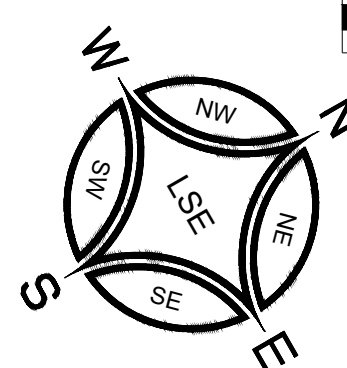
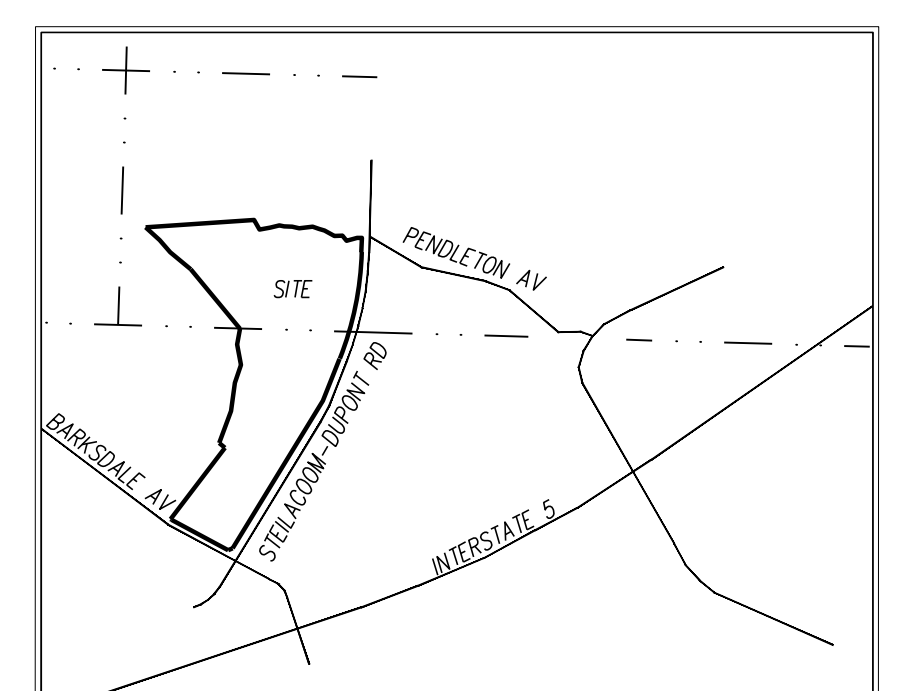


CHAMPIONS CENTRE GRADING PLANS

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

PARCEL NUMBERS:
0119362039, 0119362009, 0119362012 & 0119362043

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

SHEET INDEX:
1. COVER SHEET
2. GRADING PLAN
3. GRADING PLAN
4. GRADING PLAN
5. GRADING PLAN
6. DETAILS
7. DETAILS
8. DETAILS
9. DETAILS

APPROVED FOR CONSTRUCTION

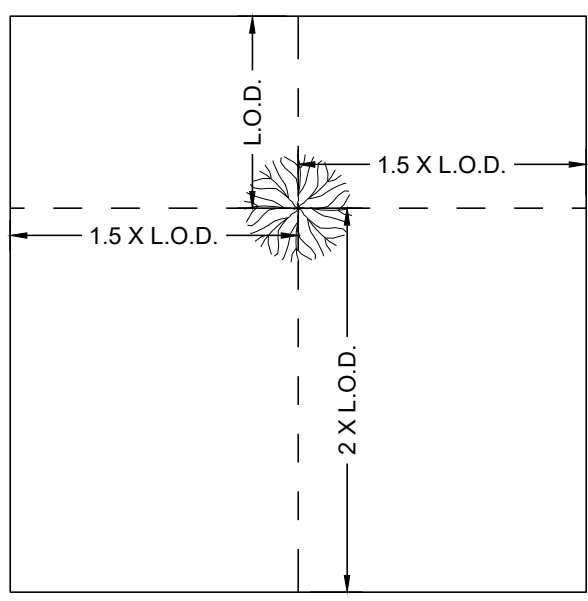
BY: _____ DATE: _____

City of DuPont

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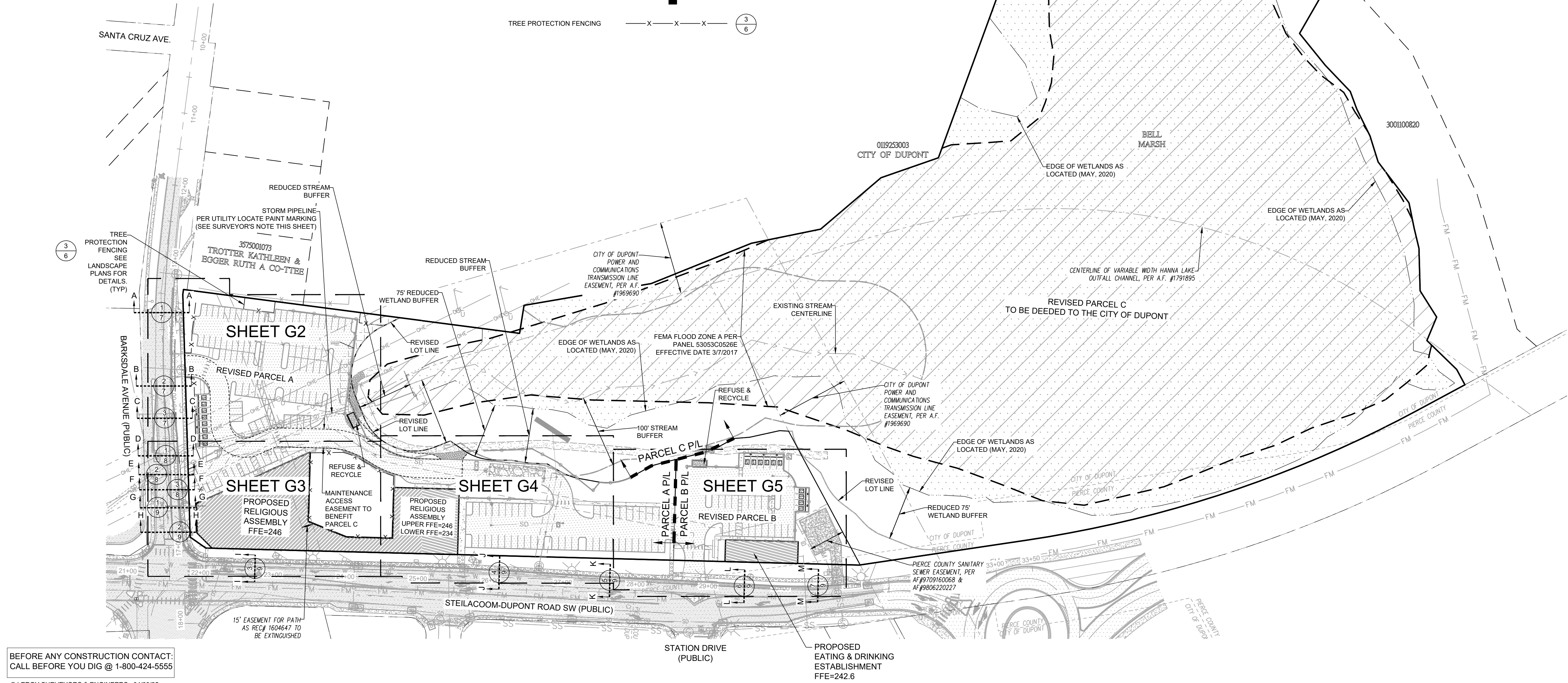
SURVEYOR'S NOTE:
THE 84" STORM DRAINAGE PIPE LOCATIONS, AS SHOWN ON THIS MAP, ARE PROVIDED BY OTHER AND ARE NOT A PRODUCT OF FIELD VERIFIED LOCATION BY LEROY SURVEYORS AND ENGINEERS INC. THE CONTRACTOR IS REQUIRED TO POT-HOLE THE LOCATION OF THE PIPE AND CONTACT THE ENGINEER AND SURVEYOR TO MAP ITS ACCURATE LOCATION PRIOR TO ANY CONSTRUCTION.

TREE PROTECTION NOTE:
THE FENCING INSTALLATION WILL BE APPROVED BY THE PROJECT ARBORIST PRIOR TO ANY LAND DISTURBANCE. THE TIMING OF THE TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO ANY CLEARING AND ANY GROUND DISTURBANCE.



EXISTING	LEGEND	PROPOSED
---	2' CONTOURS MAJOR	---
---	2' CONTOURS MINOR	---
---	RIGHT-OF-WAY	---
---	CENTERLINE	---
---	BOUNDARY	---
---	LANDSCAPE BUFFER	---
---	PARCEL	---
---	BUILDING FOUNDATION	---
---	BUILDING ROOF	---
---	PAVEMENT HATCH	---
---	GRAVEL SURFACE	---
---	ASPHALT	---
---	CONCRETE	---
---	POROUS SURFACING	---
---	DELINEATED PATHWAY	---
---	ROOF DRAIN LINE	---
---	STORM LINE	---
---	STORM CLEANOUT	---
---	DIRECTION OF FLOW	---
---	FEMA FLOODPLAIN	---
---	WETLAND	---
---	CATCH BASIN	---
---	TREE PROTECTION FENCING	---

1 LIMITS OF DISTURBANCE DETAIL (L.O.D.)
PER ARBORIST REPORT PREPARED BY GREENFOREST INC.
SCALE: N.T.S.



DATUM:
WASHINGTON SOUTH ZONE NAVD 88

TOPOGRAPHY:
2 FOOT CONTOURS. TOPOGRAPHIC INFORMATION FROM AERIAL MAPPING BY PUGET SOUND LIDAR CONSORTIUM AND VERIFIED BY L&S&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.

- THESE QUANTITIES ARE FOR THE ESTABLISHMENT OF CLEARING AND GRADING PERMIT ONLY AND SHALL NOT BE CONSTRUED TO INDICATE A BALANCED SITE.
- GRADING VOLUMES ARE FROM EXISTING GRADE TO FINISHED GRADE AND MAKE NO ALLOWANCE FOR STRIPPINGS, GRAVEL, OR ROAD SECTION MATERIALS.
- 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

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.

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 135 PARKING STALLS. THE PARKING STALLS WILL INCLUDE 8 ELECTRIC VEHICLE STALLS, 4 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 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 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 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.

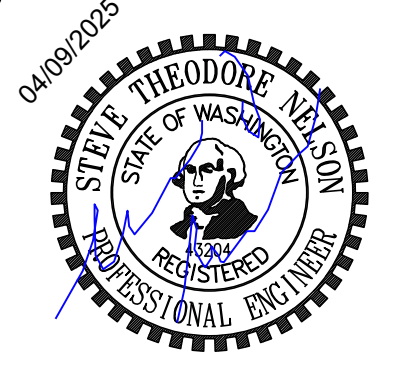
WETLAND & WETLAND BUFFER AREA:
WETLAND AREA = 624,000 S.F.
100' WETLAND BUFFER = 150,401 S.F.
75' REDUCED WETLAND BUFFER = 123,714 S.F.

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

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

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DATE	REVISION
04/09/2025	1
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JOB NO. 17895	DATE 04/09/2025
DRAWN BY: WJS	CHECKED BY: SN
APPROVED BY: SN	

LEROY

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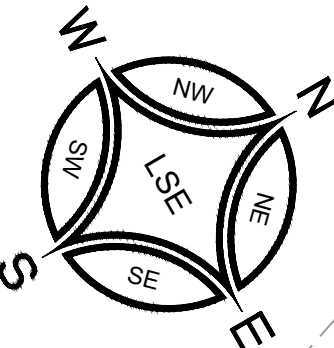
**Champions Centre
Grading Plans**

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

DRAWING

G1

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 4 E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

ABBREVIATIONS:

STA A:	DRIVE A AISLE ALIGNMENT STATION
STA B:	DRIVE B AISLE ALIGNMENT STATION
STA C:	DRIVE C AISLE ALIGNMENT STATION
STA D:	DRIVE C AISLE ALIGNMENT STATION
STA E:	DRIVE C AISLE ALIGNMENT STATION
STA F:	DRIVE C AISLE ALIGNMENT STATION
STA G:	DRIVE C AISLE ALIGNMENT STATION
STA H:	DRIVE C AISLE ALIGNMENT STATION
STA I:	DRIVE C AISLE ALIGNMENT STATION
STA J:	DRIVE C AISLE ALIGNMENT STATION
STA BARK:	BARKSDALE AVE C/L ALIGNMENT STATION
DUPONT:	DUPONT-STEEILACOM RD C/L ALIGNMENT STATION

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REVISION	DATE
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JOB NO:	12895
DATE:	04/09/2025
DESIGNED BY:	WG
DRAWN BY:	WG
CHECKED BY:	SN
APPROVED BY:	SN

LEREY
LEREY SURVEYORS & ENGINEERS
 P.O. Box 740, Puyallup, Washington 98371
 (253) 846-5608 Fax: (253) 840-1140

SURVEYING
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 SEPTIC DESIGN
 GPS
 GIS MAPPING

Champions Centre
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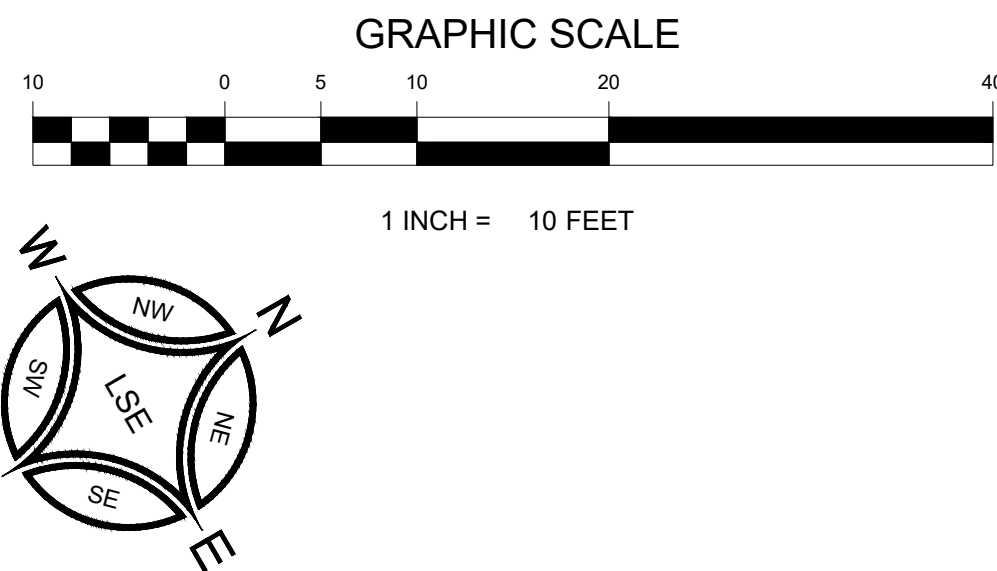
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SHEET 02

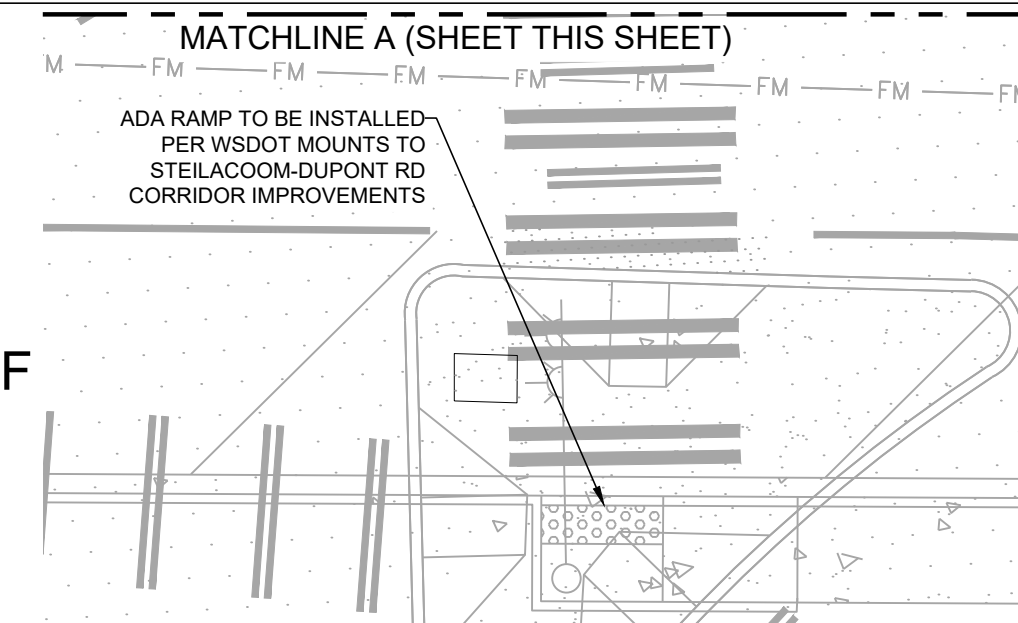
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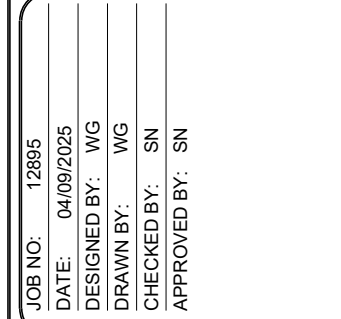
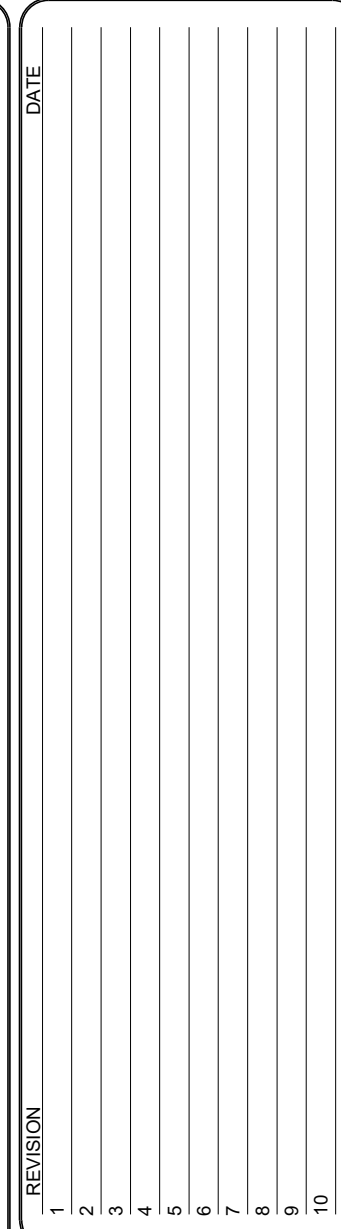
STA A:	DRIVE A AISLE ALIGNMENT STATION	FL:	FLOW LINE
STA B:	DRIVE A AISLE ALIGNMENT STATION	FG:	FINISHED GRADE
STA C:	DRIVE A AISLE ALIGNMENT STATION	TSW:	TOP OF SIDEWALK
STA D:	DRIVE A AISLE ALIGNMENT STATION	SC:	SAWCUT
STA E:	DRIVE A AISLE ALIGNMENT STATION	SWP:	SIDEWALK ANGLE POINT
STA F:	DRIVE A AISLE ALIGNMENT STATION	TWF:	TOP FACE OF WALL
STA G:	DRIVE A AISLE ALIGNMENT STATION	BWF:	BOTTOM FACE OF WALL
STA H:	DRIVE A AISLE ALIGNMENT STATION		
STA I:	DRIVE A AISLE ALIGNMENT STATION		
STA J:	DRIVE A AISLE ALIGNMENT STATION		
STA BARK:	BARKSDALE AVE CIL ALIGNMENT STATION		
STA ST:	DUPONT-STILLACOM RD CIL ALIGNMENT STATION		



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

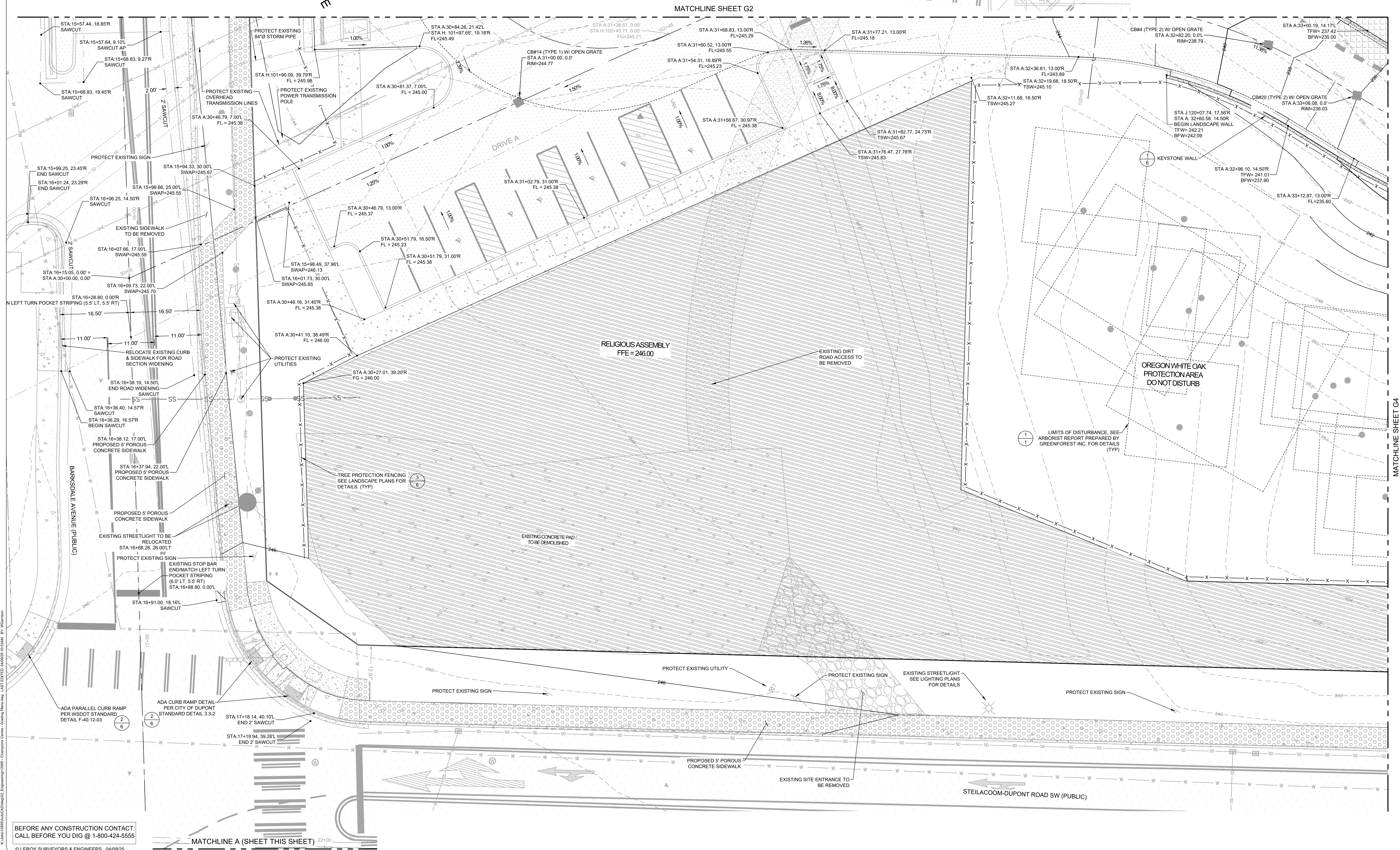


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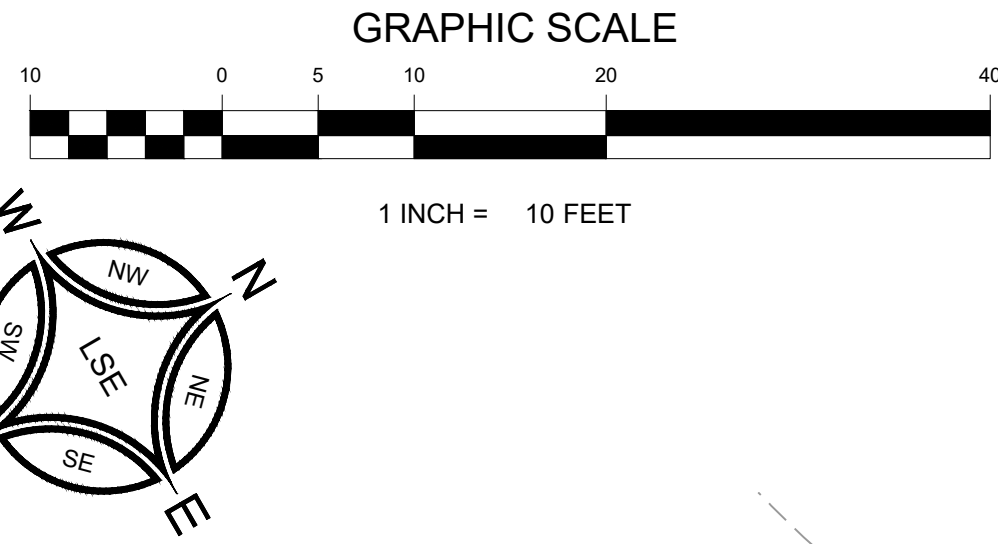


Champions Centre
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David Yadon, Champions Centre
XXX Barksdale Ave.
DuPont, WA 98237
Phone: 253-606-9041
dave@cc.church

G3
SHEET 03
OF 09



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SWAP: SIDEWALK ANGLE POINT
TFW: TOP FACE OF WALL
BFW: BOTTOM FACE OF WALL



CHAMPIONS CENTRE GRADING 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

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
City of DuPont

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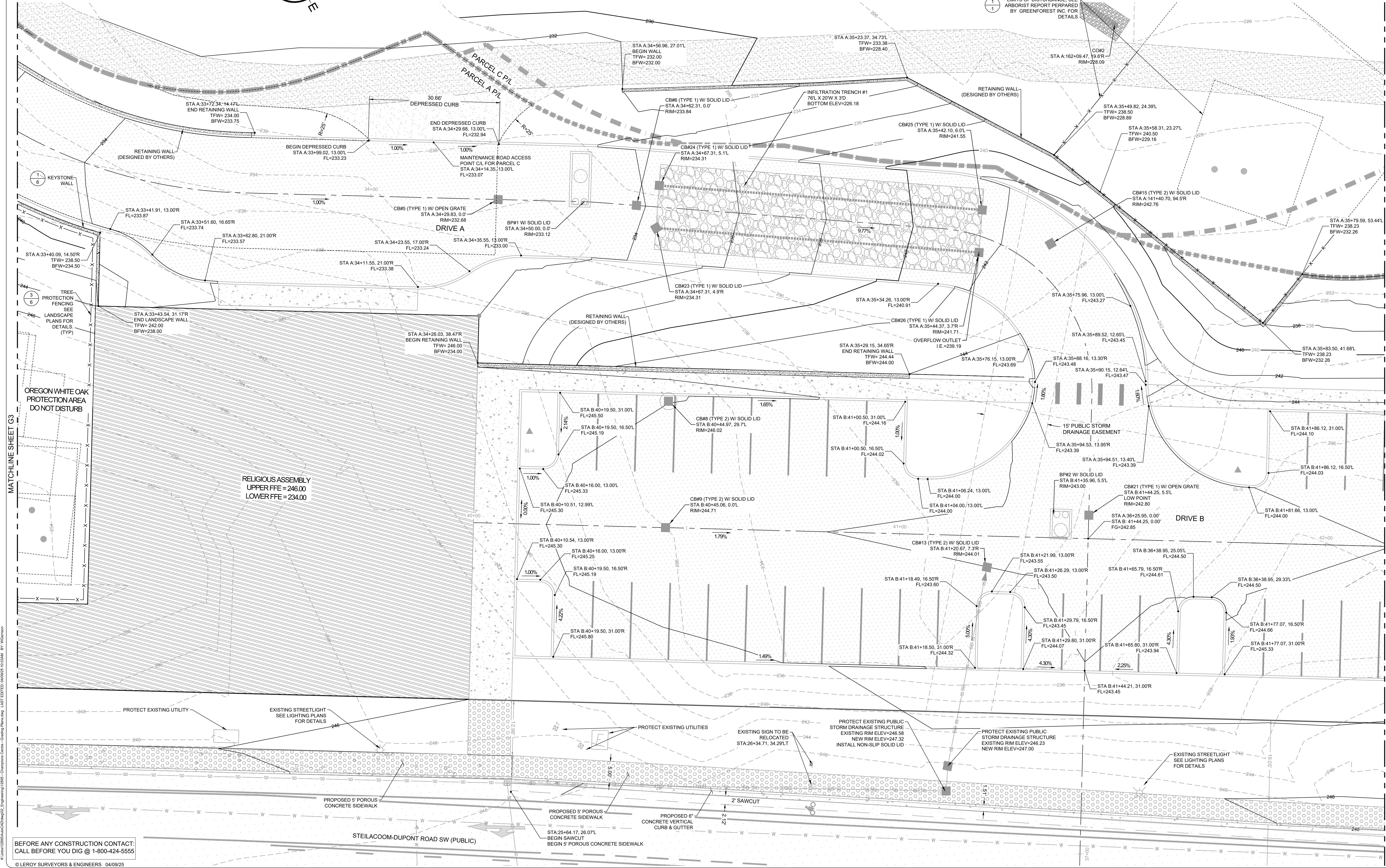
JOB NO: 12895
DATE: 04/09/25
DRAWN BY: WJS
CHECKED BY: SN
APPROVED BY: SN



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XXX Barksdale Ave
DuPont, WA 98371
Phone: 253-606-9041
dave@cc.church

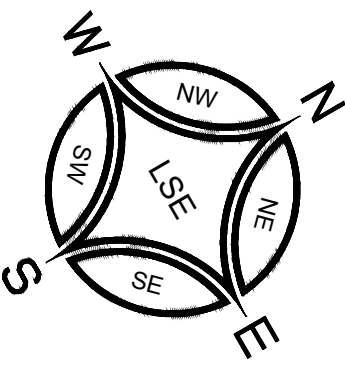
Grading Plan

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SHEET 04
OF 09



K:\data\12895\AutoCAD\DWG\G4 Grading Plans.dwg LAST EDITED: 04/09/25 BY: WJohnson

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BFW: BOTTOM FACE OF WALL



CHAMPIONS CENTRE GRADING PLANS

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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

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City of DuPont

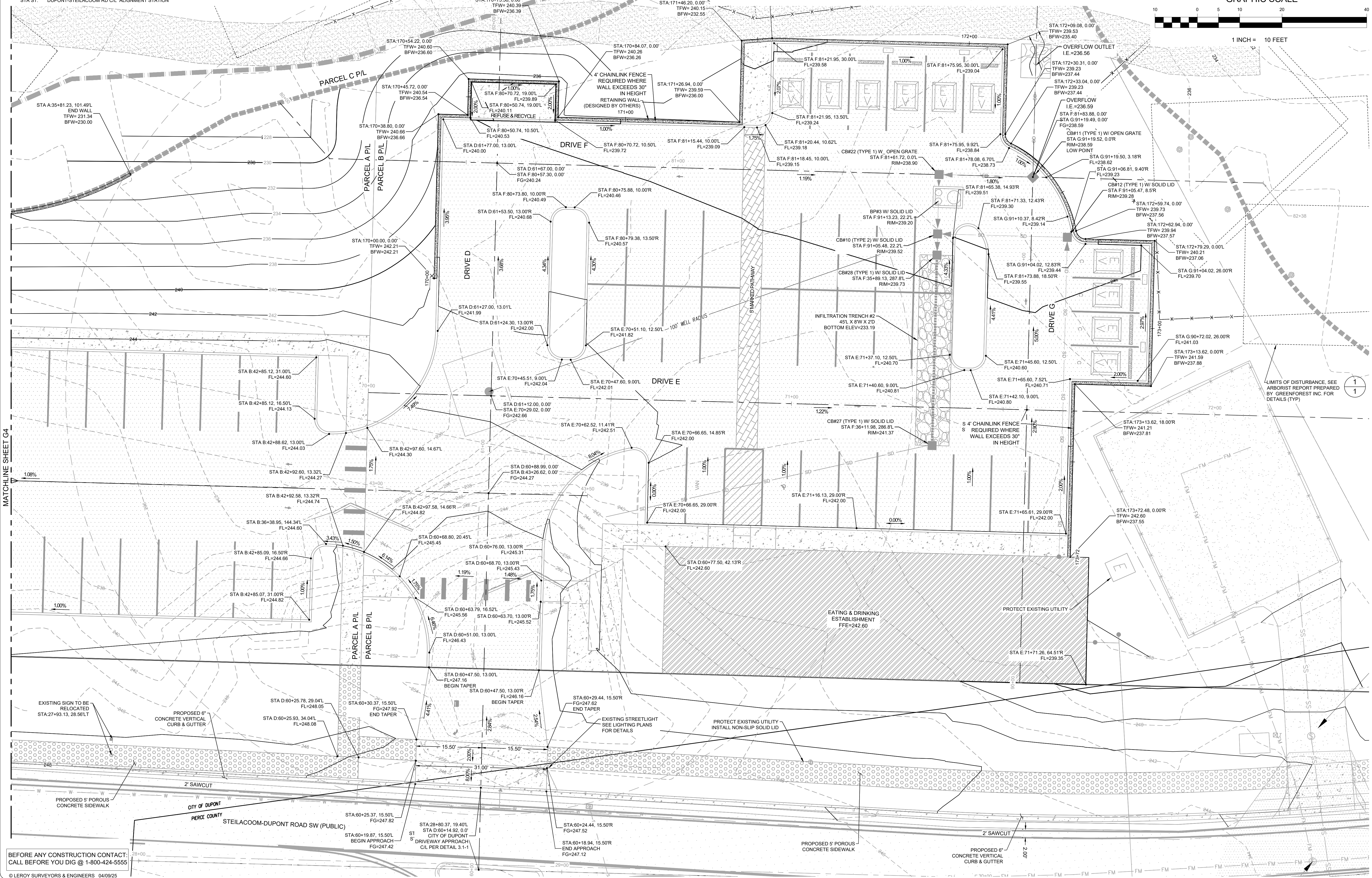
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GRAPHIC SCALE



1 INCH = 10 FEET



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DATE	04/09/2025
REVISION	1
DATE	04/09/2025
REVISION	2
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REVISION	9
DATE	04/09/2025
REVISION	10

JOB NO: 12895
DATE: 04/09/2025
DRAWN BY: VGS
CHECKED BY: SN
APPROVED BY: SN

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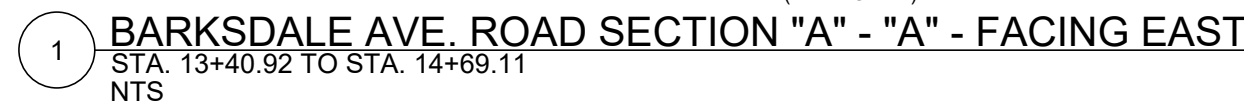
Grading Plan

DRAWING
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SHEET 05
OF 09

G6
SHEET 06
OF 09

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

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



1. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.



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XXX Barksdale Ave.
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Phone: 253-606-9041
dave@cc.church

G7
SHEET 07
OF 09

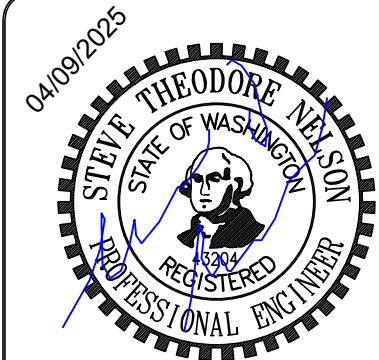
CHAMPIONS CENTRE GRADING PLANS

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

APPROVED FOR CONSTRUCTION

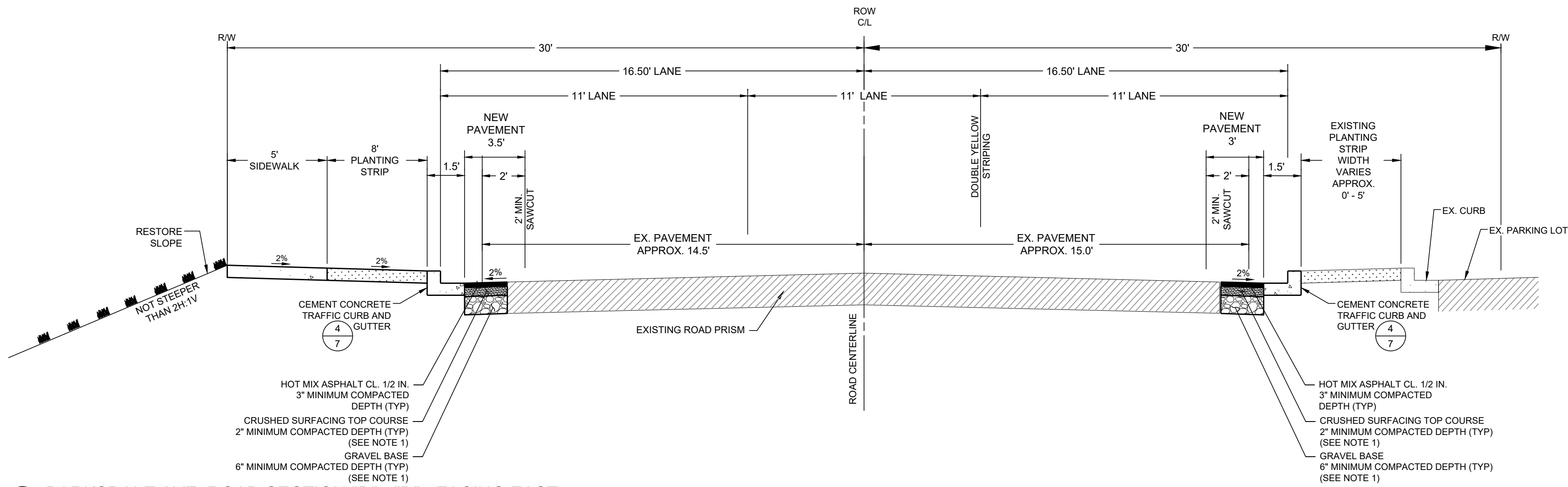
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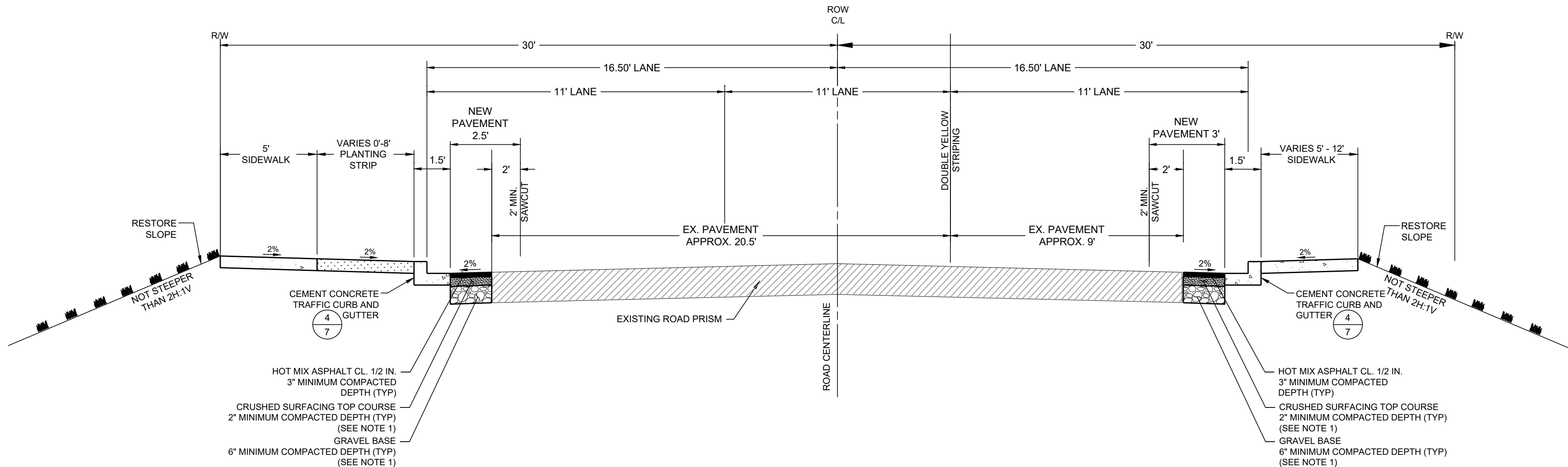


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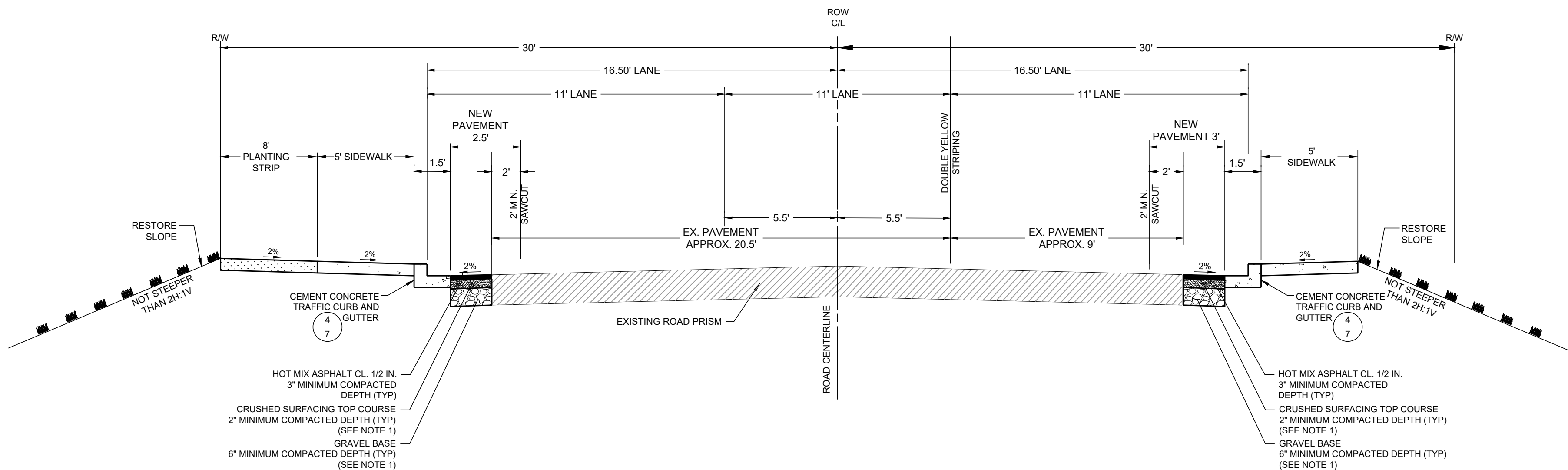
1. CRUSHED SURFACING BASE COURSE MAY BE USED INSTEAD OF THE CRUSHED SURFACING TOP COURSE AND GRAVEL BASE.



1 BARKSDALE AVE. ROAD SECTION "D" - "D" - FACING EAST
STA. 15+48.80 TO STA. 15+99.66
NTS



2 BARKSDALE AVE. ROAD SECTION "E" - "E" - FACING EAST
STA. 15+99.66 TO STA. 16+07.66
NTS



3 BARKSDALE AVE. ROAD SECTION "F" - "F" - FACING EAST
STA. 16+07.66 TO STA. 16+28.80
NTS

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Details

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dave@cc.church

DRAWING

G8

SHEET 08
OF 09

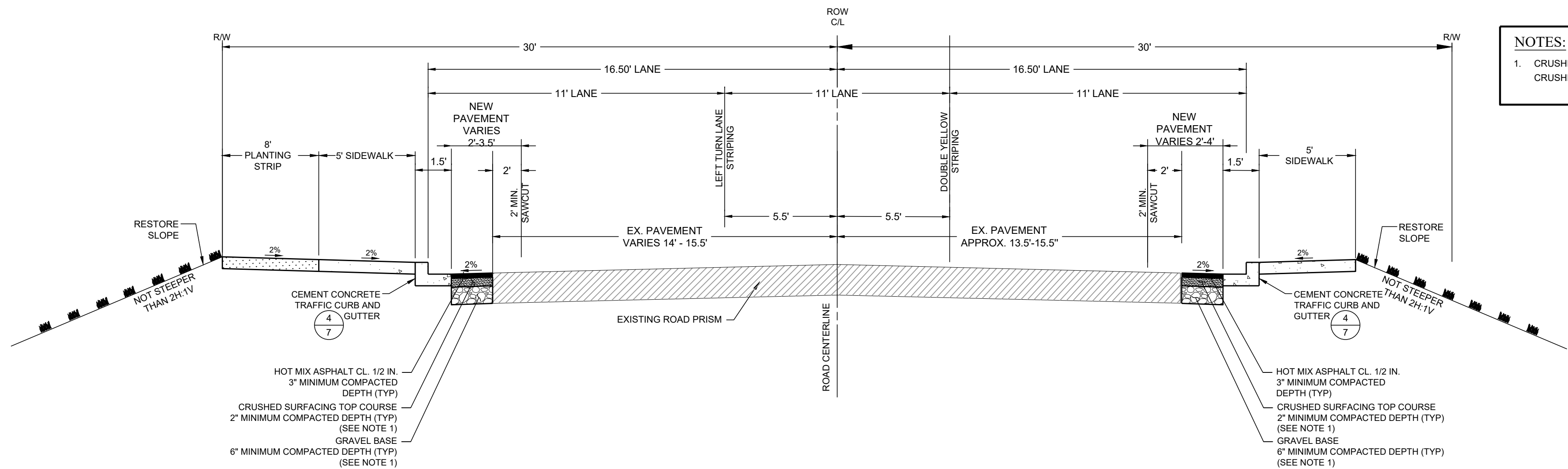
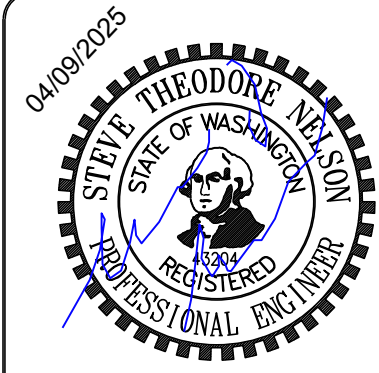
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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

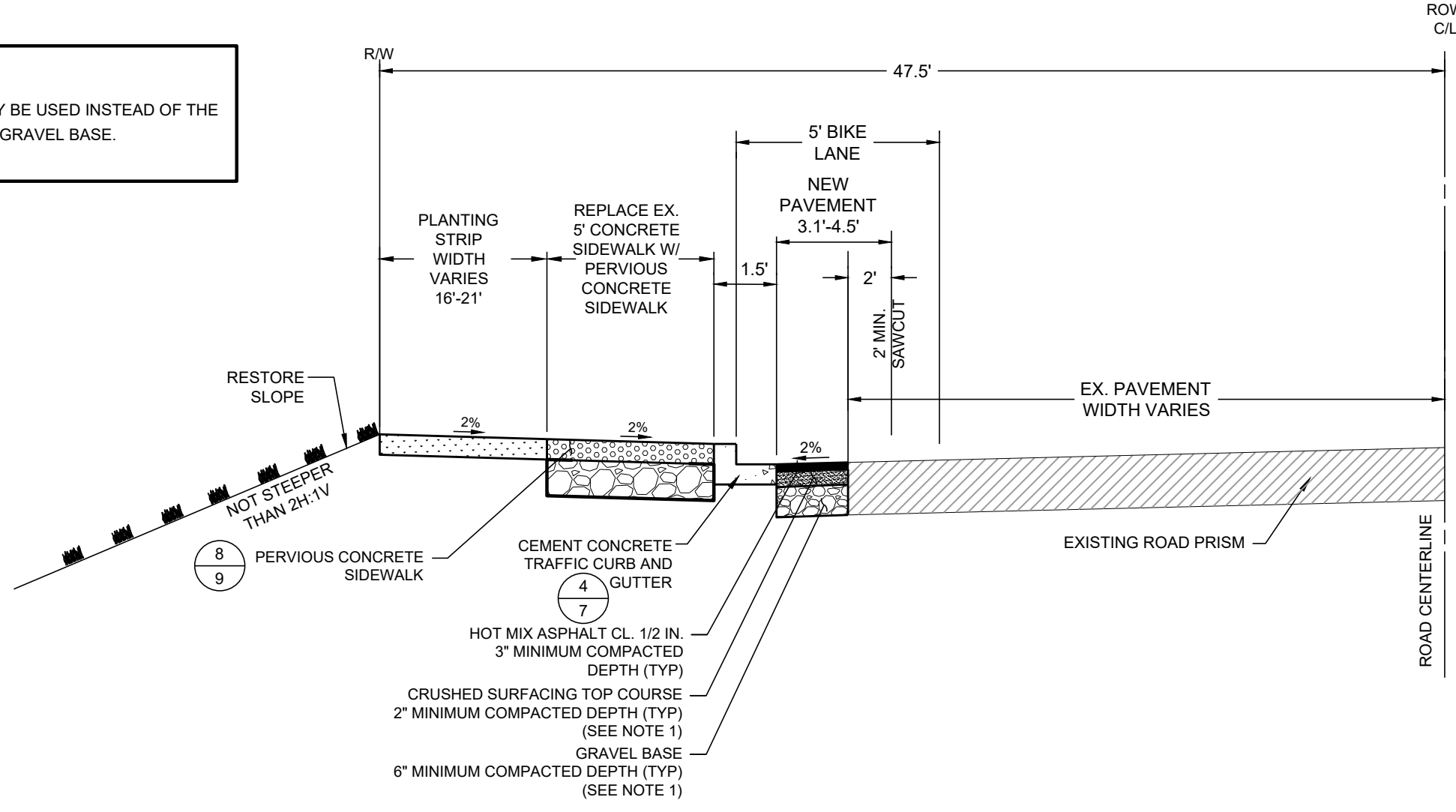
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
City of DuPont

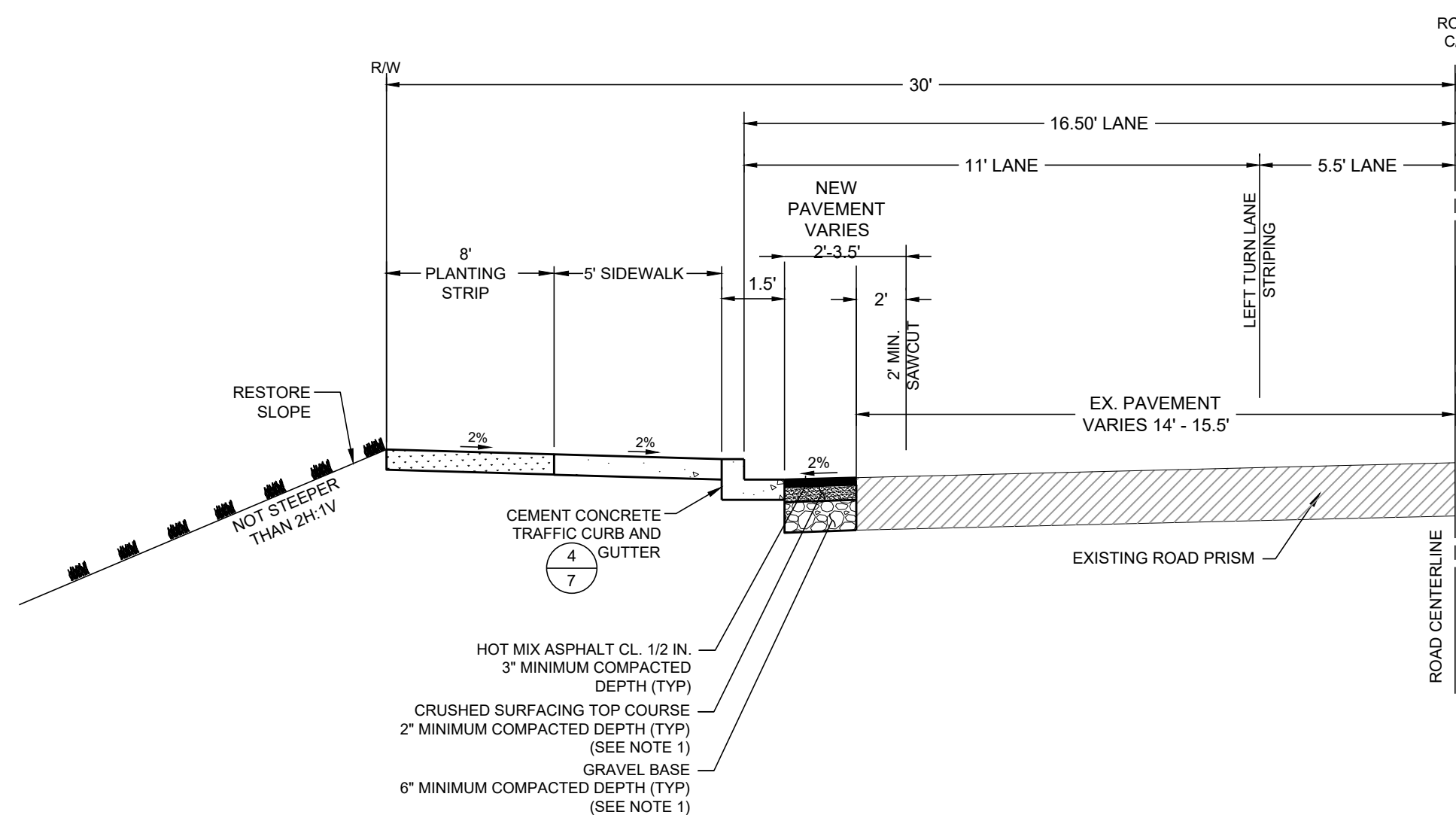
These drawings are approved for construction for a period of 12 months from the date shown hereon. The city reserves the right to make revisions, additional, deletions, or modifications should construction be delayed beyond this time limitation. The city, by approving these drawings, assumes no liability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



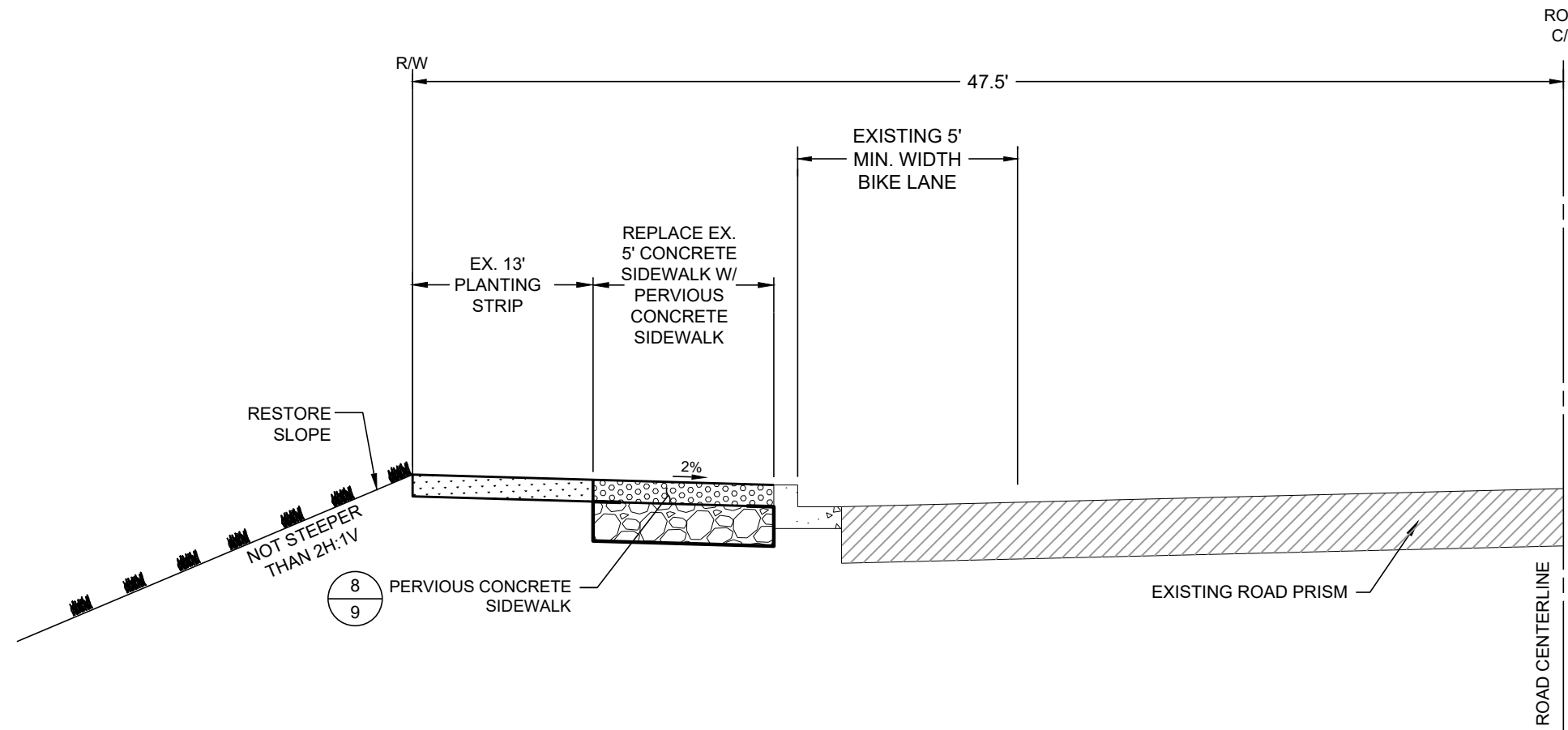
1 BARKSDALE AVE. ROAD SECTION "G" - "G" - FACING EAST
STA. 16+28.80 TO STA. 16+36.29
NTS



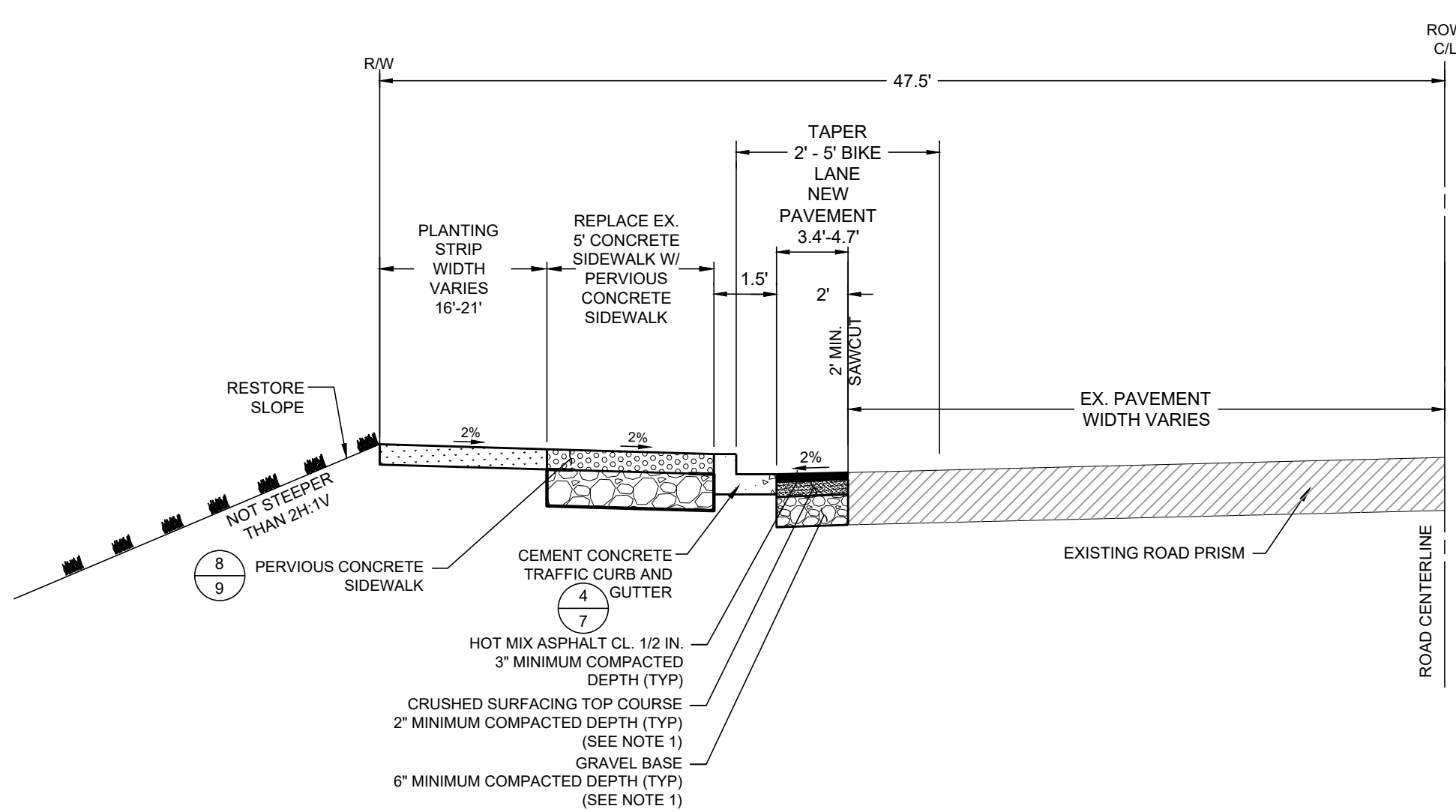
6 STEILACOOM-DUPONT RD. SW ROAD SECTION "L" - "L" - FACING NORTH
STA. 28+51.33 TO STA. 30+99.85
NTS



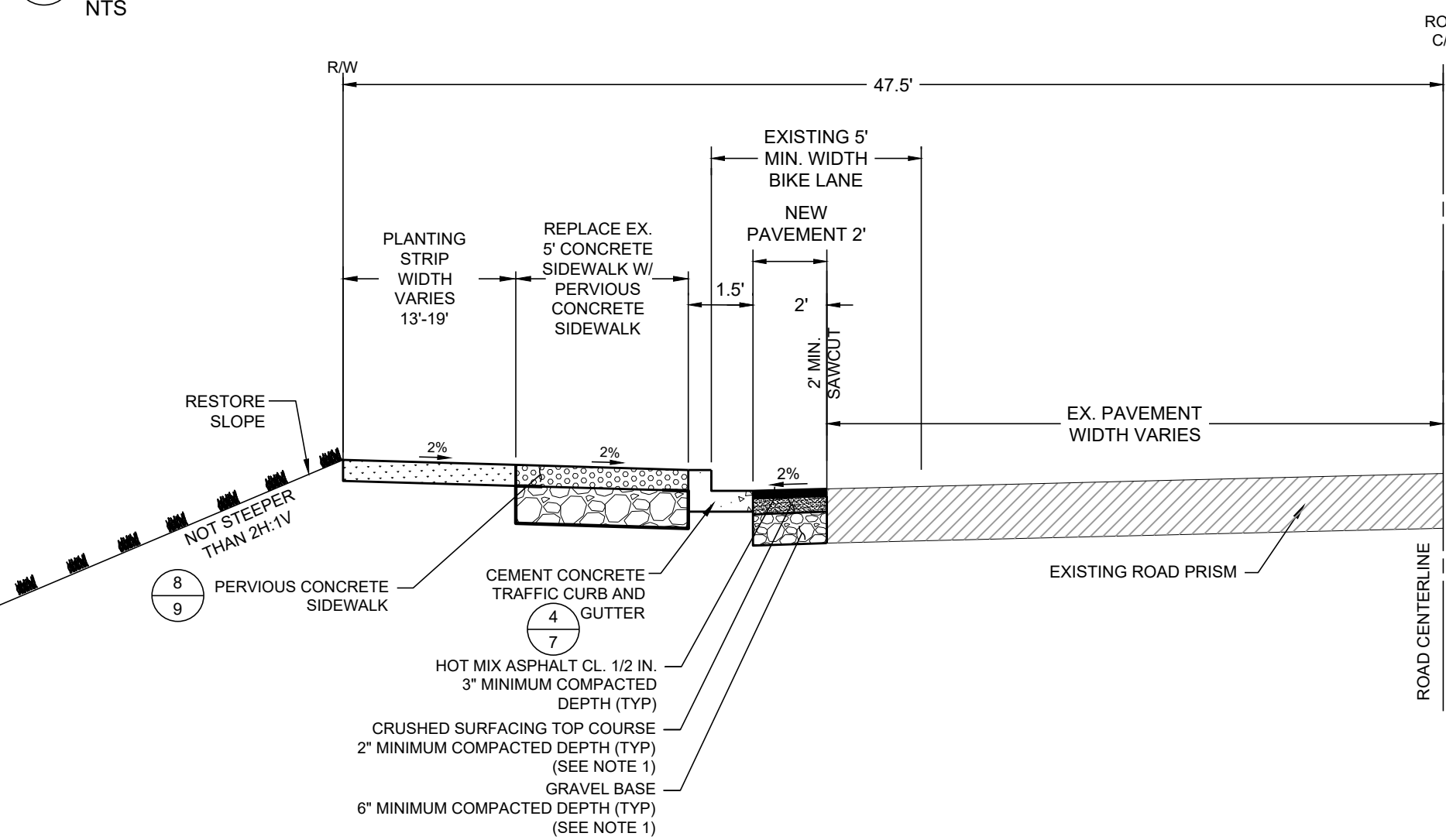
2 BARKSDALE AVE. ROAD SECTION "H" - "H" - FACING EAST
STA. 16+36.29 TO STA. 16+88.80
NTS



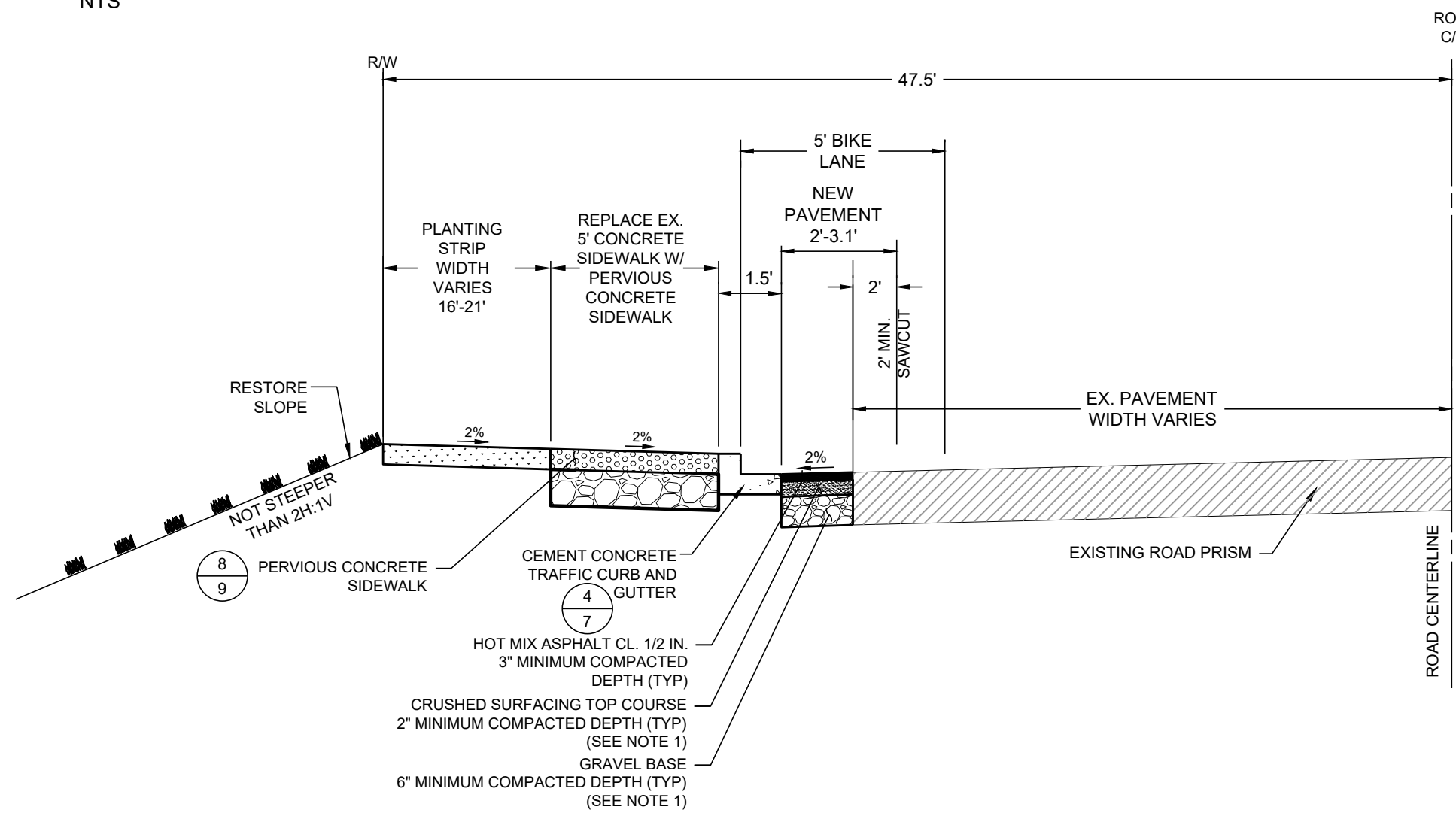
3 STEILACOOM-DUPONT RD. SW ROAD SECTION "I" - "I" - FACING NORTH
STA. 22+09.60 TO STA. 25+64.23
NTS



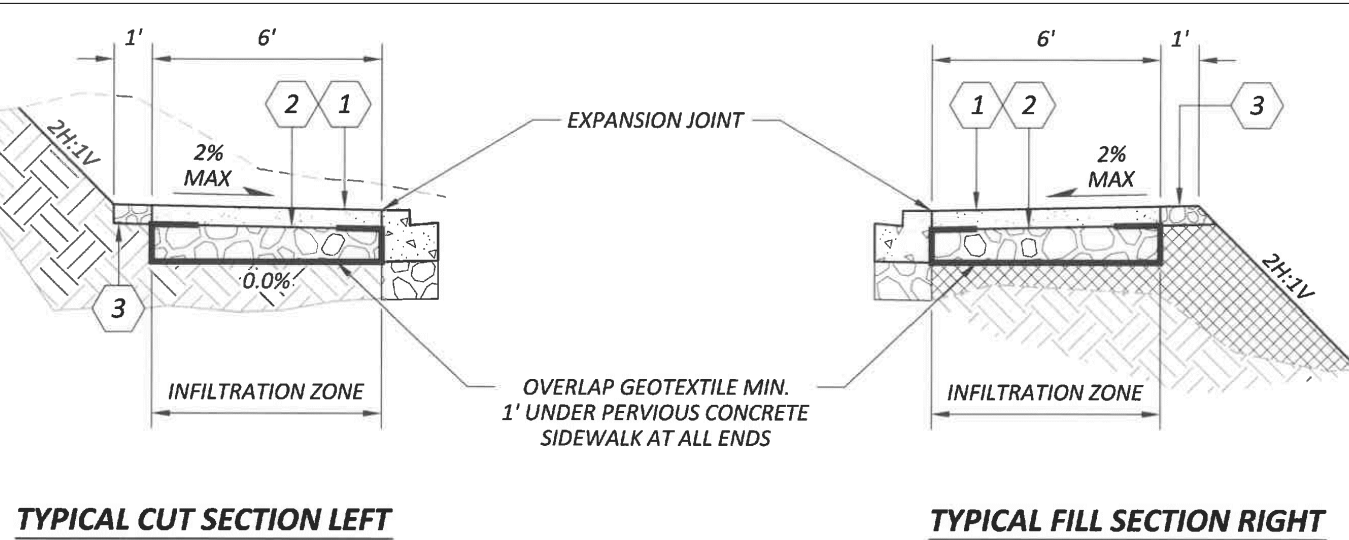
7 STEILACOOM-DUPONT RD. SW ROAD SECTION "M" - "M" - FACING NORTH
STA. 30+99.85 TO STA. 31+12.52
NTS



4 STEILACOOM-DUPONT RD. SW ROAD SECTION "J" - "J" - FACING NORTH
STA. 25+64.23 TO STA. 27+41.95
NTS



5 STEILACOOM-DUPONT RD. SW ROAD SECTION "K" - "K" - FACING NORTH
STA. 27+41.95 TO STA. 28+51.33
NTS



SURFACING LEGEND:

- 1 PERVIOUS CONCRETE SIDEWALK - 0.33' DEPTH - 2% MAX CROSS SLOPE
- 2 RESERVOIR COURSE AGGREGATE - 6" MINIMUM DEPTH BASED ON STORAGE REQUIREMENTS
- 3 CRUSHED SURFACING BASE COURSE - 0.33' DEPTH MINIMUM

NOTES:

- 1) GEOTECHNICAL REPORT SHALL BE COMPLETED TO SUPPORT STORAGE REQUIREMENTS.
- 2) INSTALL CONTROL JOINTS IN ACCORDANCE WITH CURRENT WSDOT STANDARD PLAN F-30.10-XX. PLACE EXPANSION JOINTS WHERE PERVIOUS SLAB IS ABUTTING NON-PERVIOUS SLABS OR OTHER ADJOINING STRUCTURES.
- 3) COMPACT EXISTING SUBGRADE TO 90% MINIMUM, 92% MAXIMUM DENSITY.
- 4) PERVIOUS CONCRETE SHALL NOT BE USED FOR SIDEWALKS AT DRIVEWAY APPROACHES, AT INTERSECTION CURB RETURNS, OR AT CURB RAMPS AND LANDINGS.

8 PERVIOUS CONCRETE SIDEWALK
NTS

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

© LEROY SURVEYORS & ENGINEERS 04/09/25

Details

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dave@cc.church

DRAWING

G8
SHEET 08
OF 09