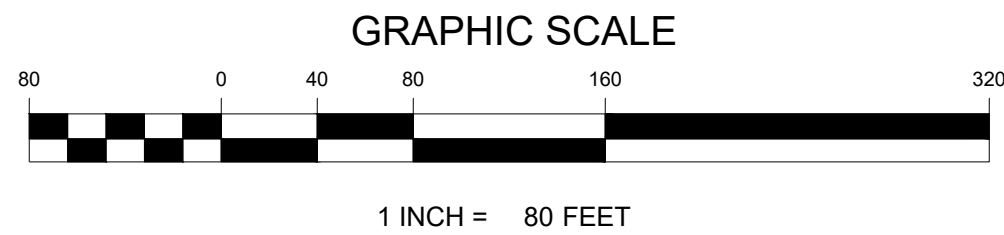
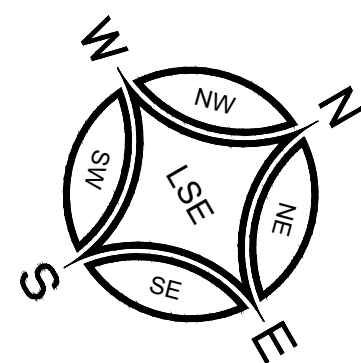


VICINITY MAP
SCALE: 1" = 1000'

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 & 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.



CHAMPIONS CENTRE OVERALL SITE PLAN

Received 12-11-2024

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

GENERAL NOTES (STREET CONSTRUCTION)

- A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- A COPY OF THE APPROVED ROADWAY DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF DUPONT'S PUBLIC WORKS STANDARDS AND STORMWATER MANAGEMENT MANUAL AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE STAKED BY A PROFESSIONAL ENGINEER OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT MUTCD STANDARDS.
- WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE JOINT SHALL BE SEALED WITH GRADE AR-4000W PAVING ASPHALT.
- COMPACTION OF SUBGRADE, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH THE WSDOT/APWA STANDARD SPECIFICATIONS. SEE CITY OF DUPONT PUBLIC WORKS STANDARDS TABLE 10.2-1 FOR TESTING AND SAMPLING FREQUENCIES. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS.
- FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE PLACING CONCRETE. TWENTY-FOUR HOURS ADVANCE NOTICE IS REQUIRED FOR THE SCHEDULING OF INSPECTION.
- CALL UNDERGROUND UTILITY LOCATE LINE, 1-800-424-5555, PRIOR TO ANY EXCAVATION.
- DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED.
- WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL, WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE 30 INCHES OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY RAILING SHALL BE REQUIRED WHEN:
 - THE PLANE OF THE WALL FACE IS LESS THAN 4 FEET IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK.
 - THE PLANE OF THE WALL FACE IS GREATER THAN 4-FEET HORIZONTAL DISTANCE TO THE OUTSIDE EDGE OF THE SIDEWALK, BUT THE SLOPE DOWN TO THE WALL TOP EXCEEDS THREE TO ONE.
 - THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.

PARCEL NUMBERS:
0119362039, 0119362009, 0119362012 & 0119362043

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

SHEET INDEX:
1. COVER SHEET
2. SITE PLAN AREA 1
3. SITE PLAN AREA 2
4. SITE PLAN AREA 3
5. SITE PLAN AREA 4
6. SITE PLAN AREA 5
7. SITE PLAN AREA 6
8. SITE PLAN AREA 7
9. SITE PLAN AREA 8

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 ACRE). 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 136 PARKING STALLS. THE PARKING STALLS WILL INCLUDE 8 ELECTRIC VEHICLE STALLS, 5 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 ON-SITE STORMWATER RUNOFF WILL BE CONVEYED TO AN ON-SITE INFILTRATION SYSTEM WHICH WILL PROVIDE QUANTITY MITIGATION.

PARCEL B WILL BE 34,601 SQUARE FEET (0.79 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 39 PARKING STALLS. THE PARKING STALLS WILL INCLUDE 11 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 753,056 SQUARE FEET (17.29 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.

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 98328

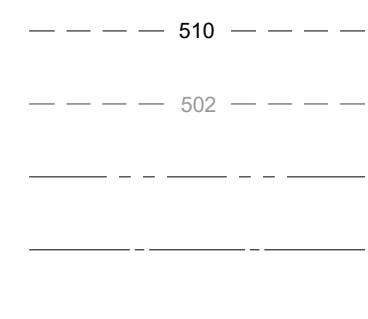
PROPERTY OWNER:

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

APPLICANT:

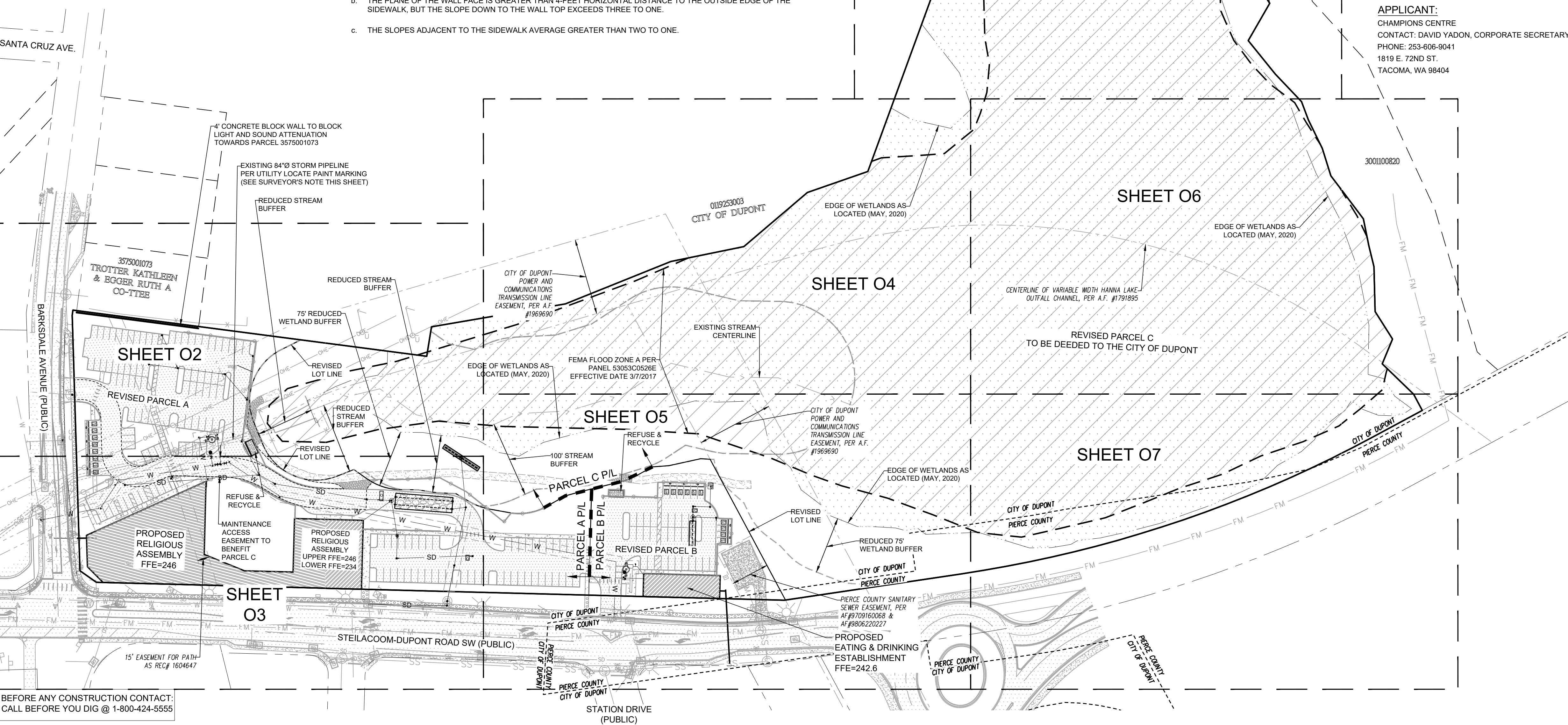
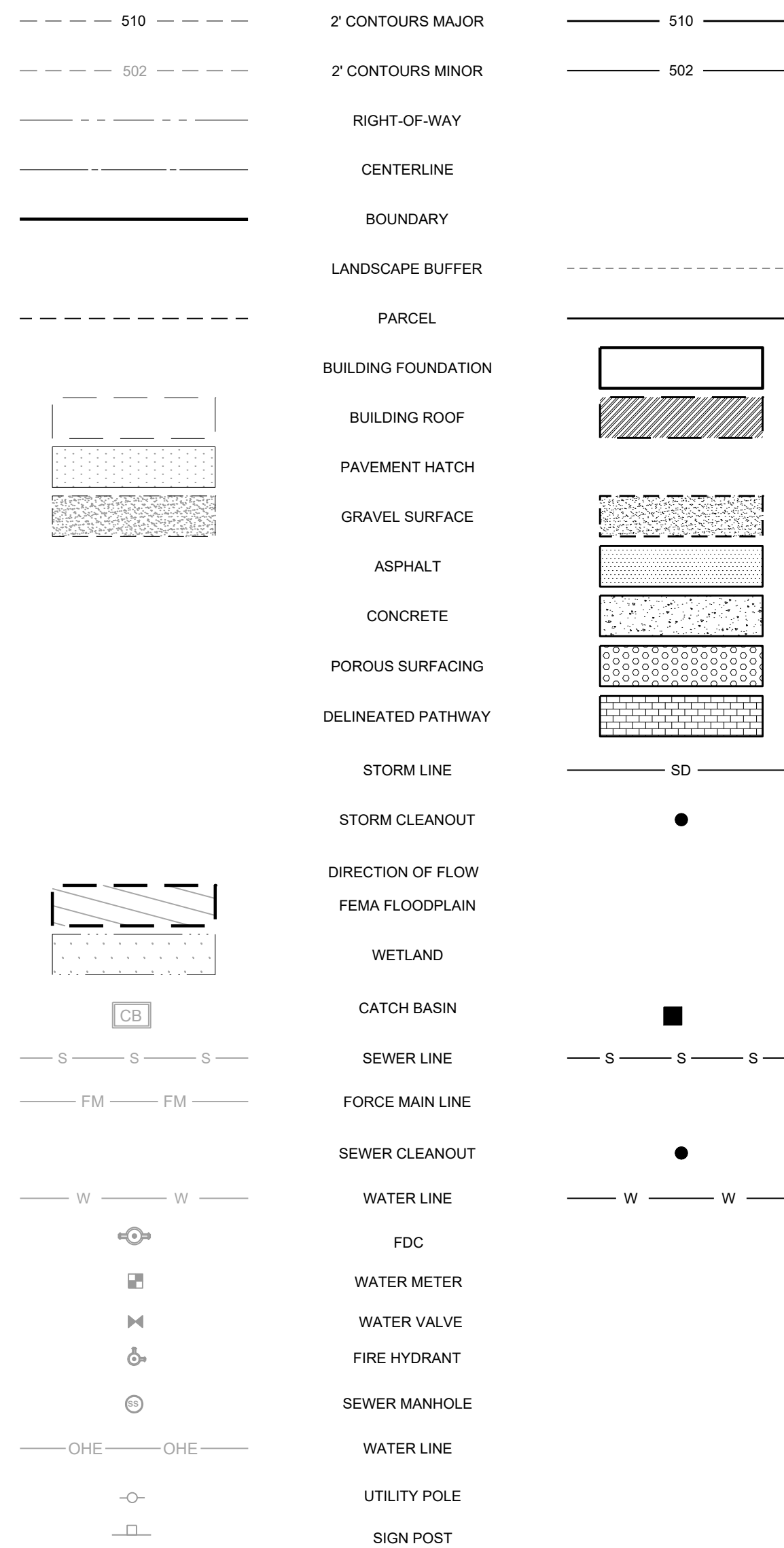
CHAMPIONS CENTRE
CONTACT: DAVID YADON, CORPORATE SECRETARY
PHONE: 253-606-9041
1819 E. 72ND ST.
TACOMA, WA 98404

EXISTING



LEGEND

PROPOSED



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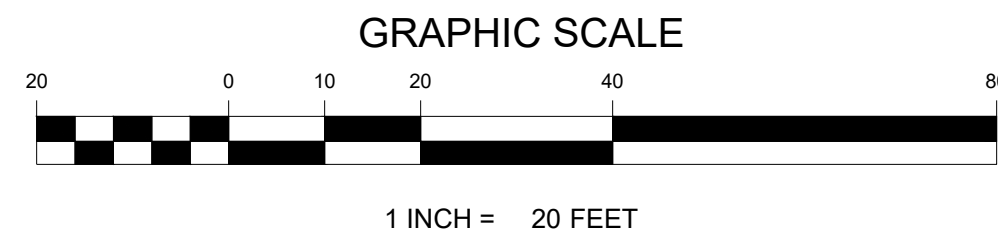
JOB NO. 12099	DATE 12/09/24
DRAWN BY: MS	CHECKED BY: SN
APPROVED BY: SN	



Cover Sheet

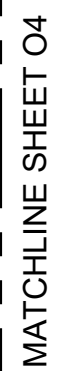
**Champions Centre
Overall Site Plan**
David Yadon, Champions Centre
XXX Barksdale Ave
DuPont, WA 98327
Phone: 253-606-9041
dave@cc.church

DRAWING
01
SHEET 01
OF 09



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

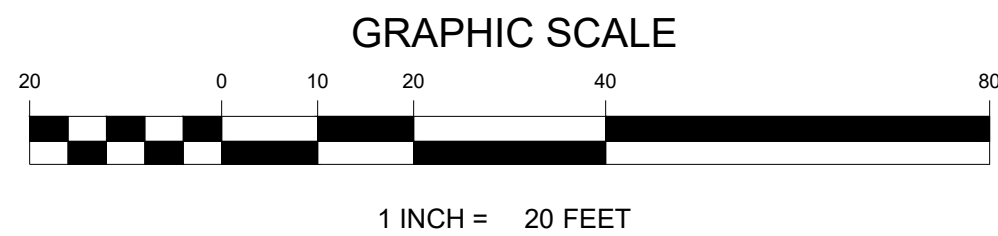
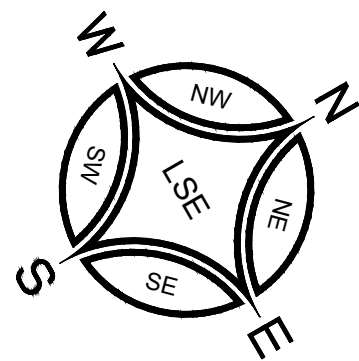
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Overall Site Plan
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02
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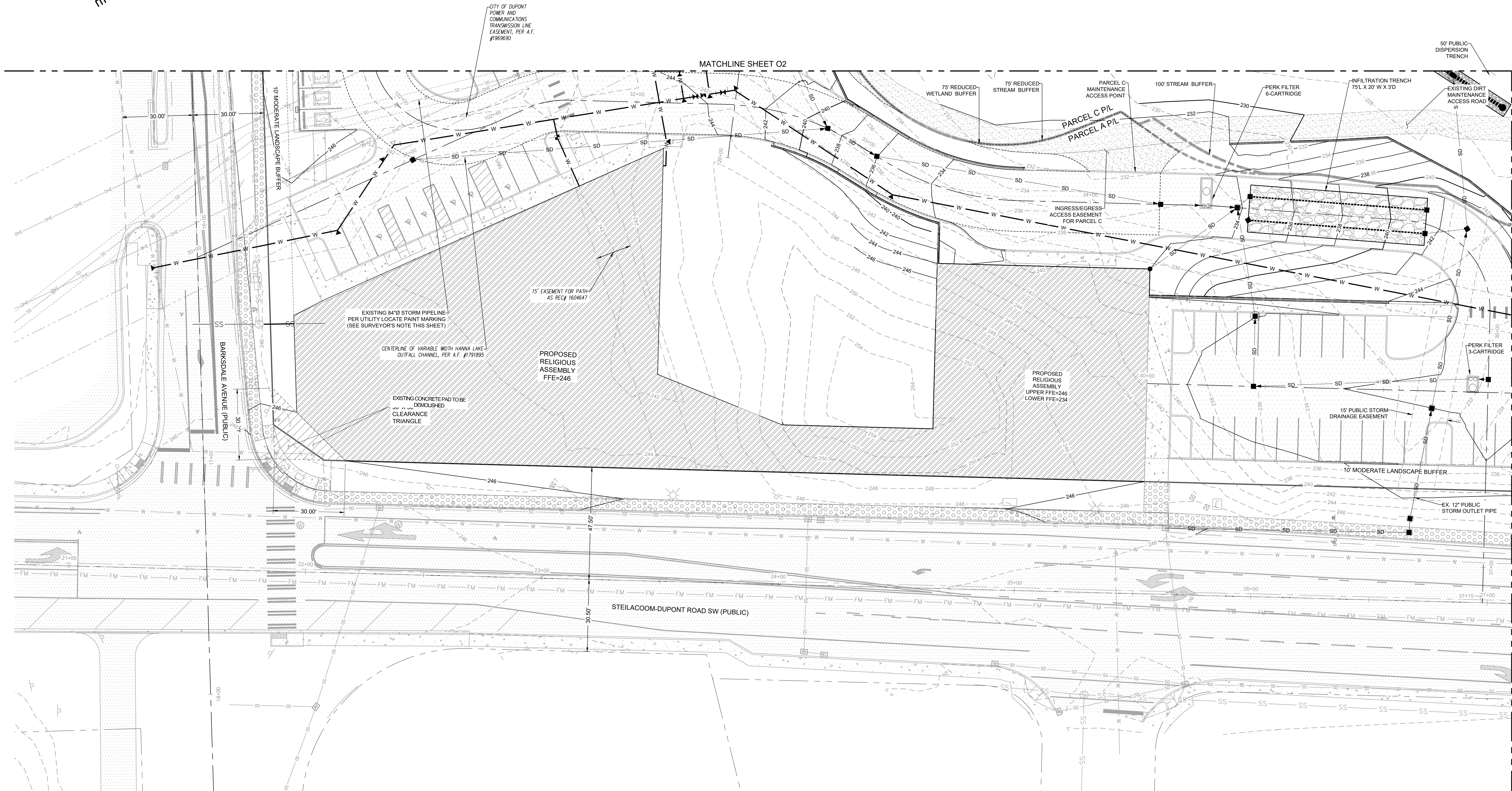
CHAMPIONS CENTRE OVERALL SITE PLAN

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

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
City of DuPont

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Site Plan Area 2

Champions Centre
Overall Site Plan
David Yaden, Champions Centre
XXX Barksdale Ave.
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DRAWING

03

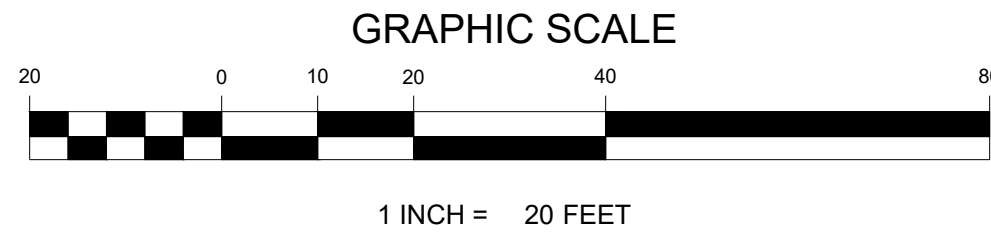
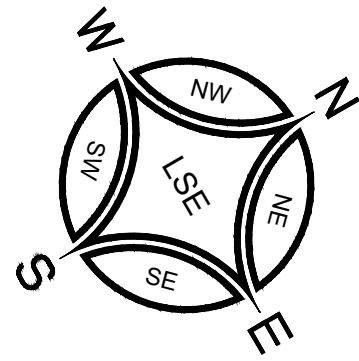
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JOB NO: 120992024
DATE: 12/09/2024
DRAWN BY: CWS
CHECKED BY: SN
APPROVED BY: SN

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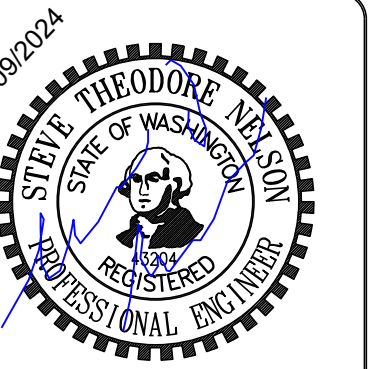
CHAMPIONS CENTRE OVERALL SITE PLAN

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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

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City of DuPont

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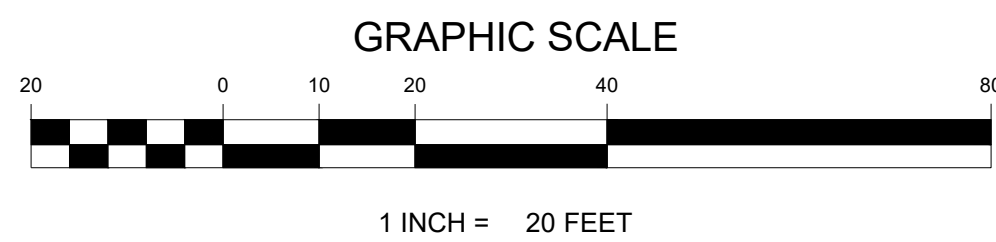
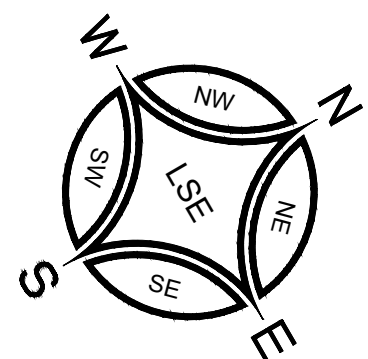
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Champions Centre
Overall Site Plan
David Yaden, Champions Centre
XXX Barksdale Ave
DuPont, WA 98237
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04
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OF 09



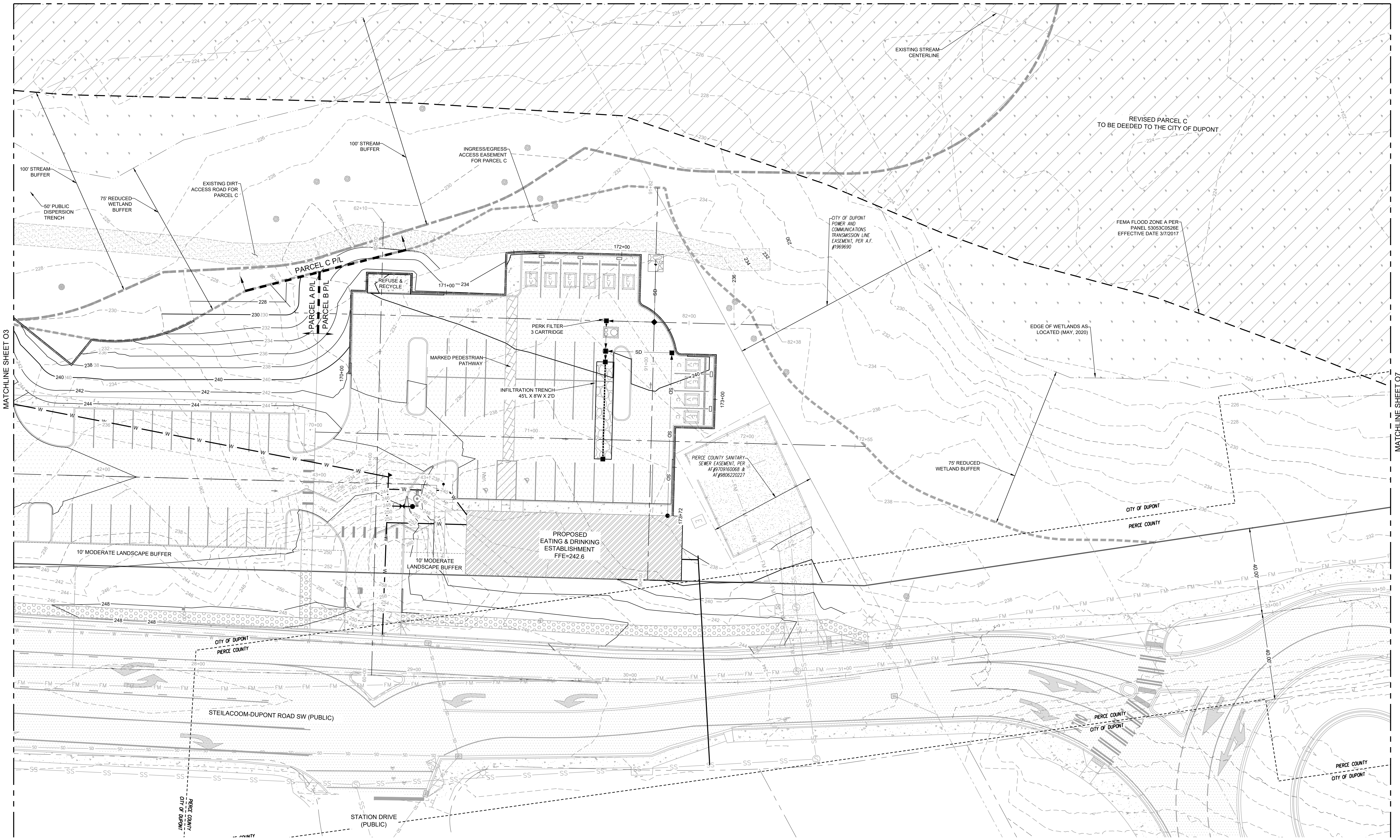
CHAMPIONS CENTRE OVERALL SITE PLAN

A PORTION OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 25 AND NE $\frac{1}{4}$ OF
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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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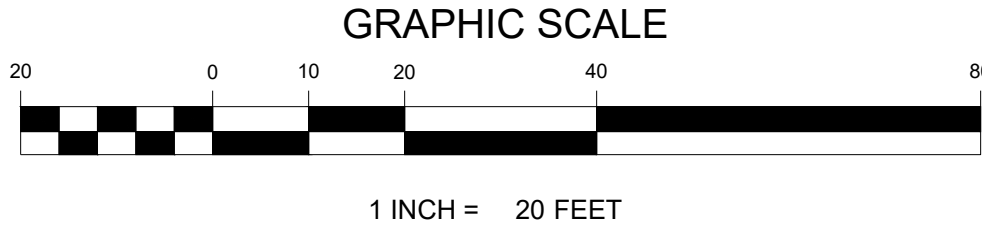
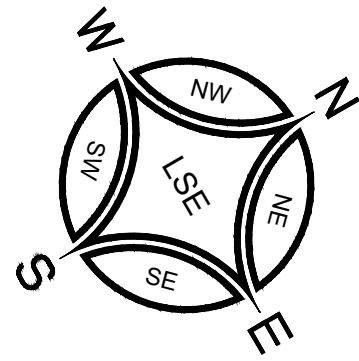
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MATCHLINE SHEET 03

MATCHLINE SHEET 07



CHAMPIONS CENTRE OVERALL SITE PLAN

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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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MATCHLINE SHEET 08

MATCHLINE SHEET 07

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JOB NO. 17895	DRAWN BY: WJS
DATE 12/09/2024	CHECKED BY: SN
DESIGNED BY: WJS	APPROVED BY: SN

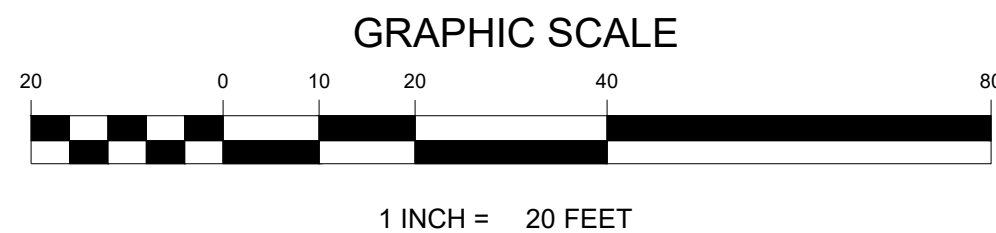
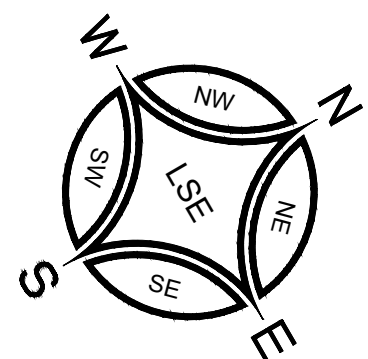
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Site Plan Area 5

Champions Centre
Overall Site Plan
David Yaden, Champions Centre
XXX Barksdale Ave
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Phone: 253-606-9041
dave@cc.church

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CHAMPIONS CENTRE OVERALL SITE PLAN

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

APPROVED FOR CONSTRUCTION

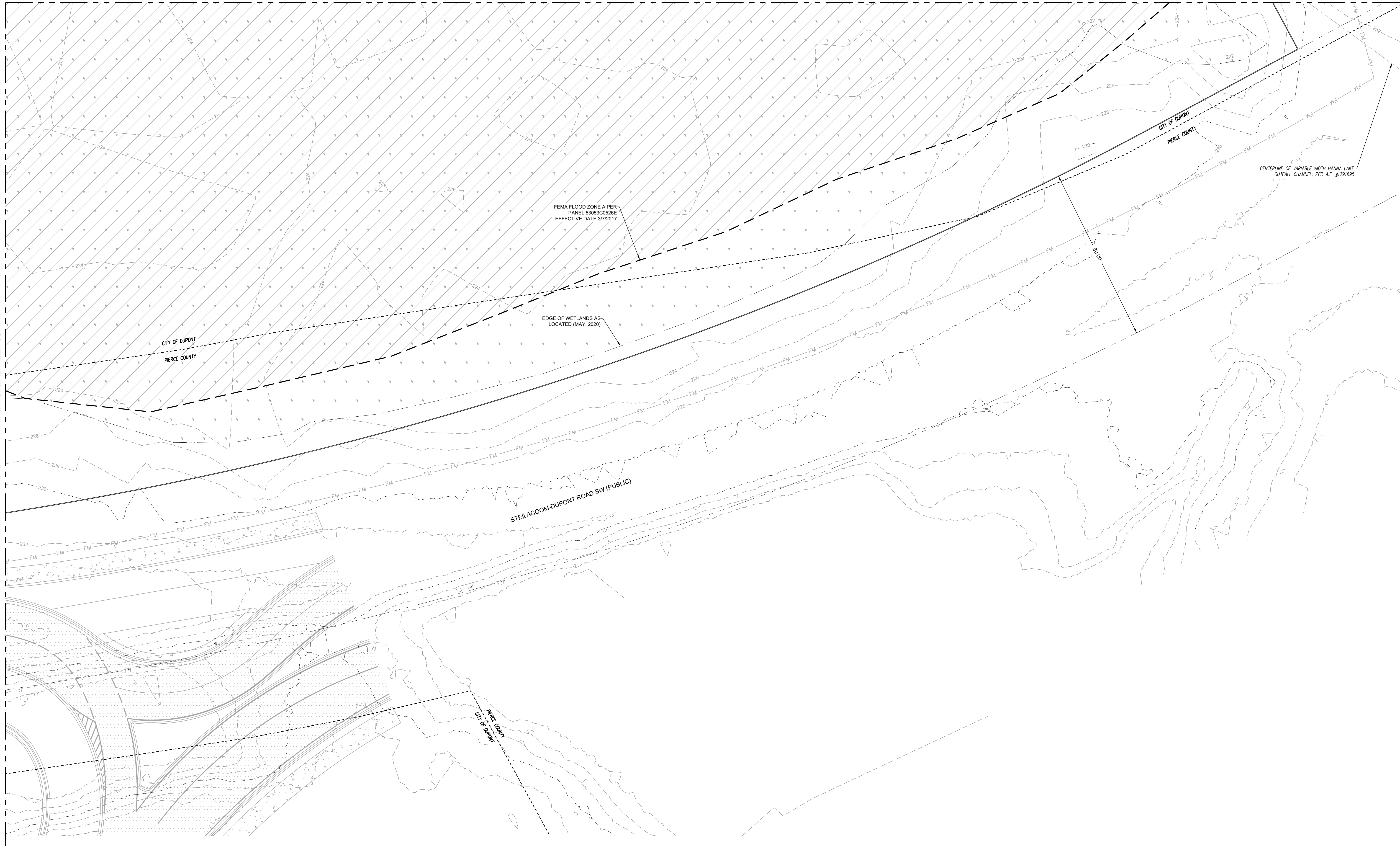
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JOB NO. 12895

DATE 12/09/2024

DRAWN BY: WJS

CHECKED BY: SN

APPROVED BY: SN



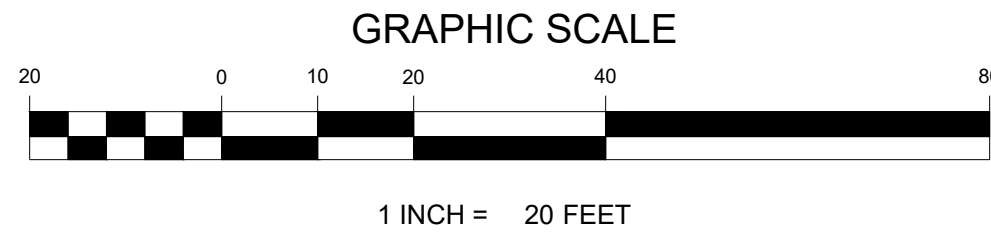
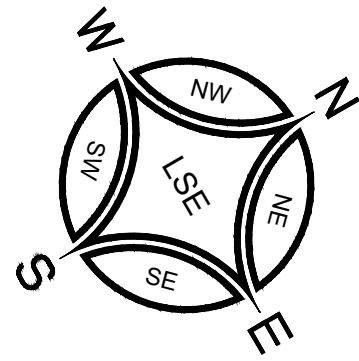
Site Plan Area 6

Champions Centre
Overall Site Plan
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CHAMPIONS CENTRE OVERALL SITE PLAN

A PORTION OF THE SE ¼ OF THE SW ¼ OF SECTION 25 AND NE ¼ OF
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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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DATE 12/09/2024
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Site Plan Area 7

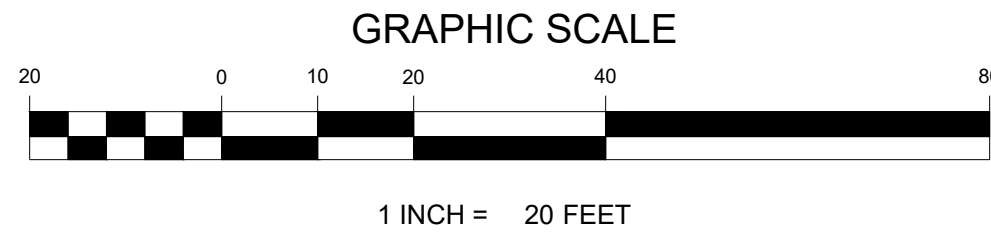
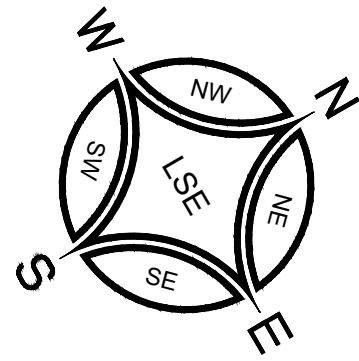
**Champions Centre
Overall Site Plan**
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CHAMPIONS CENTRE OVERALL SITE PLAN

A PORTION OF THE SE ¼ OF THE SW ¼ OF SECTION 25 AND NE ¼ OF
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JOB NO.	12895
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Site Plan Area 8

Champions Centre
Overall Site Plan
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MATCHLINE SHEET 08