

ESD DATA:  
DUPONT-STEILACOOM ROAD (PUBLIC)  
POSTED SPEED LIMIT: 35 MPH  
ENTERING SIGHT DISTANCE (ESD): 490'

# CHAMPIONS CENTRE ENTERING SIGHT DISTANCE PLAN

A PORTION OF THE SE ¼ OF THE SW ¼ OF SECTION 25 AND NE ¼ OF  
SECTION 26, TOWNSHIP 19 N, RANGE4 E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
City of DuPont

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 NUMBERS:  
0119362039, 0119362009, 0119362012 & 0119362043

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

SHEET INDEX:  
1. ENTERING SIGHT DISTANCE ALONG DUPONT-STEILACOOM ROAD  
2. ENTERING SIGHT DISTANCE ALONG BARKSDALE AVENUE

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

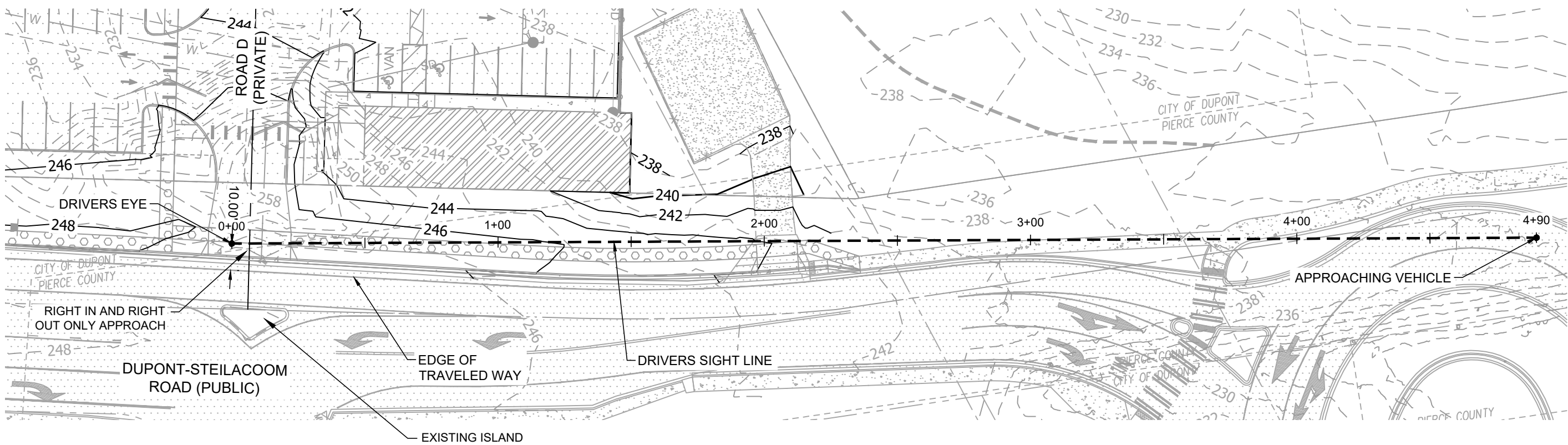
SITE ADDRESS:  
XXX BARKSDALE AVE.  
DUPONT, WA 98237

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

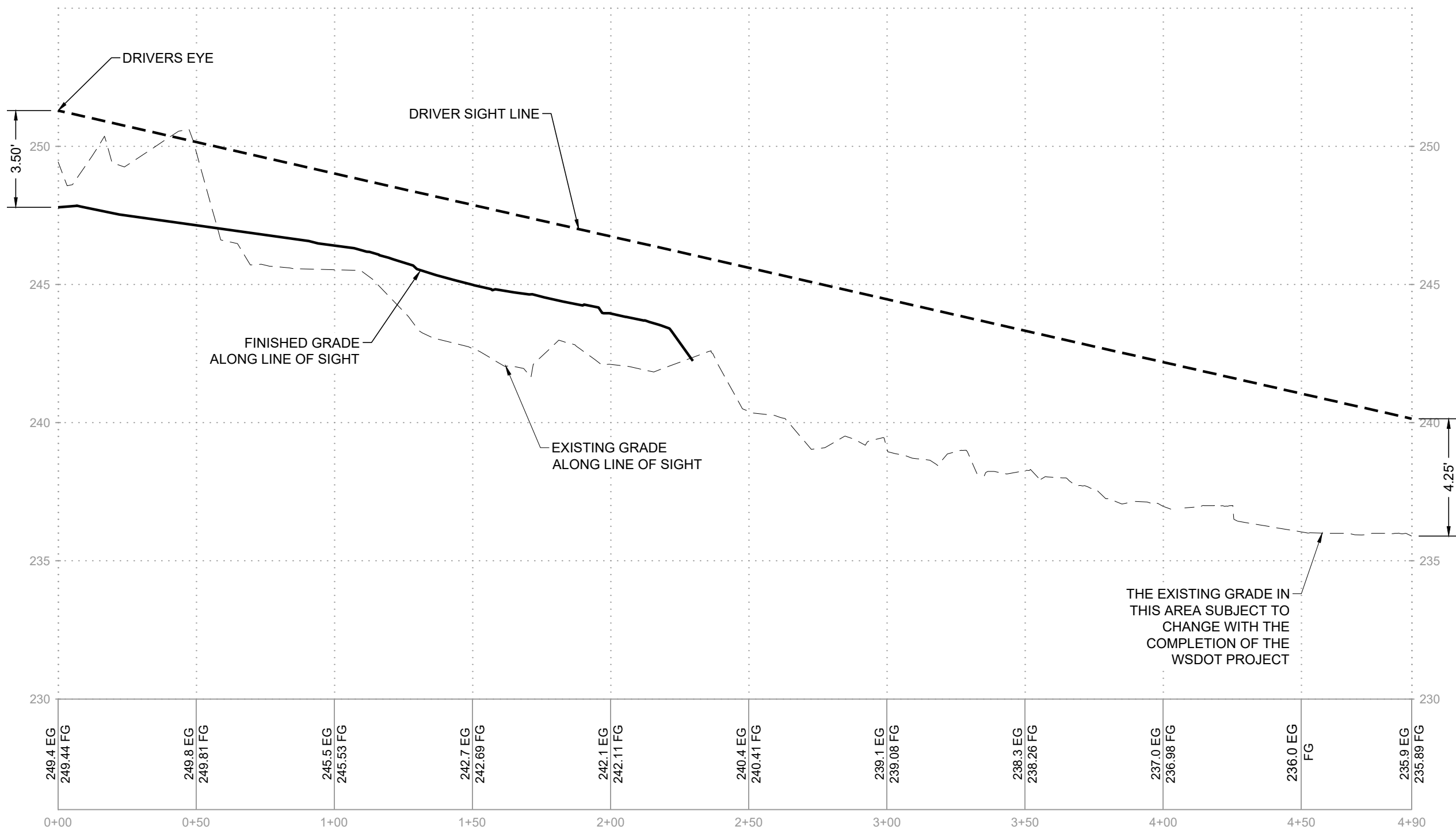
APPLICANT:  
CHAMPIONS CENTRE  
1819 E. 72ND ST.  
TACOMA, WA 98404

ZONING:  
COMM

SURVEY DISCLAIMER:  
THIS IS NOT A BOUNDARY SURVEY



PLAN VIEW - ENTERING SIGHT DISTANCE  
LOOKING NORTH ALONG DUPONT-STEILACOOM ROAD FROM ROAD D  
HORIZONTAL SCALE: 1"=40'



PROFILE VIEW - ENTERING SIGHT DISTANCE  
LOOKING NORTH ALONG DUPONT-STEILACOOM ROAD FROM ROAD D  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

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

© LEROY SURVEYORS & ENGINEERS 04/17/25

Entering Sight Distance - Along DuPont-Stellacoom Road

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

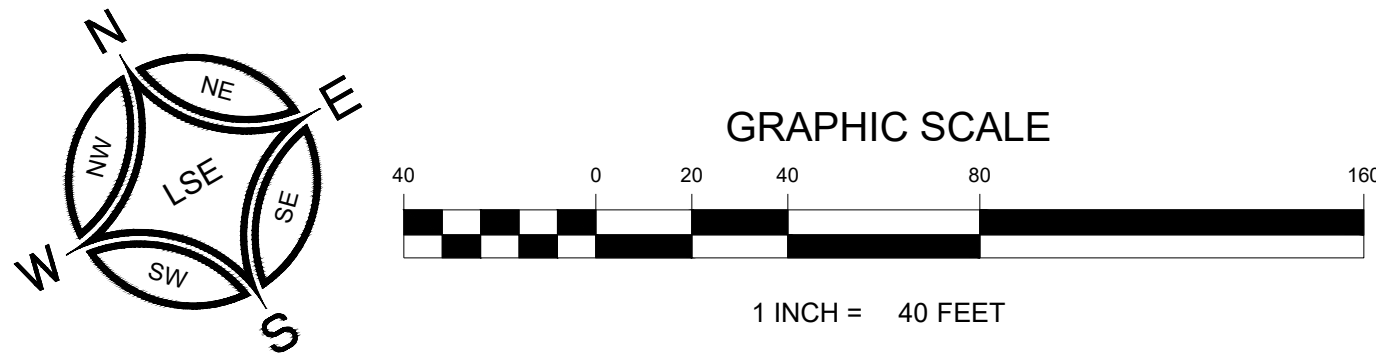
DRAWING  
**ESD-1**  
SHEET 01  
OF 02

**LEROY**  
SURVEYING  
ENGINEERING  
SEPTIC DESIGN  
GIS MAPPING  
P.O. Box 740, Puyallup, Washington 98371  
(253) 848-6608 Fax: (253) 840-1440  
www.lserinc.com

JOB NO. 12885  
DATE: 04/17/2025  
DRAWN BY: LS  
CHECKED BY: SN  
APPROVED BY: SN

REVISION	DATE	DESCRIPTION
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ESD DATA:  
BARKSDALE AVENUE (PUBLIC)  
POSTED SPEED LIMIT: 25 MPH  
ENTERING SIGHT DISTANCE (ESD): 365'

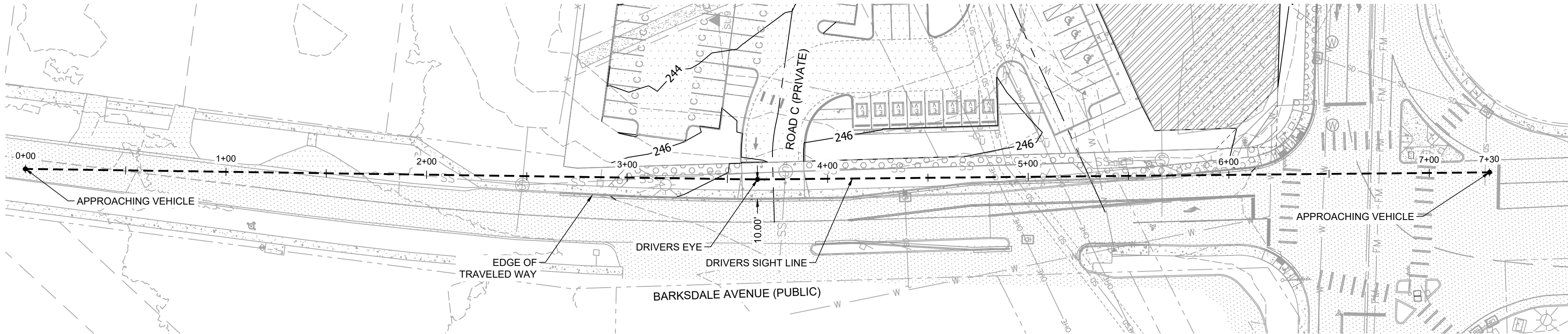
# CHAMPIONS CENTRE ENTERING SIGHT DISTANCE PLAN

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

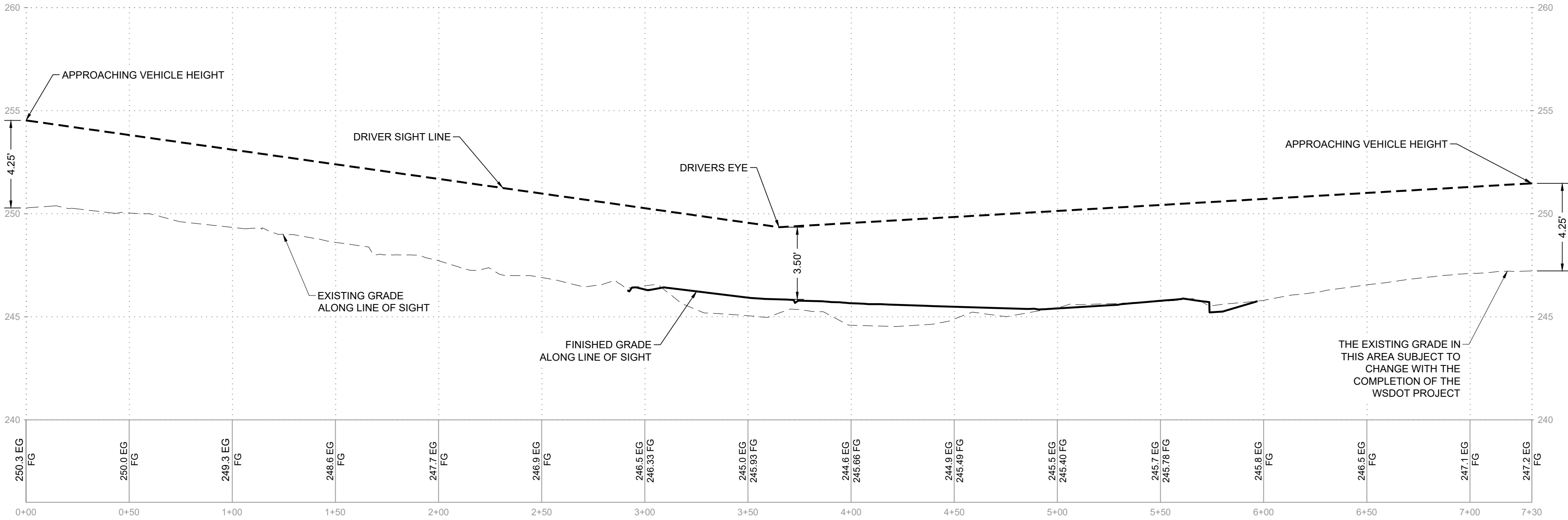
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
City of DuPont

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PLAN VIEW - ENTERING SIGHT DISTANCE  
LOOKING WEST AND EAST ALONG BARKSDALE AVENUE FROM ROAD C  
HORIZONTAL SCALE: 1"=40'



PROFILE VIEW - ENTERING SIGHT DISTANCE  
LOOKING WEST AND EAST ALONG BARKSDALE AVENUE FROM ROAD C  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

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

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Entering Sight Distance - Along Barksdale Avenue

Champions Centre  
Entering Sight Distance Plan  
David Yaden, Champions Centre  
XXX Barksdale Ave.  
DuPont, WA 99237  
Phone: 253-606-9041  
dave@cc.church

DRAWING

ESD-2

SHEET 02  
OF 02

**LEROY**  
SURVEYORS & ENGINEERS  
P.O. Box 740, Puyallup, Washington 98371  
(253) 848-6008 Fax: (253) 840-4140  
www.lseinc.com

SURVEYING  
ENGINEERING  
SEPTIC DESIGN  
GIS MAPPING

JOB NO: 12556  
DATE: 04/17/2025  
DRAWN BY: W.B.  
CHECKED BY: SN  
APPROVED BY: SN

REVISION	DATE
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