONS CENTRE
STORM DRAINAGE & UTILITY 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



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

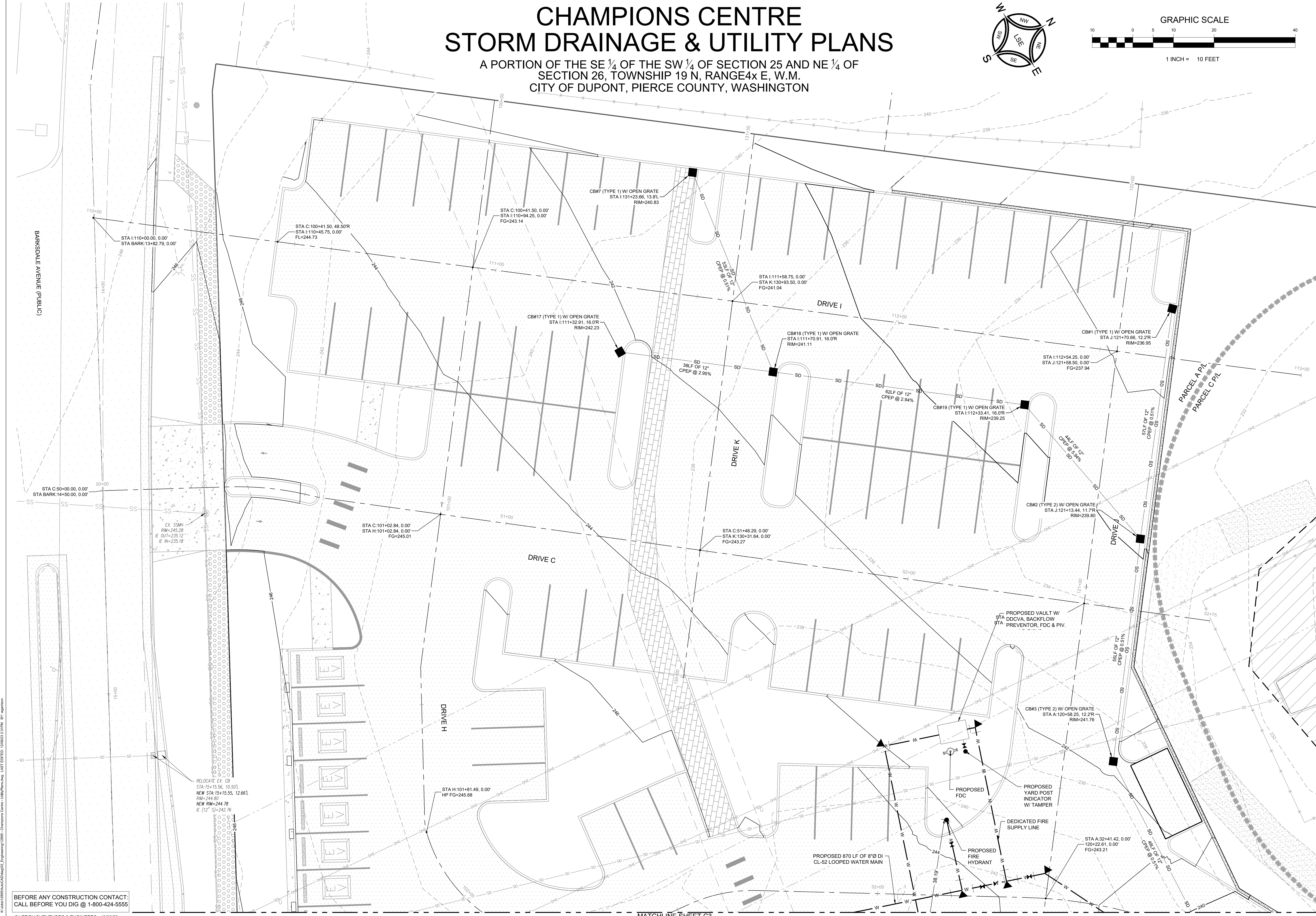
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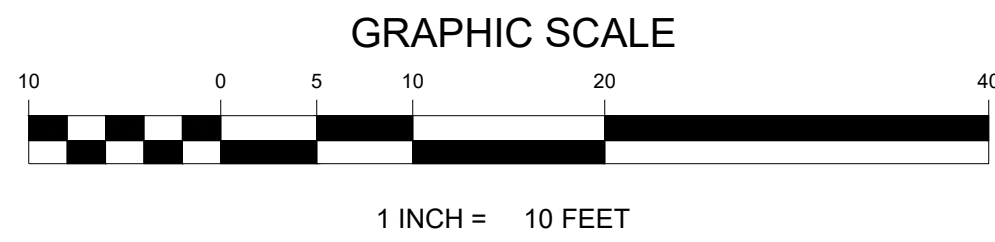
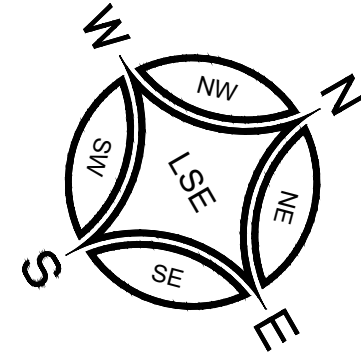
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Storm Drainage & Utility Plan

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Phone: 253-606-9041
dave@cc.church

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SHEET 02
OF 05





CHAMPIONS CENTRE STORM DRAINAGE & UTILITY 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



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JOB NO.	120892023
DATE	12/08/2023
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APPROVED BY	SN

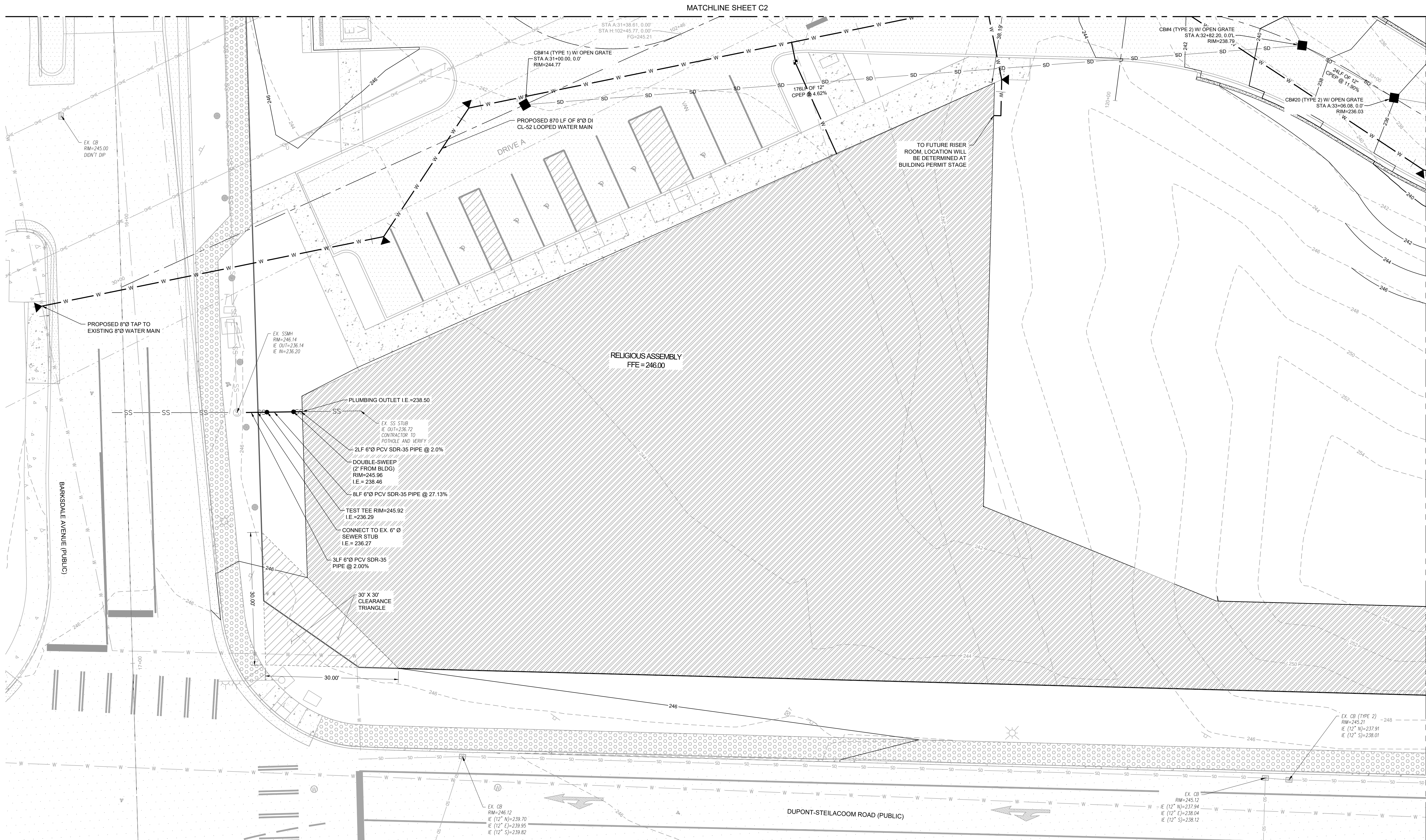
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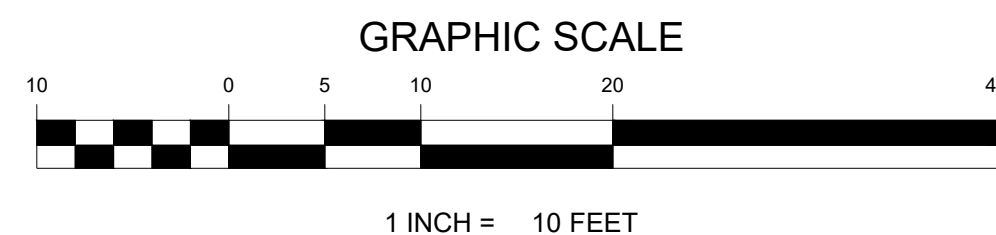
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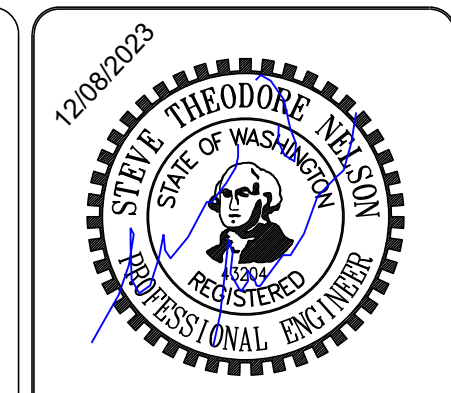


BEFORE ANY CONSTRUCTION CONTACT:
CALL BEFORE YOU DIG @ 1-800-424-5555

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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



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JOB NO: 12885
DATE: 12/06/2023
DESIGNED BY: WG
DRAWN BY: WG
CHECKED BY: SN
APPROVED BY: SN

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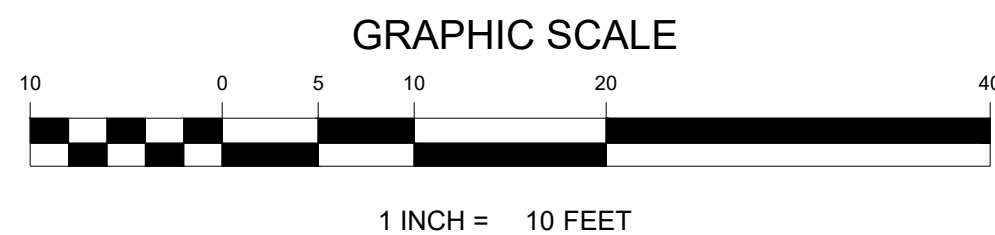
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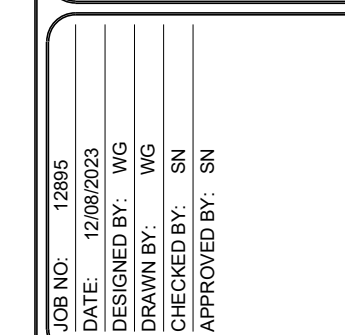
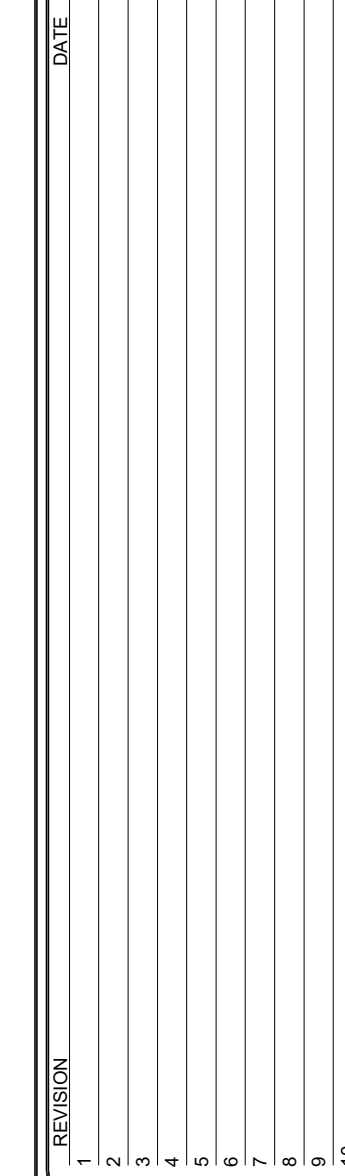
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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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