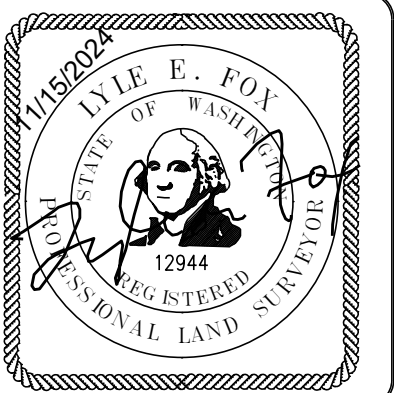


A PORTION OF THE SE ¼ OF THE SW ¼ OF SECTION 25 AND NE ¼ OF
SECTION 26, TOWNSHIP 19 N, RANGE 4x E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

These drawings are approved for construction for a period of 12 months from the date shown hereon. The city reserves the right to make revisions, additional, deletions, or modifications should construction be delayed beyond this time limitation. The city, by approving these drawings, assumes no liability in regards to their accuracy or omissions.



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

SURVEY DISCLAIMER:
THIS IS NOT A BOUNDARY SURVEY

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

RETAIN	CAT.	TREE #	DBH (IN)	SPECIES	DRUPLINE
N	Hazard	1	18"	Douglas-fir	17'
N	Hazard	2	13,20,24"	Bigleaf maple	32'
Y	Landmark	3	30"	Oregon oak	25'
Y	Specimen	4	18"	Oregon oak	28'
Y	Specimen	5	23"	Oregon oak	28'
Y	Landmark	6	25"	Oregon oak	35'
Y	Specimen	7	14"	Oregon oak	20'
Y	Specimen	8	12"	Oregon oak	16'
Y	Landmark	9	28"	Oregon oak	23'
Y	Specimen	10	14"	Oregon oak	18"
N	Hazard	11	13"	Oregon oak	25'
Y	Specimen	12	13"	Oregon oak	20'
Y	Specimen	13	18"	Oregon oak	20'
Y	Specimen	14	16"	Oregon oak	25'
Y	Specimen	15	20"	Oregon oak	23"
N	Landmark	16	25"	Oregon oak	15'
Y	Specimen	17	12"	Oregon oak	26'
Y	Specimen	18	20"	Oregon oak	22'
Y	Specimen	19	17"	Oregon oak	25'
N	Landmark	20	24"	Oregon oak	25'
N	Landmark	21	30"	Oregon oak	25'
N	Hazard	22	56"	Douglas-fir	35'
N	Specimen	23	17"	Bigleaf maple	25'
N	Landmark	24	54"	Douglas-fir	32'
N	Landmark	27	54"	Douglas-fir	28'
Y	N/S	28	15"	Oregon ash	20'
N	Landmark	30	34"	Douglas-fir	35'
N	Landmark	31	31"	Douglas-fir	30'
N	Hazard	33	17"	Douglas-fir	25'
N	Specimen	34	17"	Douglas-fir	25'
N	Specimen	35	17"	Douglas-fir	25'
N	Specimen	36	25"	Douglas-fir	20'
N	Specimen	37	19"	Douglas-fir	18'
N	Specimen	38	21"	Douglas-fir	18'
N	Specimen	39	18"	Douglas-fir	16'
N	Specimen	42	23"	Douglas-fir	30'
N	Specimen	45	14,14"	Bigleaf maple	35'
N	Specimen	46	22"	Bigleaf maple	25'
N	Specimen	47	20"	Douglas-fir	25'
N	Specimen	49	22"	Douglas-fir	25'
N	Specimen	50	19"	Douglas-fir	20'
N	Specimen	51	24"	Douglas-fir	20'
N	Specimen	52	27"	Douglas-fir	20'
N	Specimen	53	17"	Douglas-fir	20'
N	Specimen	54	26"	Douglas-fir	25'
N	Specimen	58	18"	Douglas-fir	18'
N	Specimen	59	26"	Douglas-fir	25'
N	Landmark	60	32"	Douglas-fir	30'
N	Specimen	61	29"	Douglas-fir	30'
N	Hazard	62	32"	Douglas-fir	30'
N	Landmark	63	35"	Douglas-fir	30'
N	Specimen	64	27"	Douglas-fir	25'
N	Specimen	65	25"	Douglas-fir	25'
N	Hazard	66	11"	Hazard	45'
N	Hazard	67	(11) 9-26"	Bigleaf maple	25'
Y	Specimen	68	29"	Douglas-fir	20'
Y	Landmark	69	34"	Douglas-fir	25'
Y	Landmark	70	35"	Douglas-fir	30'
Y	Specimen	71	22"	Douglas-fir	20'
N	Specimen	73	22"	Douglas-fir	18'
Y	Specimen	76	17"	Douglas-fir	18'
Y	Hazard	77	24"	Oregon oak	45'
Y	Specimen	102	28"	Douglas-fir	20'
Y	Landmark	103	31"	Douglas-fir	25'
Y	Specimen	104	28"	Douglas-fir	25'
Y	Landmark	105	38"	Douglas-fir	40'
Y	Landmark	106	43"	Douglas-fir	35'
Y	Landmark	108	38"	Douglas-fir	30'
Y	Landmark	109	36"	Douglas-fir	35'
Y	Specimen	111	26"	Douglas-fir	40'
Y	Landmark	117	32"	Bigleaf maple	25'
Y	Landmark	118	30"	Bigleaf maple	35'
Y	Landmark	119	32"	Oregon oak	22'
N	Street Tree	120	23"	Oregon oak	11'
N	Specimen	121	28"	Douglas-fir	22'
N	Specimen	122	15"	Douglas-fir	15'
N	Specimen	123	20"	Douglas-fir	16'
N	Specimen	124	16"	Douglas-fir	20'
N	Specimen	125	23"	Douglas-fir	20'
N	Specimen	126	18"	Oregon oak	26'
Y	Landmark	127	14,16,18"	Oregon oak	17'
Y	Landmark	128	24"	Oregon oak	16'
Y	Specimen	129	13"	Oregon oak	16'
Y	Specimen	130	18"	Oregon oak	25'
Y	Landmark	131	32"	Oregon oak	34'
N	Specimen	132	19"	Oregon oak	3

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DATE:	11/15/2024
DESIGNED BY:	WG
DRAWN BY:	WG
CHECKED BY:	LF
APPROVED BY:	LF

LEROY

LEROY SURVEYORS & ENGINEERS

P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-1140
www.lseinc.com

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Tree Retention Plan

**Champions Centre
Tree Retention Plan**
David Yadon, Champions Centre
XXX Barksdale Ave.
DuPont, WA 98237
Phone: 253-606-9041
dave@cc.church

DRAWING

T1

<i>SHEET</i>	<i>01</i>
<i>OF</i>	<i>01</i>

LEGEND

- | | |
|---|---|
|  | DECIDUOUS TREES TO REMAIN |
|  | LANDMARK DECIDUOUS TREES TO REMAIN |
|  | CONIFER TREES TO REMAIN |
|  | LANDMARK CONIFER TREES TO REMAIN |
|  | OREGON WHITE OAK TO REMAIN |
|  | LANDMARK OREGON WHITE OAK TO REMAIN |
|  | DECIDUOUS TREES TO BE REMOVED |
|  | LANDMARK DECIDUOUS TREES TO BE REMOVED |
|  | CONIFER TREES TO BE REMOVED |
|  | LANDMARK CONIFER TREES TO BE REMOVED |
|  | OREGON WHITE OAK TO BE REMOVED |
|  | LANDMARK OREGON WHITE OAK TO BE REMOVED |
|  | HAZARD TREES TO BE REMOVED |
|  | KWANZAN FLOWERING CHERRY TO REMAIN |
|  | KWANZAN FLOWERING CHERRY TO BE REMOVED |

TREE RETENTION CALCULATIONS

(PER DMC 25.120.030)

3 TREES PER ACRE REQUIRED FOR RETENTION
179,281 SF. PROPERTY / 43,560 SF. = 4.12 X 3 PER ACRE = 12 TREES PER ACRE REQUIRED TO BE RETAINED

TOTAL LANDMARK TREES ON SITE: 22
TOTAL SPECIMEN TREES ON SITE: 49

TOTAL TREES ON SITE: 84
TOTAL TREES IN ROW AND OFF SITE: 25
TOTAL TREES ON SITE, IN ROW, AND OFF SITE: 109

7.1 LANDMARK OAK TREES ON SITE

TOTAL LANDMARK OAK TREES TO REMAIN: 4
TOTAL LANDMARK OAK TREES TO BE REMOVED: 3
57% LANDMARK OAK TREES TO BE RETAINED

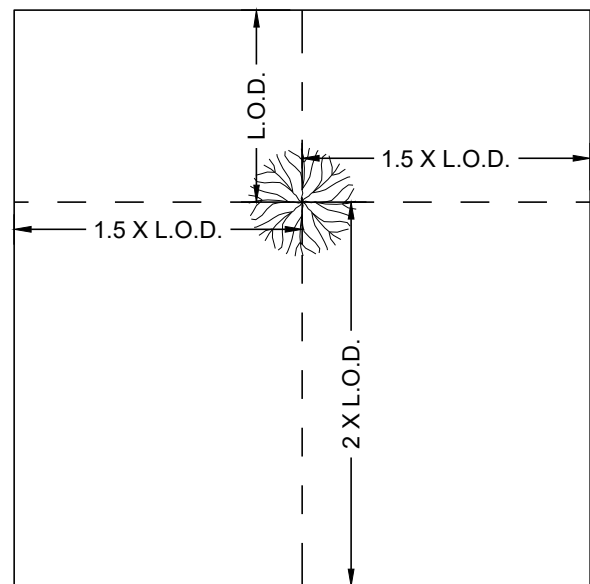
(HALF OF LANDMARK NON-OAK TREES SHALL BE RETAINED, PER DMC 25.120.030.2)
15 LANDMARK NON-OAK TREES X 50% = 8 TREES REQUIRED TO BE RETAINED
TOTAL LANDMARK NON-OAK TREES TO REMAIN: 9
TOTAL LANDMARK NON-OAK TREES TO BE REMOVED: 6
60% LANDMARK NON-OAK TREES TO BE RETAINED

49 SPECIMEN TREES ON SITE
TOTAL SPECIMEN TREES (INCLUDING OAK TREES) TO REMAIN: 19
TOTAL SPECIMEN TREES (INCLUDING OAK TREES) TO BE REMOVED: 30
60% SPECIMEN TREES TO BE RETAINED

25 TREES IN THE ROW AND OFF SITE
TOTAL TREES IN THE ROW TO BE RETAINED: 13
TOTAL TREES OFF SITE TO BE RETAINED: 6
TOTAL TREES IN THE ROW TO BE REMOVED: 6
52% TREES TO BE RETAINED

TOTAL LANDMARK AND SPECIMEN HAZARD TREES TO BE REMOVED: 13

TOTAL TREES TO BE RETAINED ON SITE: 32 / 84 = 38% OR (8 TREES PER ACRE)
TOTAL TREES TO BE REMOVED ON SITE: 52 / 84 OR 62%



1

LIMITS OF DISTURBANCE DETAIL (L.O.D.)

PER ARBORIST REPORT PREPARED BY GREENFOREST INC.
SCALE: N.T.S.

Received 12-11-2024

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

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K:\Jobs\12895\AutoCAD\dwg\02_Engineering\12895 - Champions Centre - Tree Retention Plan.dwg LAST EDITED: 11/15/24 7:45AM BY: wgarrison