

CHAMPIONS CENTRE STORM DRAINAGE & UTILITY PLANS

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

PROJECT DESCRIPTION:

THE CHAMPIONS CENTRE PROJECT CONTAINS 4 EXISTING PARCELS. THE OVERALL COMBINED PARCEL AREA OF THE 4 PARCELS IS 92,072 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 THE RELIGIOUS ASSEMBLY IS DESIGNED TO ALLOW FOR THE EXISTING GROUP OF LANDMARKS AND OTHER FEATURES THAT SIT ON AN EXISTING KNOT 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 58,801 SQUARE FEET (1.39 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 BE AN EXISTING WETLAND AND BUFFER STREAM, STREAM BUFFER AND FEMA FLOOD ZONE A PER PANEL 53053C0525E 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:

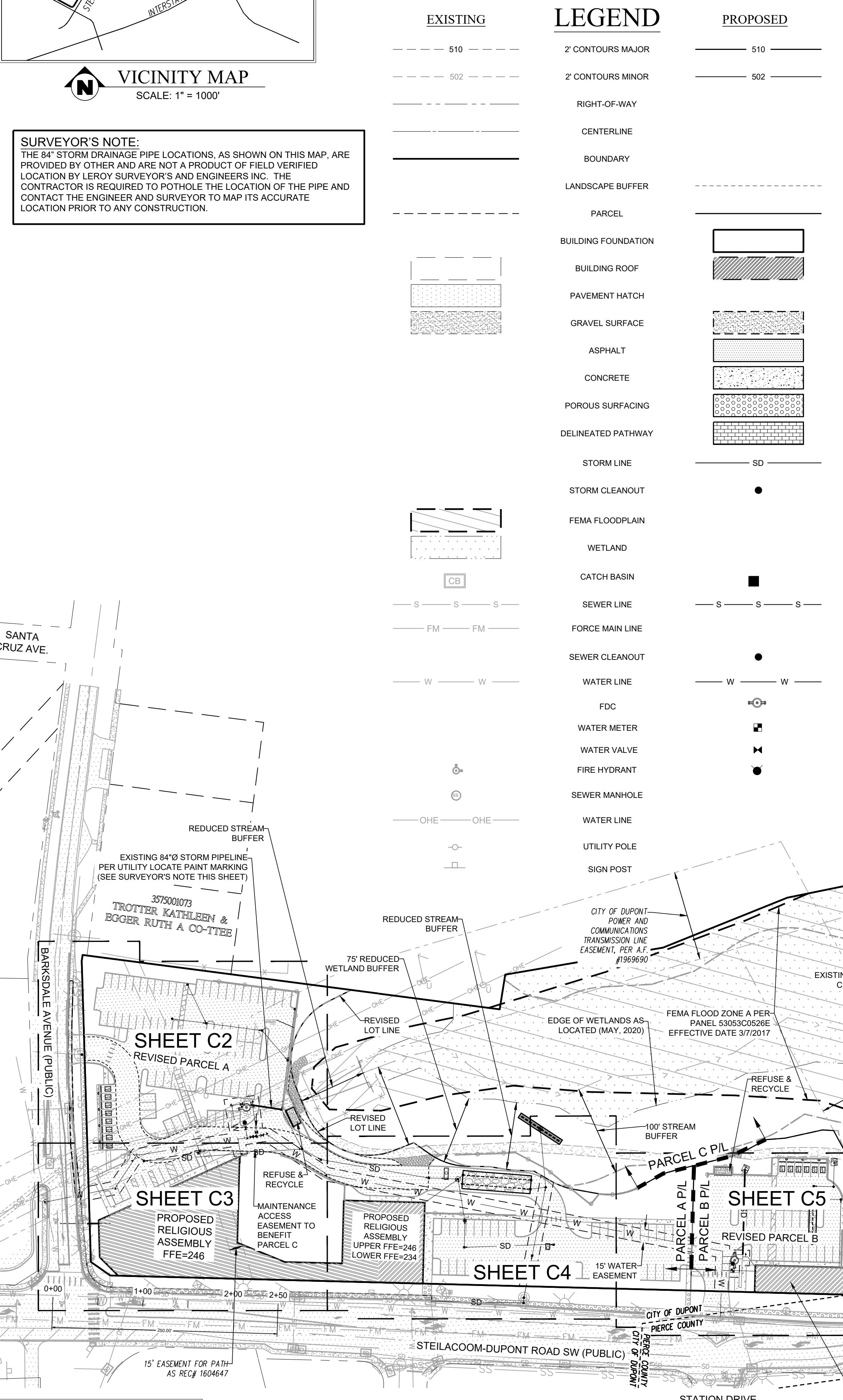
100' STREAM BUFFER = 154,201 S.F.
REDUCED STREAM BUFFER = 149,082 S.F.

SURVEY DISCLAIMER:

THIS IS NOT A BOUNDARY SURVEY

SURVEYOR'S NOTE:
THE 64" 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.

LEGEND



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

PARCEL NUMBERS:
0119362039, 0119362009, 0119362012 & 0119362043

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
6. GENERAL WATER NOTES

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.

APPROVED FOR CONSTRUCTION
BY: City of DuPont DATE: _____
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SITE ADDRESS:
XXX BARKSDALE AVE.
DUPONT, WA 98237

PROPERTY OWNER:
MUSTARD SEED LEGACY DEV. LLC
32760 MOUNTAIN HWY E
EATONVILLE, WA 98328

APPLICANT:
CHAMPIONS CENTRE
CONTACT: DAVID YADON, CORPORATE SECRETARY
PHONE: 253-606-9041
1819 E. 72ND ST.
TACOMA, WA 98040

ZONING:
COMM

EARTH WORK QUANTITIES:

CUT: 2,655 CY
FILL: 25,530 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 OR OWNER/DEVELOPER RESPONSIBLE FOR ANY ERRORS IN HIS BID QUANTITIES FOR EXCAVATION

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
BP#1 W/ SOLID LID W/ NON-SLIP SOLID LID	RIM = 233.12 INV IN = 227.28 INV OUT = 229.45
BP#2 W/ SOLID LID W/ NON-SLIP SOLID LID	RIM = 243.00 INV IN = 237.48 INV IN = 239.65
BP#3 W/ SOLID LID W/ NON-SLIP SOLID LID	RIM = 239.20 INV IN = 235.39 INV OUT = 233.23 INV OUT = 233.23
CB#1 (TYPE 1) W/ OPEN GRATE	RIM = 236.95 INV OUT = 239.95
CB#2 (TYPE 2) W/ OPEN GRATE	RIM = 239.40 INV IN = 233.66 INV IN = 233.66 INV OUT = 233.66
CB#3 (TYPE 2) W/ OPEN GRATE	RIM = 241.75 INV IN = 233.38 INV OUT = 233.38
CB#4 (TYPE 2) W/ OPEN GRATE	RIM = 238.79 INV IN = 233.63 INV IN = 233.63 INV OUT = 233.63
CB#5 (TYPE 1) W/ OPEN GRATE	RIM = 232.68 INV IN = 229.68 INV OUT = 229.68
CB#6 (TYPE 1) W/ SOLID LID	RIM = 233.84 INV IN = 227.22 INV IN = 227.22 INV OUT = 227.22 INV OUT = 227.22
CB#7 (TYPE 1) W/ OPEN GRATE	RIM = 240.55 INV OUT = 238.36
CB#8 (TYPE 2) W/ SOLID LID	RIM = 246.02 INV IN = 236.87 INV OUT = 236.87
CB#9 (TYPE 2) W/ SOLID LID	RIM = 244.71 INV OUT = 237.02 INV OUT = 237.02
CB#10 (TYPE 2) W/ SOLID LID	RIM = 239.52 INV IN = 233.19 INV OUT = 233.19 INV OUT = 233.19
CB#11 (TYPE 1) W/ OPEN GRATE	RIM = 238.59 INV OUT = 235.59 INV OUT = 236.59
CB#12 (TYPE 1) W/ SOLID LID	RIM = 239.28 INV IN = 236.28 INV OUT = 236.28
CB#13 (TYPE 2) W/ SOLID LID	RIM = 244.01 INV IN = 231.50 INV OUT = 231.50
CB#14 (TYPE 1) W/ OPEN GRATE	RIM = 244.77 INV OUT = 241.77
CB#15 (TYPE 2) W/ SOLID LID	RIM = 242.76 INV IN = 223.82 INV IN = 229.00 INV OUT = 223.82
CB#16 (TYPE 2) W/ BIRDCAKE GRATE	RIM = 226.40 INV IN = 223.50 INV IN = 223.50 INV OUT = 223.50
CB#17 (TYPE 1) W/ OPEN GRATE	RIM = 242.27 INV OUT = 239.23

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CB#18 (TYPE 1) W/ OPEN GRATE	RIM = 241.11 INV IN = 238.11 INV IN = 238.09 INV OUT = 238.09
CB#19 (TYPE 1) W/ OPEN GRATE	RIM = 239.25 INV IN = 236.25 INV OUT = 236.25
CB#20 (TYPE 2) W/ OPEN GRATE	RIM = 236.03 INV IN = 230.79 INV OUT = 230.79
CB#21 (TYPE 1) W/ OPEN GRATE	RIM = 242.80 INV OUT = 239.68
CB#22 (TYPE 1) W/ OPEN GRATE	RIM = 238.90 INV IN = 235.42 INV IN = 235.42 INV OUT = 235.42
CB#23 (TYPE 1) W/ SOLID LID	RIM = 234.31 INV OUT = 227.18 INV OUT = 227.18
CB#24 (TYPE 1) W/ SOLID LID	RIM = 234.31 INV IN = 227.18 INV IN = 227.18 INV OUT = 227.18
CB#25 (TYPE 1) W/ SOLID LID	RIM = 241.55 INV IN = 227.18 INV IN = 227.18
CB#26 (TYPE 1) W/ SOLID LID	RIM = 241.71 INV IN = 227.18 INV IN = 227.18 INV OUT = 227.18
CB#27 (TYPE 1) W/ SOLID LID	RIM = 241.37 INV IN = 233.19
CB#28 (TYPE 1) W/ SOLID LID	RIM = 239.73 INV IN = 233.19 INV OUT = 233.19
CO#1	RIM = 228.09 INV OUT = 223.50
CO#2	RIM = 228.09 INV IN = 223.50
EX CB#1	RIM = 247.33 INV IN = 235.91 INV IN = 233.17
EX CB#2	RIM = 244.78 INV OUT = 243.44
EX SDMH-CONTROL STRUCTURE	RIM = 246.27 INV OUT = 233.17 INV OUT = 233.08
ROOFDRAIN CO#1	RIM = 234.00 INV OUT = 231.00
ROOFDRAIN CO#2	RIM = 242.60 INV IN = 237.50

Cover Sheet
Champions Centre
Storm Drainage & Utility Plans

David Yodon, Champions Centre
DuPont, WA 98237
Phone: 253-606-9041
dave@ccc.church

DRAWING
U1
SHEET 01
OF 06



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REVISION	1	2	3	4	5	6	7	8	9
DATE	04/23/2025								
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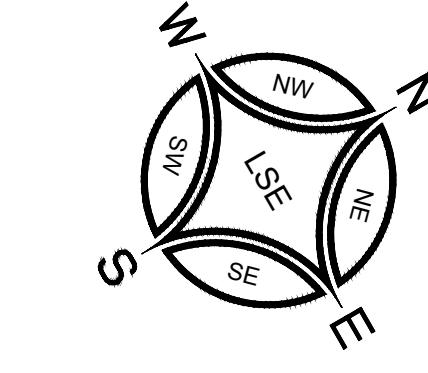
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A PORTION OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 25 AND NE $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

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¹⁰ ⁵ ¹⁰ ²⁰ ⁴⁰
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Champions Centre Storm Drainage & Utility Plans

David Yadon, Champions Centre

THE
WEEK

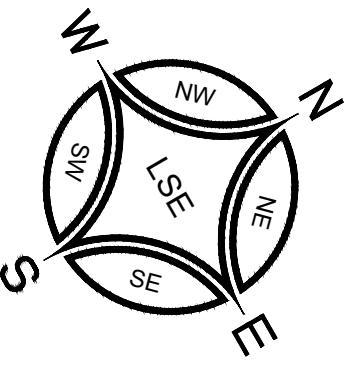
The seal is circular with a black and white checkered border. Inside, a portrait of George Washington is at the top, holding a sword. Below him is the year '1833'. The words 'STATE OF WASHINGTON' are at the top, and 'PROFESSIONAL ENGINEER' are at the bottom. The center contains the text 'REGISTERED' and '3304'.

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JOB NO: 12895	
DATE: 04/23/2025	
DESIGNED BY: WG	
DRAWN BY: WG	
CHECKED BY: SN	
APPROVED BY: SN	

Champions Centre Storm Drainage & Utility Plans

David Yadon, Champions Centre

DRAWING
U2
SHEET 02
OF 06



GRAPHIC SCALE
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1 INCH = 10 FEET

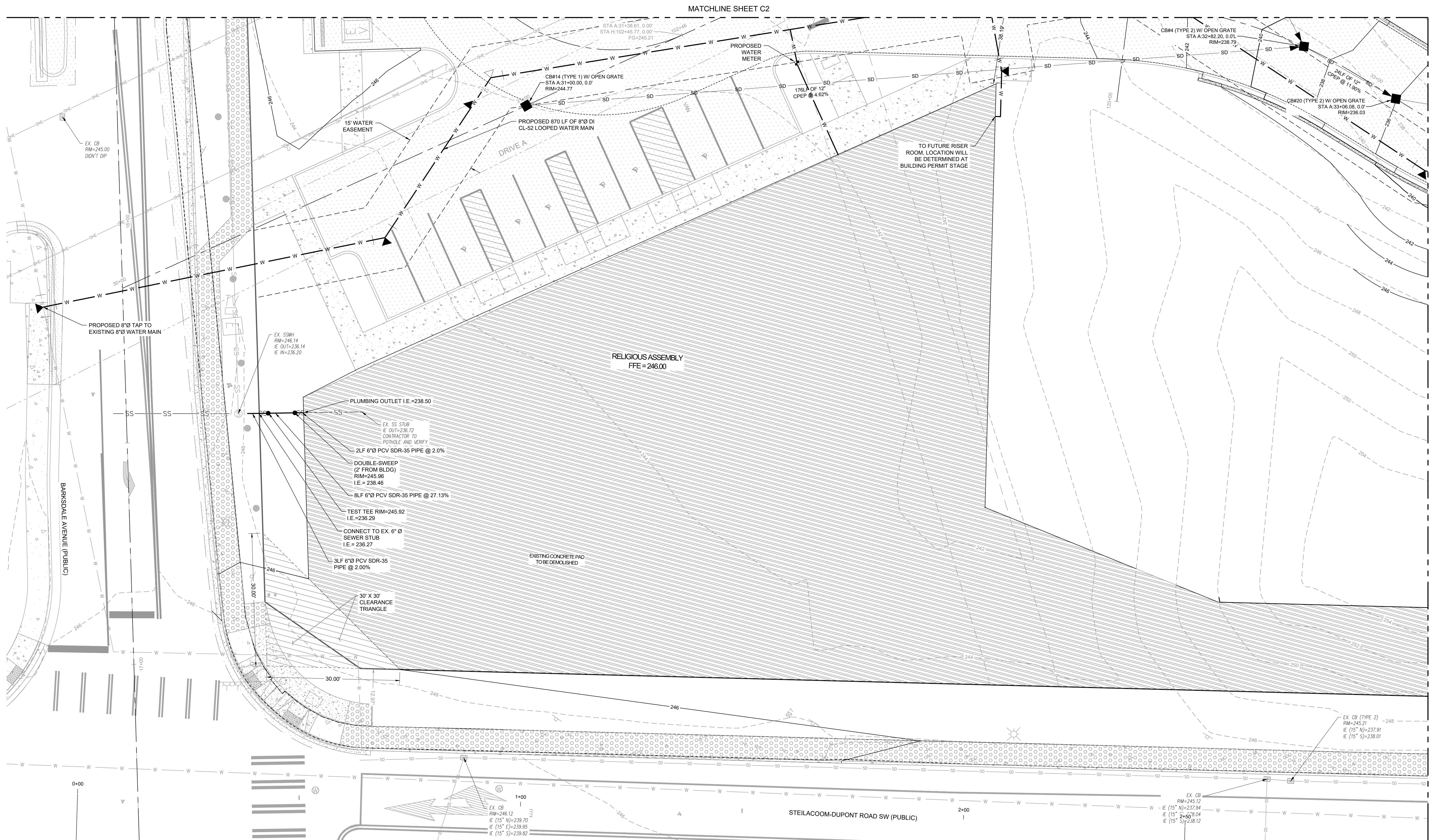
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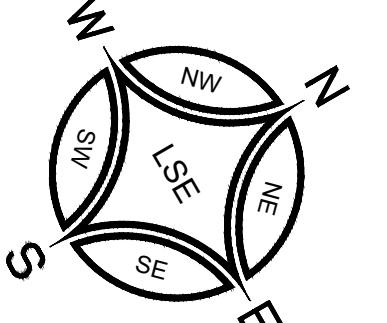


Storm Drainage & Utility Plan
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XX Barksdale Ave.
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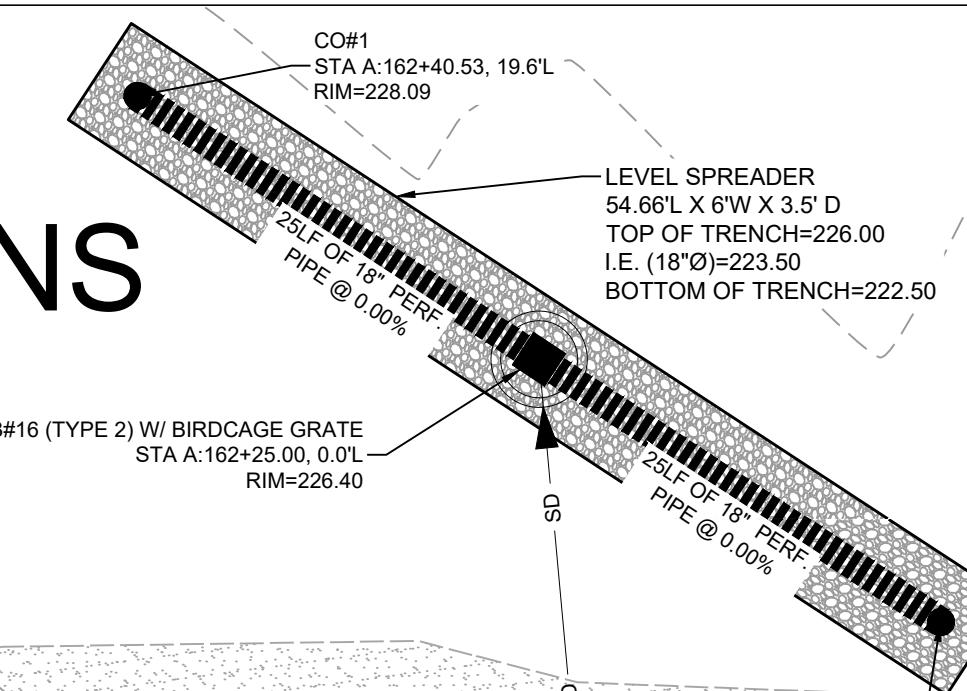
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SHEET 03
OF 06



GRAPHIC SCALE
1 INCH = 10 FEET

CHAMPIONS CENTRE STORM DRAINAGE & UTILITY PLANS

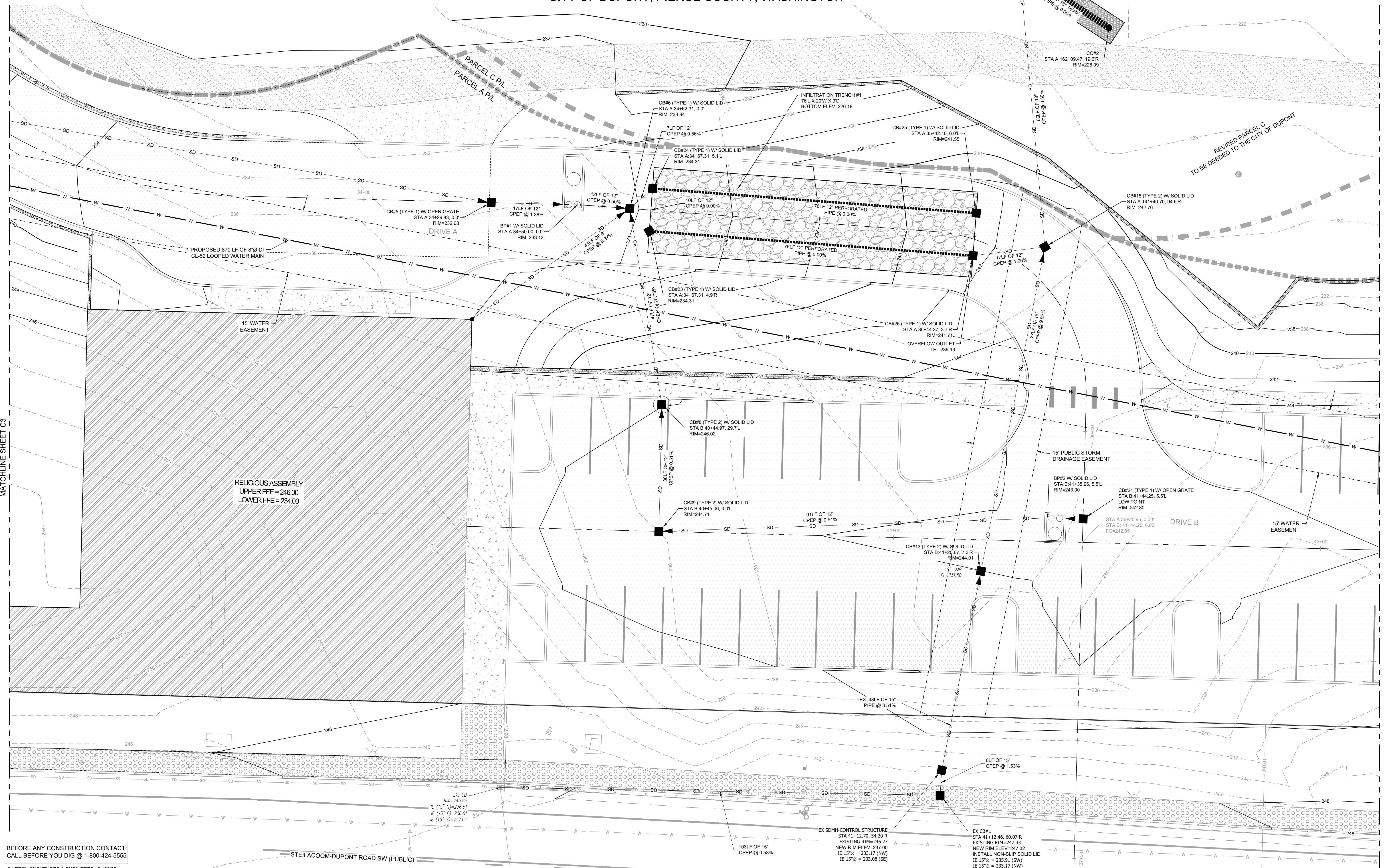
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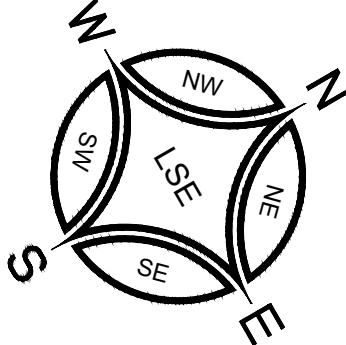
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OF 06

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1 INCH = 10 FEET

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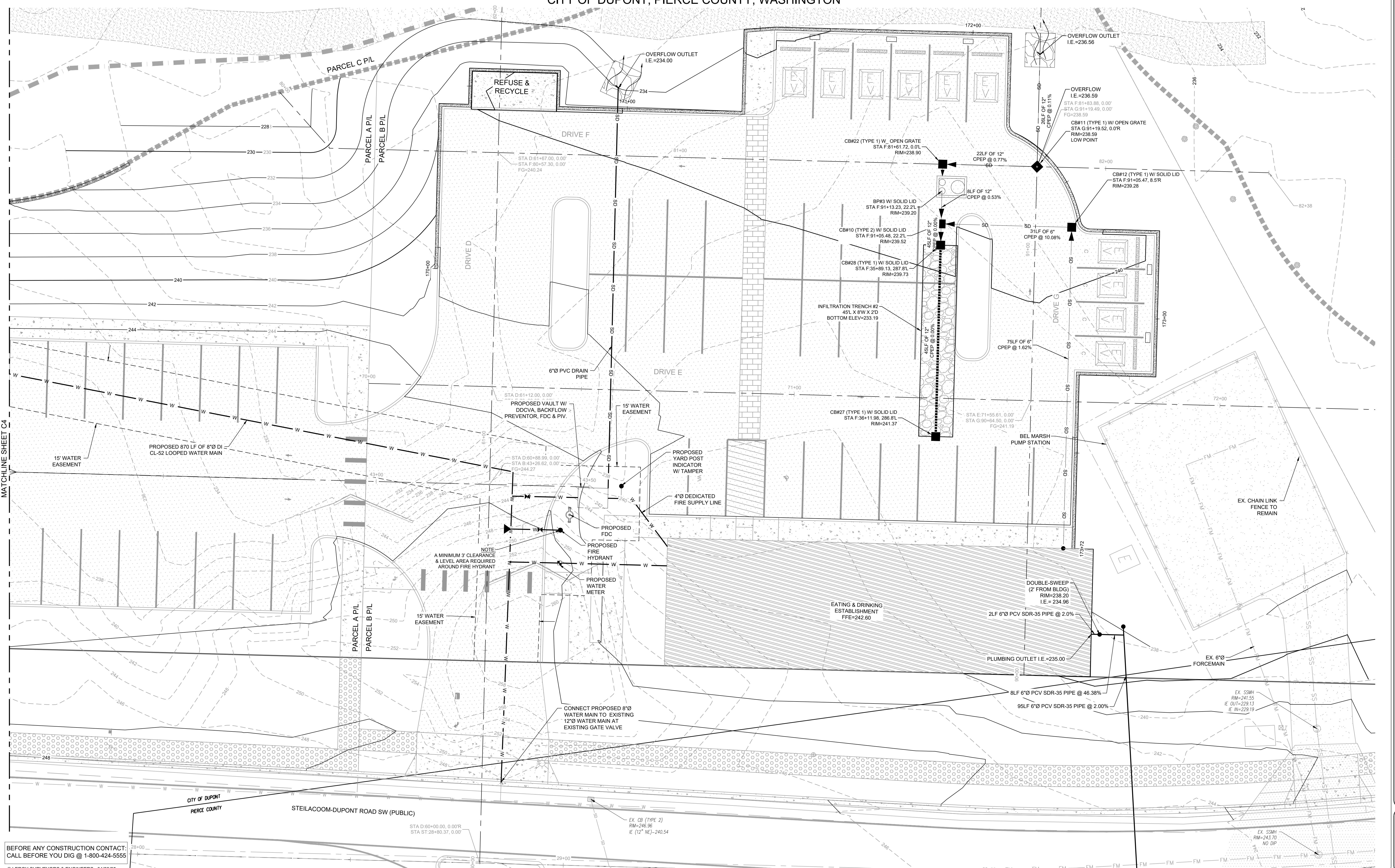
DATE _____

JOB NO: DATE: DESIGNED BY
DRAWN BY CHECKED BY APPROVED BY

Champions Centre Storm Drainage & Utility Plans

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

DRAWING
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SHEET 05
OF 06



CHAMPIONS CENTRE STORM DRAINAGE & UTILITY PLANS

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GENERAL NOTES (WATER SYSTEM CONSTRUCTION)

- ALL IRRIGATION CROSSINGS SHALL HAVE SCHEDULE 80 SLEEVES AND THE SIZE SHALL BE PER THE APPROVED IRRIGATION DRAWINGS.
- LIGHT POLES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ALL UNDERGROUND UTILITIES, INCLUDING WATER METERS. LIGHT POLES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM FIRE HYDRANTS.
- WATER MAINS AND FITTINGS TO BE INSTALLED SHALL BE DUCTILE IRON FOR ALL SIZES, UNLESS SPECIFICALLY NOTED OTHERWISE. THE CLASS OF THE DUCTILE IRON PIPE SHALL BE THICKNESS CLASS S2 FOR ALL DIAMETERS.
- WATER MAINS SHALL MAINTAIN A MINIMUM OF 3 FEET AND A MAXIMUM OF 5 FEET OF COVER.
- UTILITY CROSSINGS HAVING LESS THAN 1 FOOT OF VERTICAL SEPARATION SHALL BE CONSTRUCTED WITH CONTROLLED DENSITY FILL (CDF) TO PREVENT POSSIBLE DAMAGE TO EITHER UTILITY.
- WATER MAIN DEFLECTIONS AT JOINTS ARE NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS PLUS AN ADDITIONAL FACTOR OF SAFETY OF 50 PERCENT.
- IDENTIFY A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER MAINS AND WATER MAINS, BOTH EXISTING AND PROPOSED.
- FOR PROPOSED WATER MAINS, IDENTIFY RESTRAINED JOINT FITTINGS AND PUSH-ON JOINTS AT LOCATIONS WHERE THRUST BLOCKS WILL NOT HAVE SUFFICIENT UNDISTURBED ADJACENT AREA FOR BEARING.
- WATER SERVICE CONNECTIONS SHALL BE MADE PERPENDICULAR TO THE MAIN.
- THE WATER MAIN PIPES SHALL BE DISINFECTED AND TESTED BEFORE BEING PLACE IN SERVICE. ALL WATER MAIN TESTING AND DISINFECTION SHALL BE PER CITY OF DUPONT PUBLIC WORKS STANDARDS.
- WATER MAIN STUBOUTS THAT ARE NOT USED SHALL BE DISCONNECTED AT THE MAIN, WITH A BLIND FLANGE INSTALLED AT THE TEE.
- TEE CONNECTIONS TO EXISTING WATER MAINS SHALL BE WET TAPS.
- SEPARATE WATER CONNECTIONS WILL BE REQUIRED FOR DOMESTIC, FIRE, AND IRRIGATION. ALL SERVICES SHALL INCLUDE BACKFLOW PREVENTION DEVICES LOCATED OUTSIDE OF ANY PROPOSED BUILDINGS.
- ALL FIRE PROTECTION SYSTEM INSTALLATIONS, INCLUDING PIPELINES AND DOUBLE DETECTOR CHECK ASSEMBLIES, ARE SUBJECT TO THE CONSTRUCTION STANDARDS OF NFPA 24 AND TO THE INSPECTION AND TESTING REQUIREMENTS OF THE CITY OF DUPONT FIRE DEPARTMENT.
- THE FIRE PROTECTION SYSTEMS, INCLUDING THE BACKFLOW PREVENTION DEVICES, UNDERGROUND FIRE SERVICE LINES, AND FIRE DEPARTMENT CONNECTIONS, ARE SUBJECT TO SEPARATE REVIEW, PERMITTING, AND APPROVAL BY THE CITY OF DUPONT FIRE DEPARTMENT.
- RELOCATE THE FIRE DEPARTMENT CONNECTIONS (FDCs) TO PLANTER ISLANDS OR OTHER LOCATIONS, AS FEASIBLE, TO BE OUTSIDE OF THE BUILDING COLLAPSE ZONES.
- THE APPLICANT SHALL FURNISH METER SIZING CALCULATIONS FOR DOMESTIC AND FIRE WATER SERVICES. THE SPRINKLER SYSTEM DESIGN, INCLUDING CONFIRMATION OF THE PROVIDED SIZING FOR THE FIRE LINE COMPONENTS SHALL BE REVIEWED AND APPROVED BY THE CITY BUILDING DEPARTMENT AND FIRE DEPARTMENT AS PART OF THE BUILDING PERMIT PROCESS. EACH FIRE LINE CONNECTION TO A CITY WATER MAIN WILL REQUIRE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCV) IN AN UNDERGROUND VAULT AND A FIRE DEPARTMENT CONNECTION (FDC) WITHIN 50 FEET OF A FIRE HYDRANT.

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REVISION	1
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JOB NO.	12895
DATE:	04/23/2025
DRAWN BY:	WG
DESIGNED BY:	WG
CHECKED BY:	SN
APPROVED BY:	SN



General Water Notes
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Storm Drainage & Utility Plans

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DRAWING
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SHEET **06**
OF **06**