



P.206.596.2020
905 Main St. Suite 200
Sumner, Washington 98390
www.jmteam.com



Project Title

SOUTH HILL SUPPORT CAMPUS IMPROVEMENTS

1501 39th Ave SW
Puyallup, WA 98371

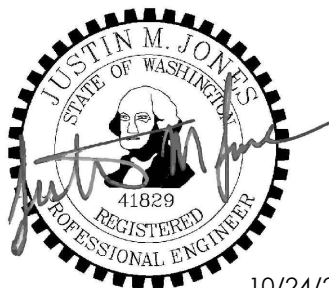
Project Numbers
2022-002

Issue & Revision Dates

23 JUNE, 2022	SCHEMATIC DESIGN
11 AUGUST, 2022	DESIGN DEVELOPMENT
27 JULY, 2022	CONDITIONAL USE PERMIT
21 DECEMBER, 2022	CUP REVISION 1
23 JUNE, 2023	CUP REVISION 2
24 OCTOBER, 2023	CUP REVISION 3

24

CONDITIONAL USE PERMIT
NOT FOR CONSTRUCTION



Sheet Title

Cover Sheet

Drawn By _____ Checked By _____

Sheet Number

C1-001

Sheet Number _____ Of _____

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SECTION 04, TOWNSHIP 19, RANGE 04, QUARTER 33

SOUTH HILL SUPPORT CAMPUS IMPROVEMENTS

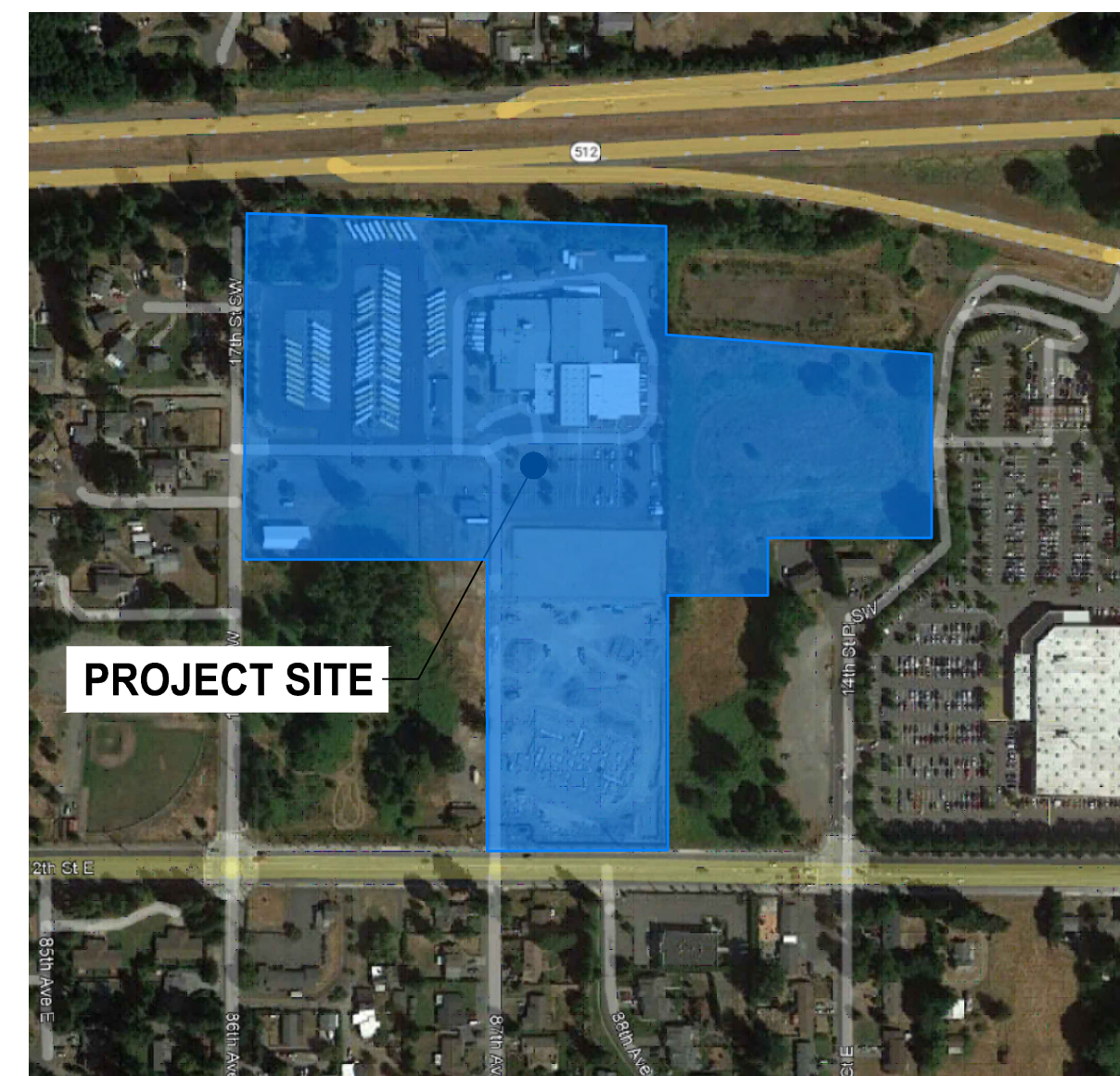
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110 9th Ave SW, Puyallup, WA 98371



APPLICANT

PUYALLUP SCHOOL DISTRICT
1501 39TH AVE SW
PUYALLUP, WA 98373
(253) 841-8641
CONTACT: LES GERSTMANN, ASST. DIRECTOR OF CONSTRUCTION MANAGEMENT

CIVIL ENGINEER

JMJ TEAM
905 MAIN ST SUITE 200
SUMNER, WA 98390
(206) 596-2020
CONTACT: JUSTIN JONES, PE

ARCHITECT

TCF ARCHITECTURE
902 NORTH SECOND ST
TACOMA, WA 98403
(206) 572-3993
CONTACT: MONA REZVANI-OLSON, ASSOCIATE AIA

SURVEYOR

SITTS & HILL
4815 CANTER STREET
TACOMA, WA 98409
(253) 474-9449
CONTACT: DESI SCHILLING, P.L.S.

SITE INFORMATION:

SITE ADDRESS: 1501 39TH AVE SW PUYALLUP, WA 98373
TAX PARCEL NUMBER(S): 0419043122
ZONING: PF & CB
TOTAL PROJECT AREA: 5.0 ACRES

CONTROL INFORMATION:

HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011
BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM: NAVD 88
BASED ON GPS OBSERVATION UTILIZING THE WSRN WITH NGS GEOID18 LOADED
TO CONVERT TO NGVD DATUM. SUBTRACT 3.51 FROM ALL ELEVATION VALUES
MEASURED PUYALLUP PUBLISHED BENCHMARK "SW 31-09"
NGVD 29 ELEVATION 350.52

SURVEY DATE: APRIL, 2022

LEGAL DESCRIPTION:

ABBREVIATED: Section 04 Township 19 Range 04 Quarter 33 W 1/2 OF W 1/2 OF E 1/2 OF SW OF SW TOG/W E 1/2 OF W 1/2 OF SW OF SW EXC 112TH ST E ALSO EXC POR CYD TO STATE OF WA PER AFN 2239840 & ETN 868450 TOG/W W 1/2 OF W 1/2 OF SW OF SW EXC S 553.14

SERVICE PROVIDERS:

WATER: FRUITLAND MUTUAL WATER



LEGEND

----- Project Area



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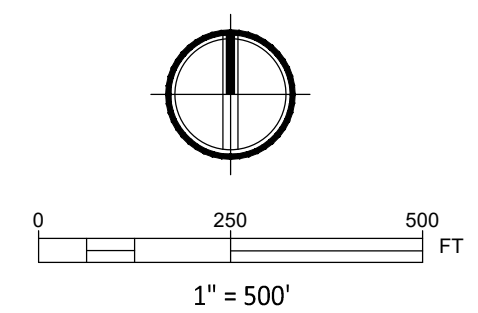
Vicinity Map

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Sheet Number

C1-101

Sheet Number _____ Of _____



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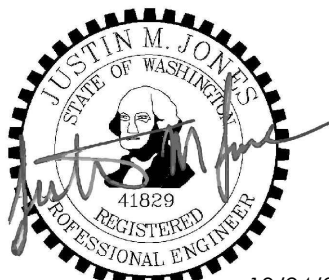
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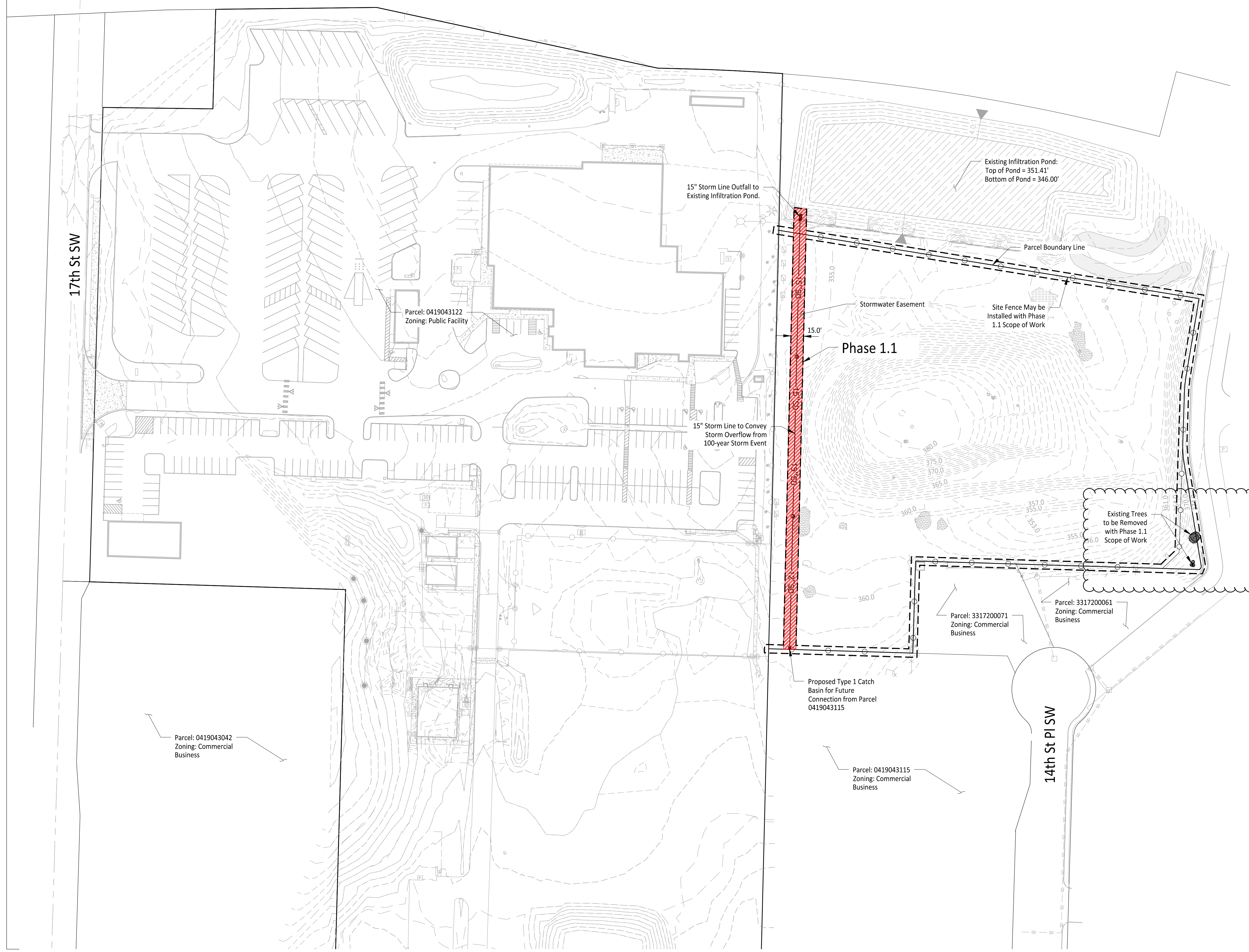
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10/24/2023

LEGEND

- Phasing Line
- Silt Fence
- Existing Infiltration Pond
- Stormwater Easement



Rev. 3

Rev.3

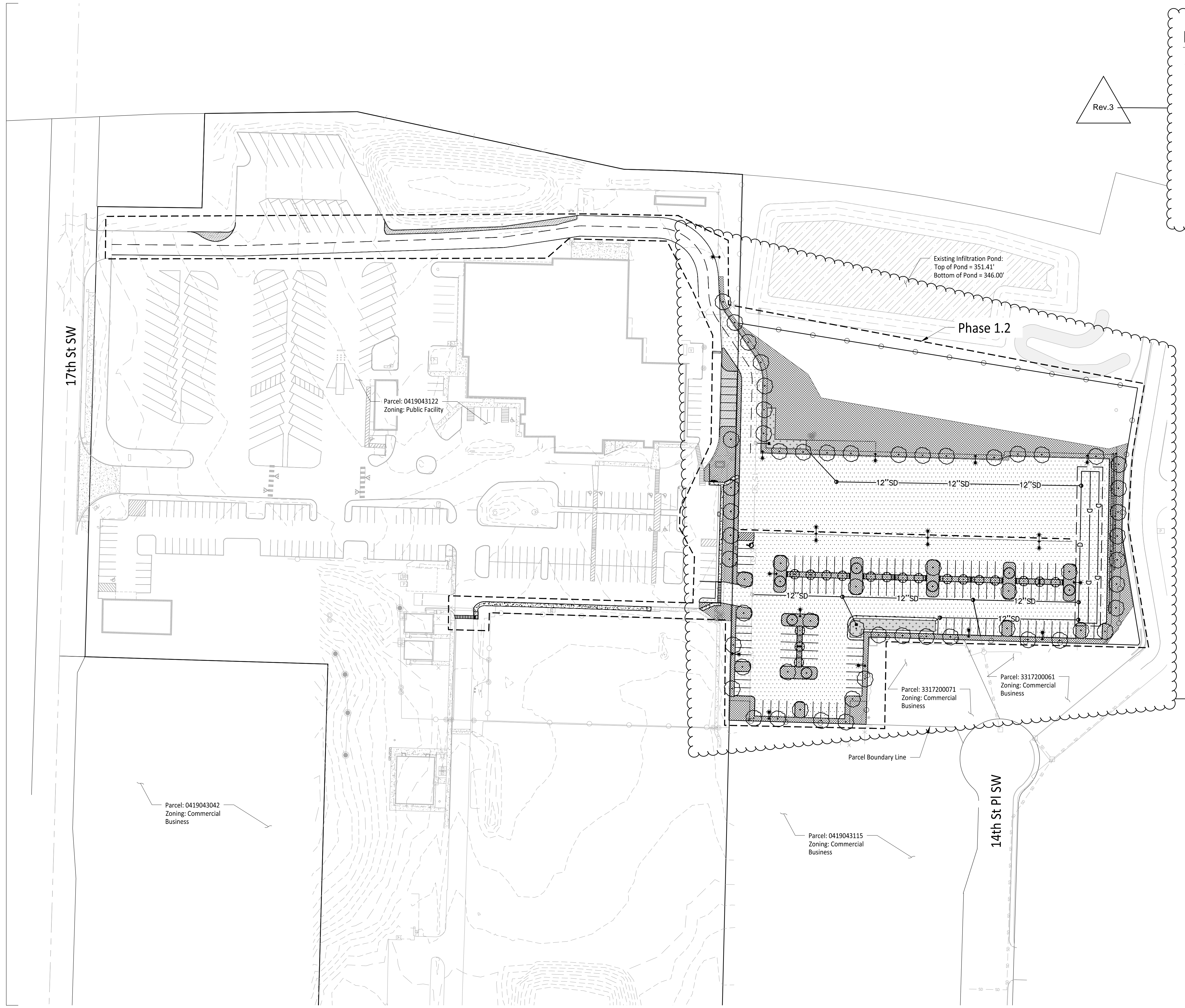
Sheet Title
Phasing Plan - Phase 1.1

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Sheet Number
C1-102

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LEGEND

- Phasing Line
- Silt Fence
- Existing Infiltration Pond
- Landscape
- Concrete
- Bioretention Swale (Typ.)
- Tree (Typ.)
- Light Pole (Typ.)

TCF Architecture
 P.253.572.3993
 F.253.572.1445
 902 North Second Street
 Tacoma, Washington 98403
 www.tcfarchitecture.com

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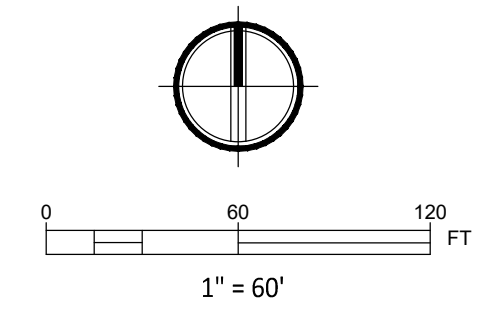


Sheet Title
Phasing Plan - Phase 1.2

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C1-103

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Rev.3

Rev.3

Rev.3

17th St SW

14th St Pl SW

Parcel: 0419043122
 Zoning: Public Facility

Parcel: 3317200071
 Zoning: Commercial Business

Parcel: 3317200061
 Zoning: Commercial Business

Parcel: 0419043042
 Zoning: Commercial Business

Parcel: 0419043115
 Zoning: Commercial Business

Parcel Boundary Line

Existing Infiltration Pond:
 Top of Pond = 351.41'
 Bottom of Pond = 346.00'

Phase 1.2



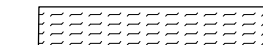

12" SD 12" SD 12" SD

12" SD 12" SD 12" SD

12" SD 12" SD 12" SD

12" SD 12" SD 12" SD

LEGEND

-  Scope of Improvement Areas
-  Concrete
-  Landscape
-  Property Fence

Rev.3

GENERAL NOTES

- New Square footage of Parcel = 1,020,509 SF
- NAVD 88 Based on GPS Observation Utilizing the WSRN with NGS GEOID18 Loaded. Measured Puyallup Published Benchmark "SW 31-09" NGVD 29 Elevation 350.52

Criteria	Count	Total:
Existing # of Stalls	158	
Proposed # of New Stalls	125	
		283
# of Required ADA Parking:		7
Existing # of ADA Stalls	9	
Proposed # of New ADA Stalls	1	
		10

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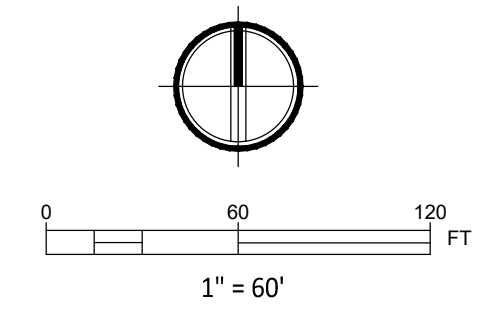
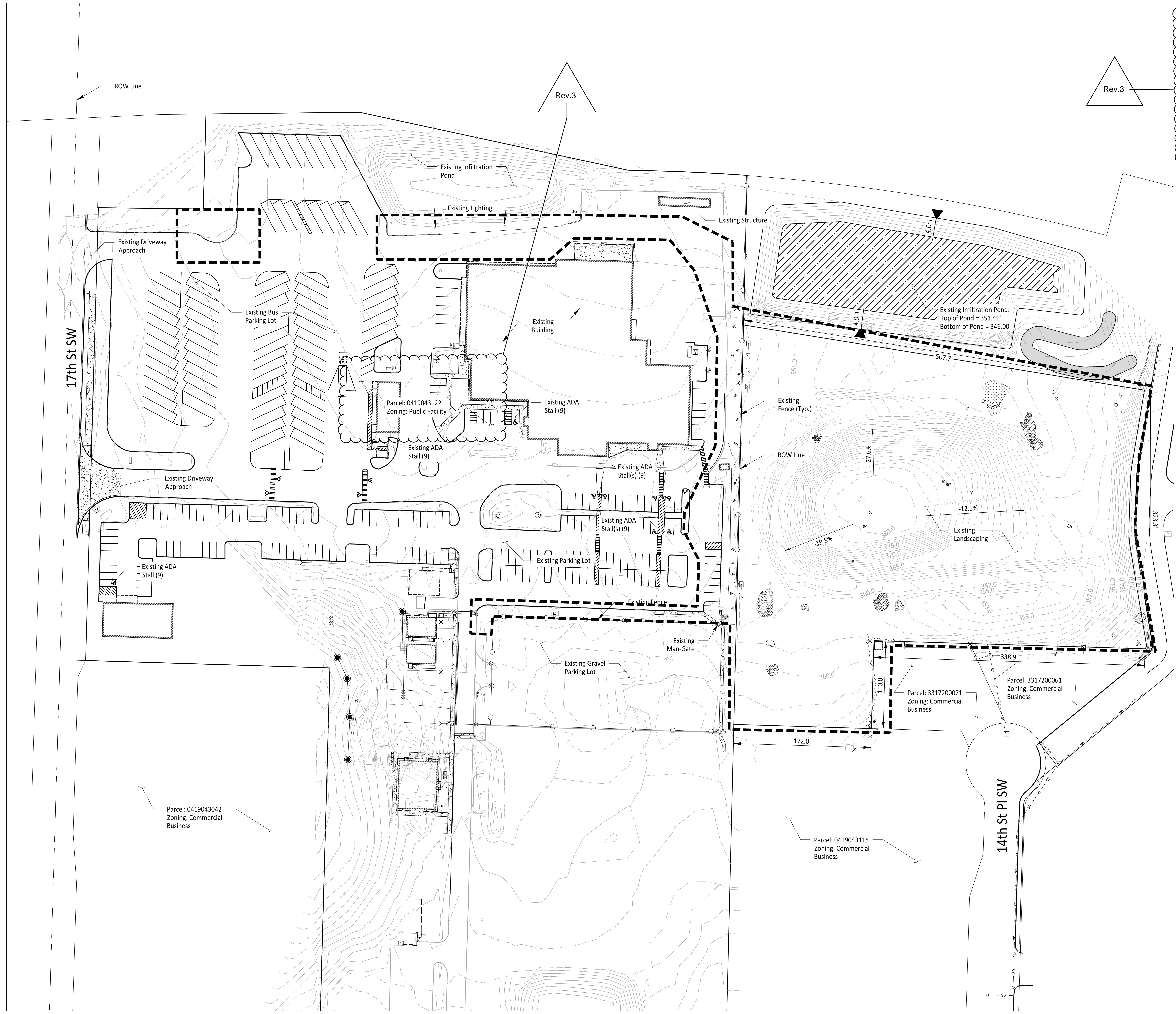


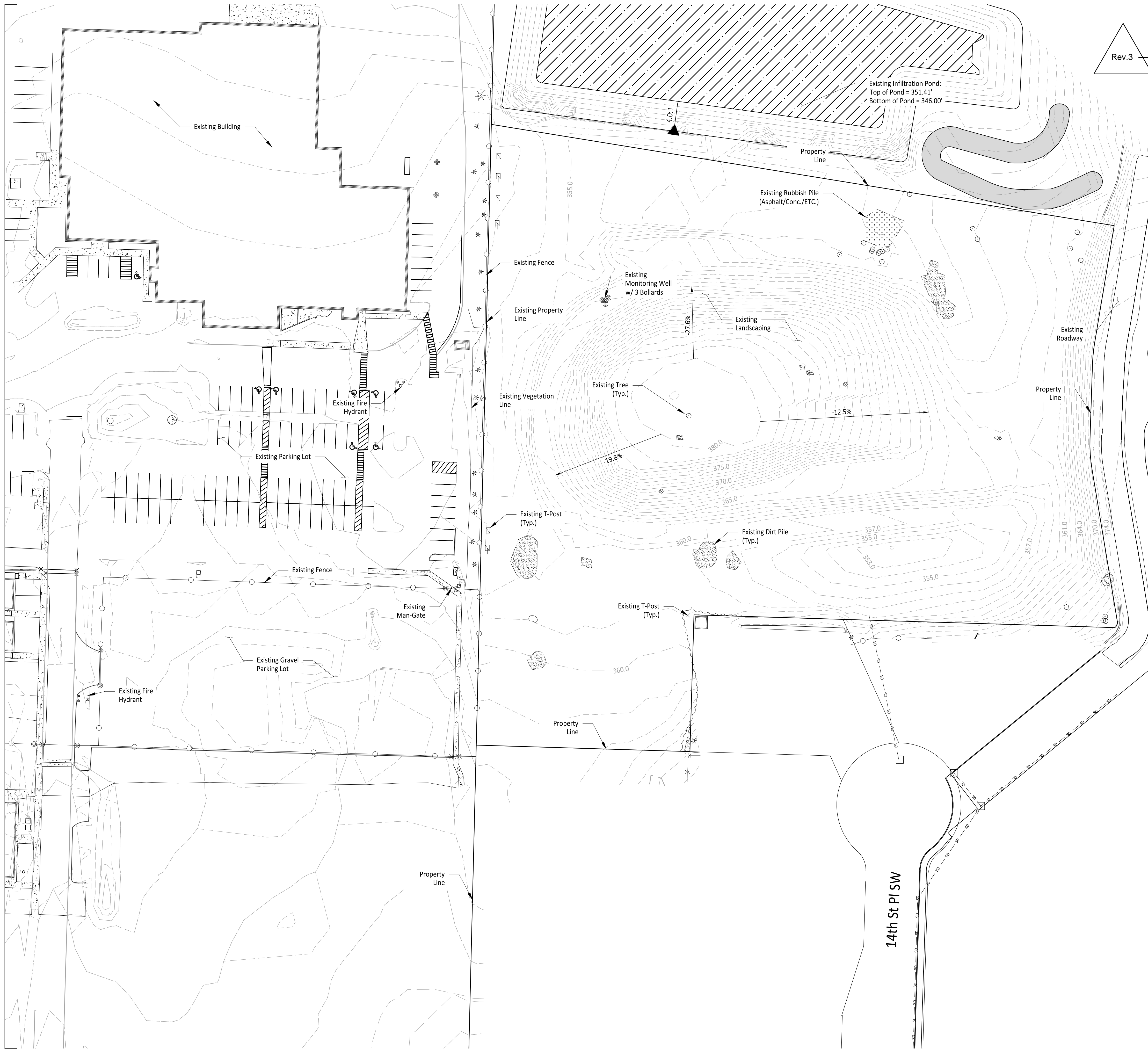
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Composite Existing Site Plan

Drawn By _____ Checked By _____

Sheet Number
C1-201


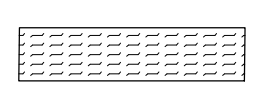
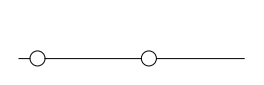
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Rev.3

LEGEND

-  Concrete
-  Landscape
-  Property Fence

TCF Architecture
 P.253.572.3993
 F.253.572.1445
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 www.tcfarchitecture.com
TCF Architecture, PLLC

JMTEAM
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PUYALLUP SCHOOL DISTRICT
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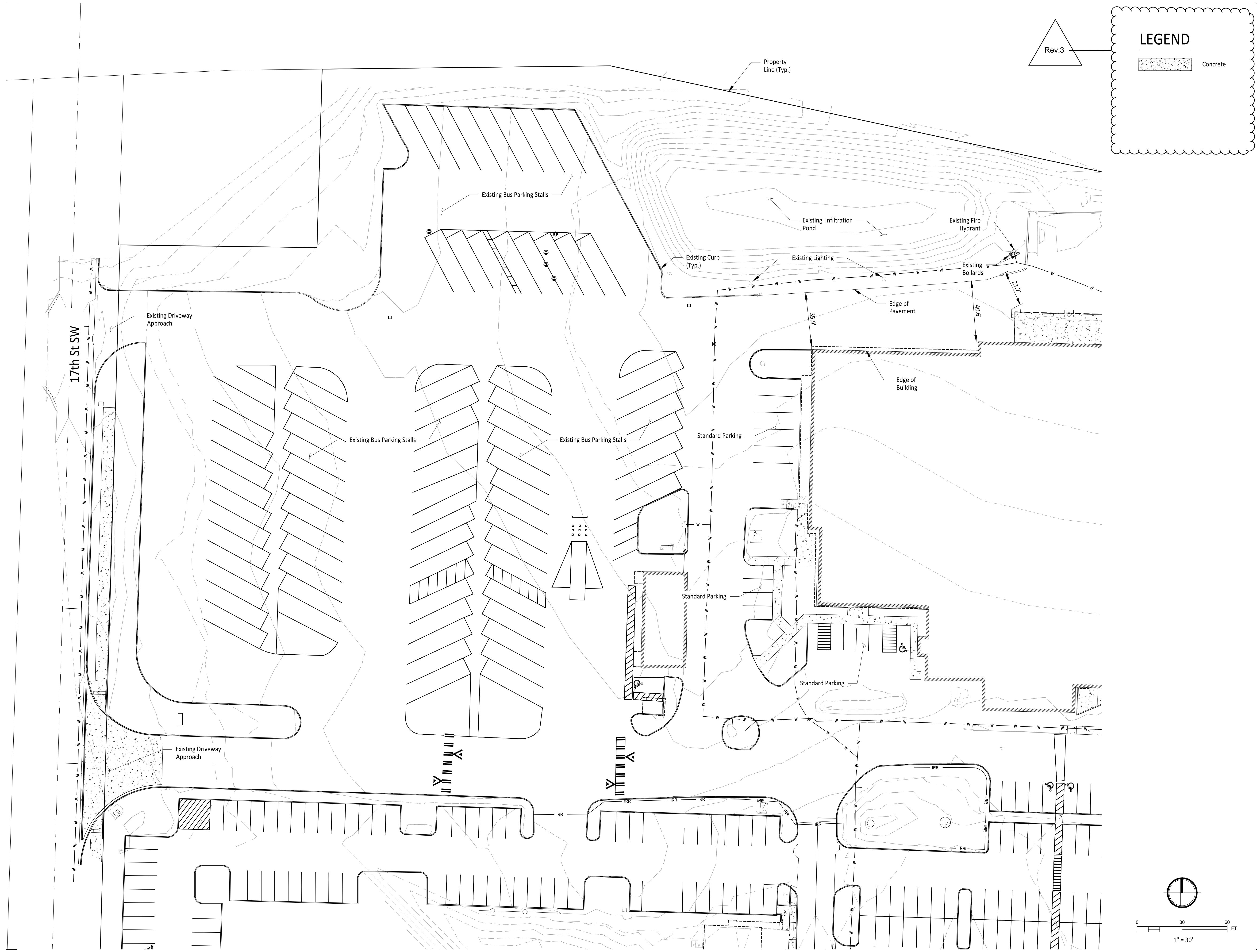


Sheet Title
Existing Site Plan

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C1-202

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Sheet Title
Existing Site Plan

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C1-203

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Rev.3

LEGEND

- Construction Entrance
- Landscape to be Removed
- Gravel to be Removed
- Silt Fencing



Project Title
SOUTH HILL SUPPORT CAMPUS IMPROVEMENTS

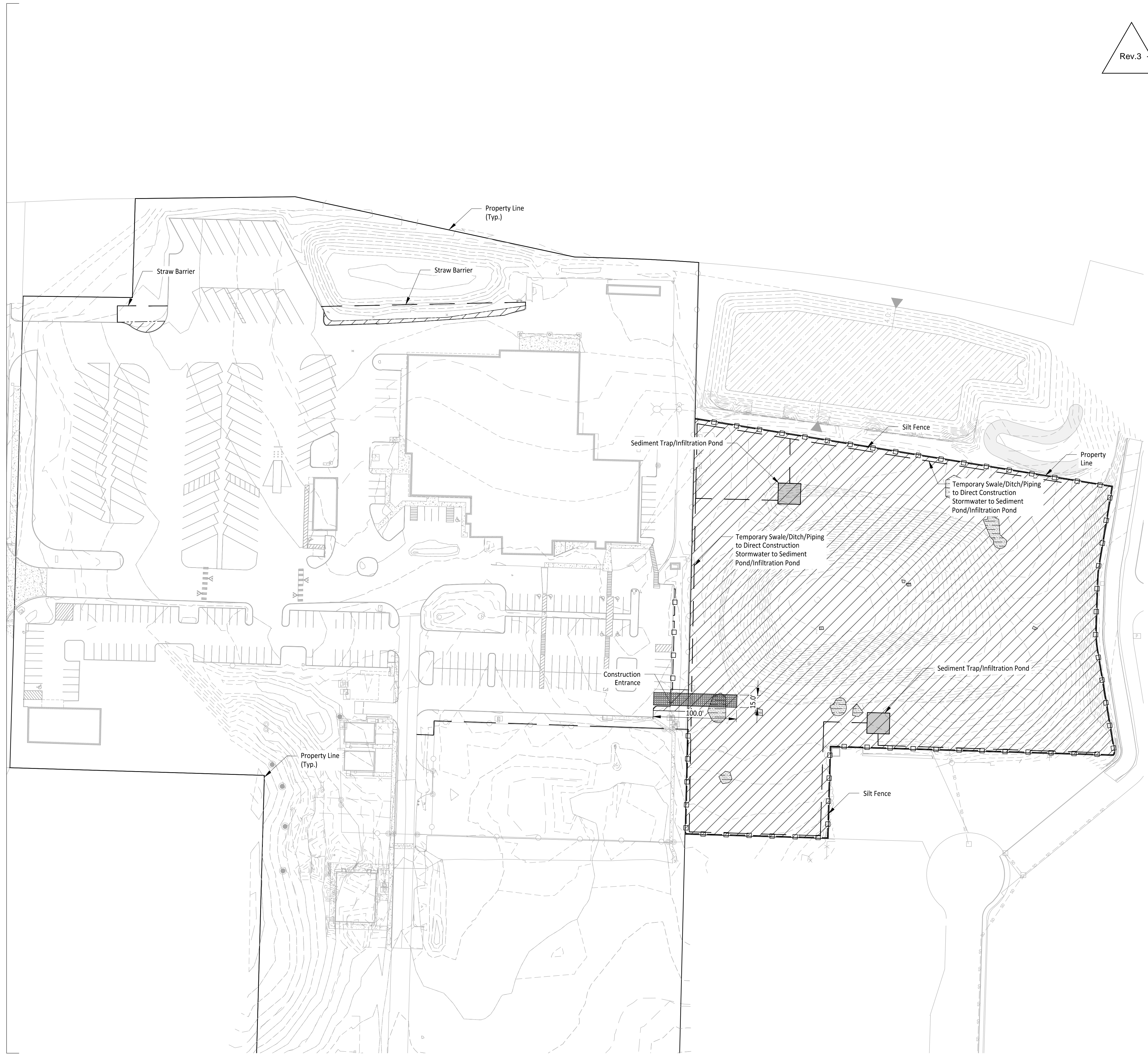
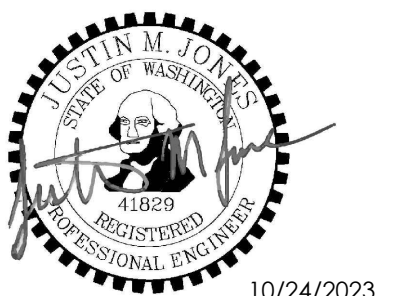
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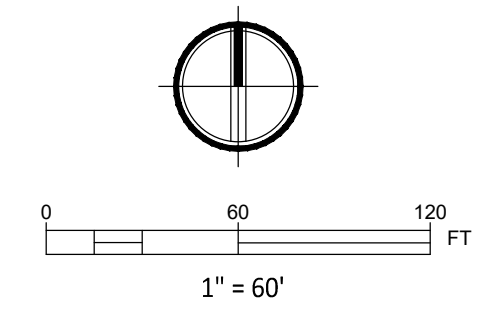


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TESC Plan

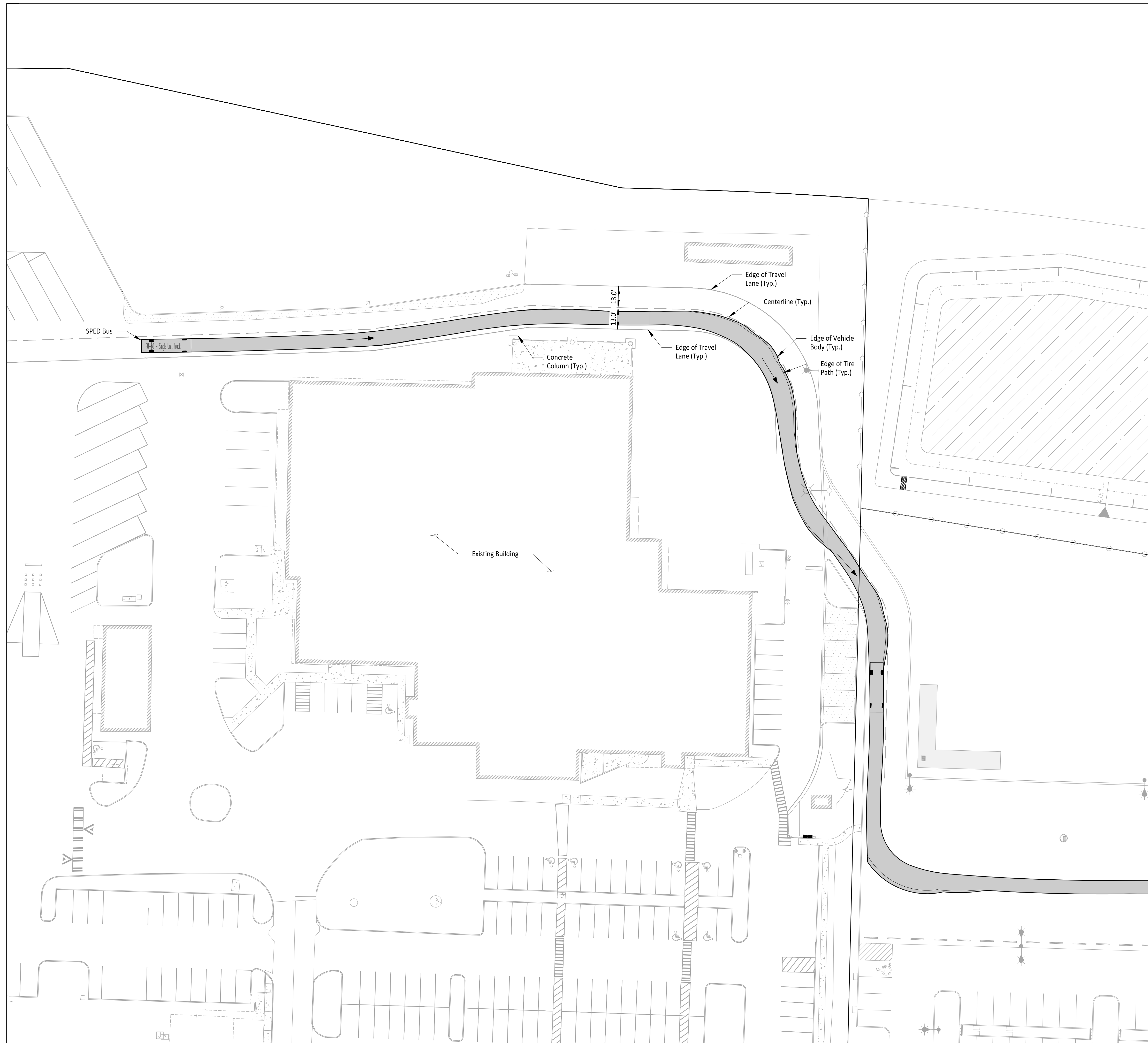
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C1-301

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LEGEND

 Vehicle Body Envelope

GENERAL NOTES

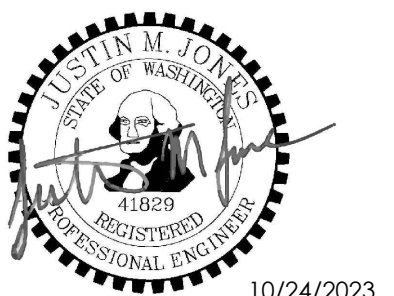
1. SPED Buses to Enter/Exit via NW Driveway on 17th St Sw



Issue & Revision Dates

23 JUNE, 2022	SCHEMATIC DESIGN
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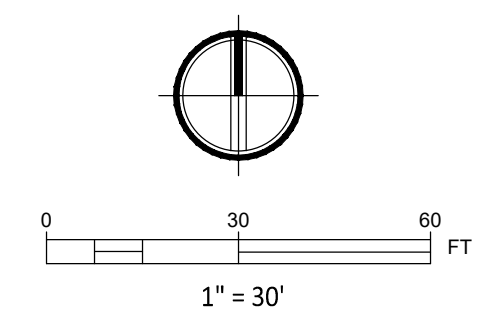
CONDITIONAL USE PERMIT
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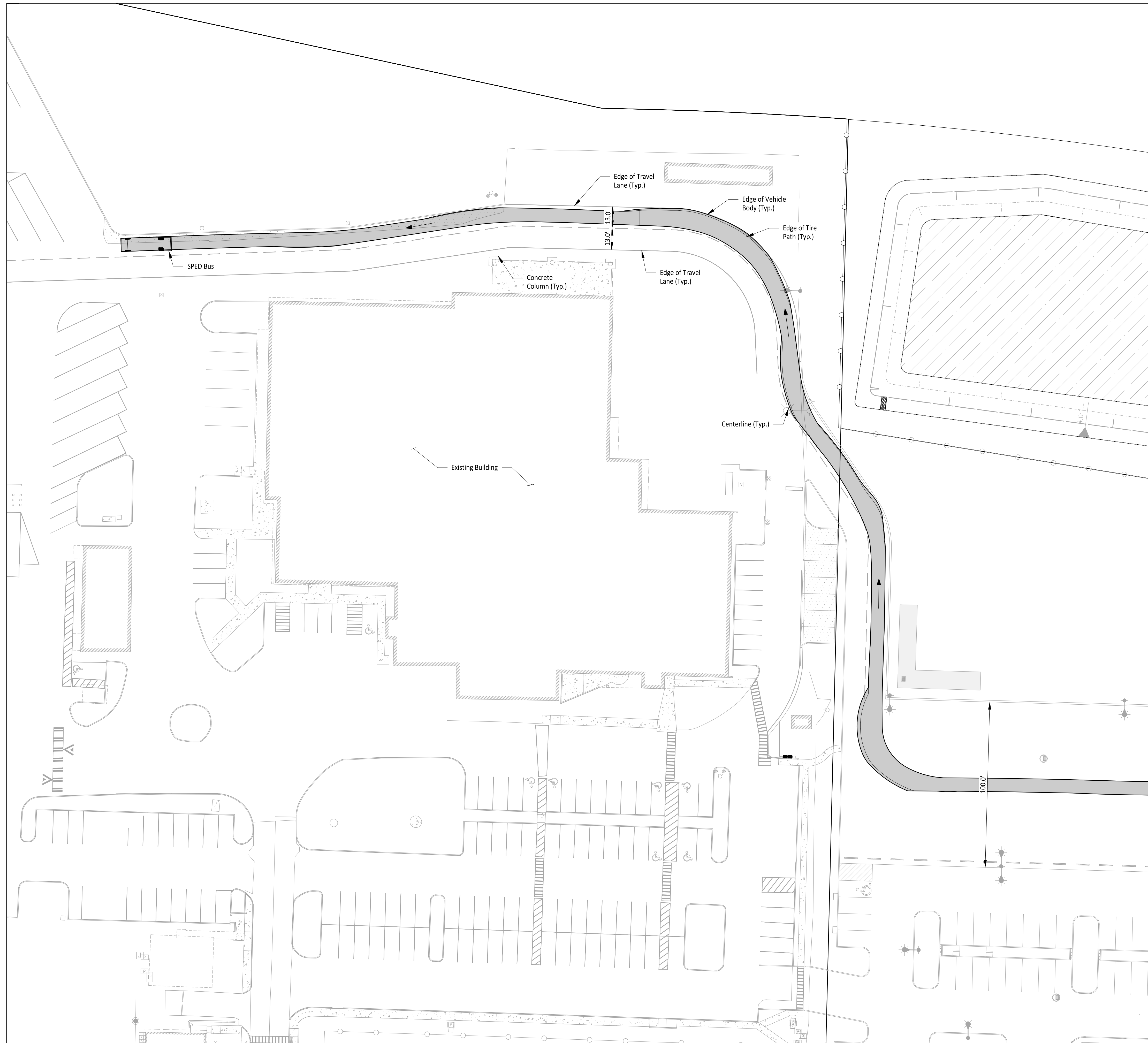


Drawn By _____ Checked By _____

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C1-501

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LEGEND

 Vehicle Body Envelope

GENERAL NOTES

1. SPED Buses to Enter/Exit via NW Driveway on 17th St Sw



Project Title
**SOUTH HILL SUPPORT
CAMPUS IMPROVEMENTS**

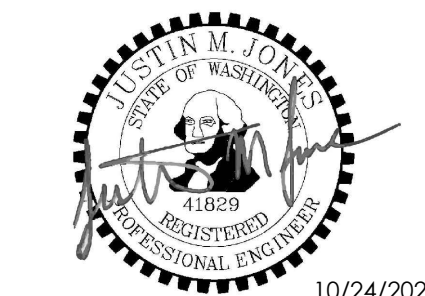
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2022-002

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Sheet Title

**Turning
Movement -
SU-30**

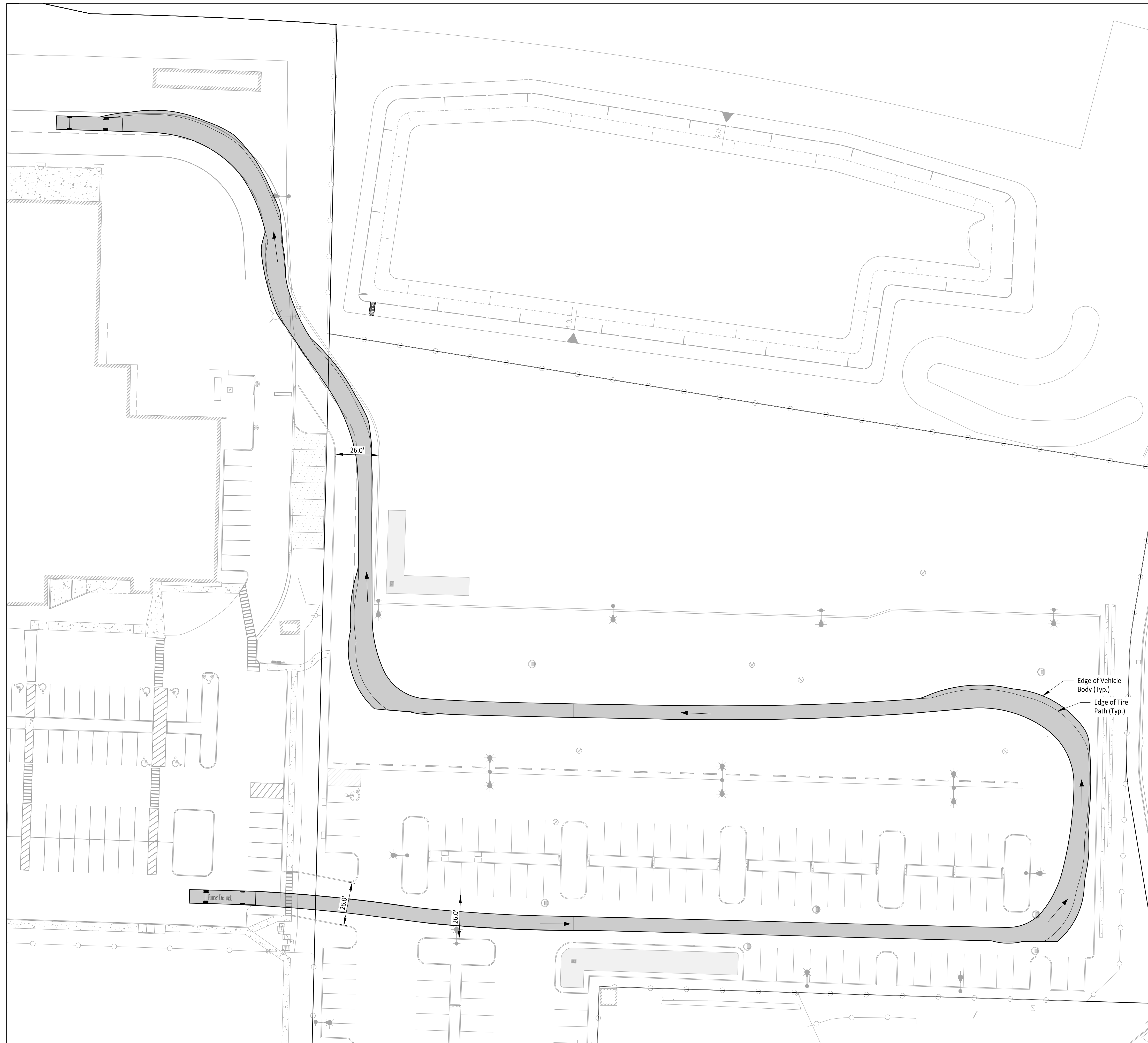
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C1-502

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LEGEND

 Vehicle Body Envelope



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10/24/2023

Sheet Title

**Turning
Movement -
Firetruck**

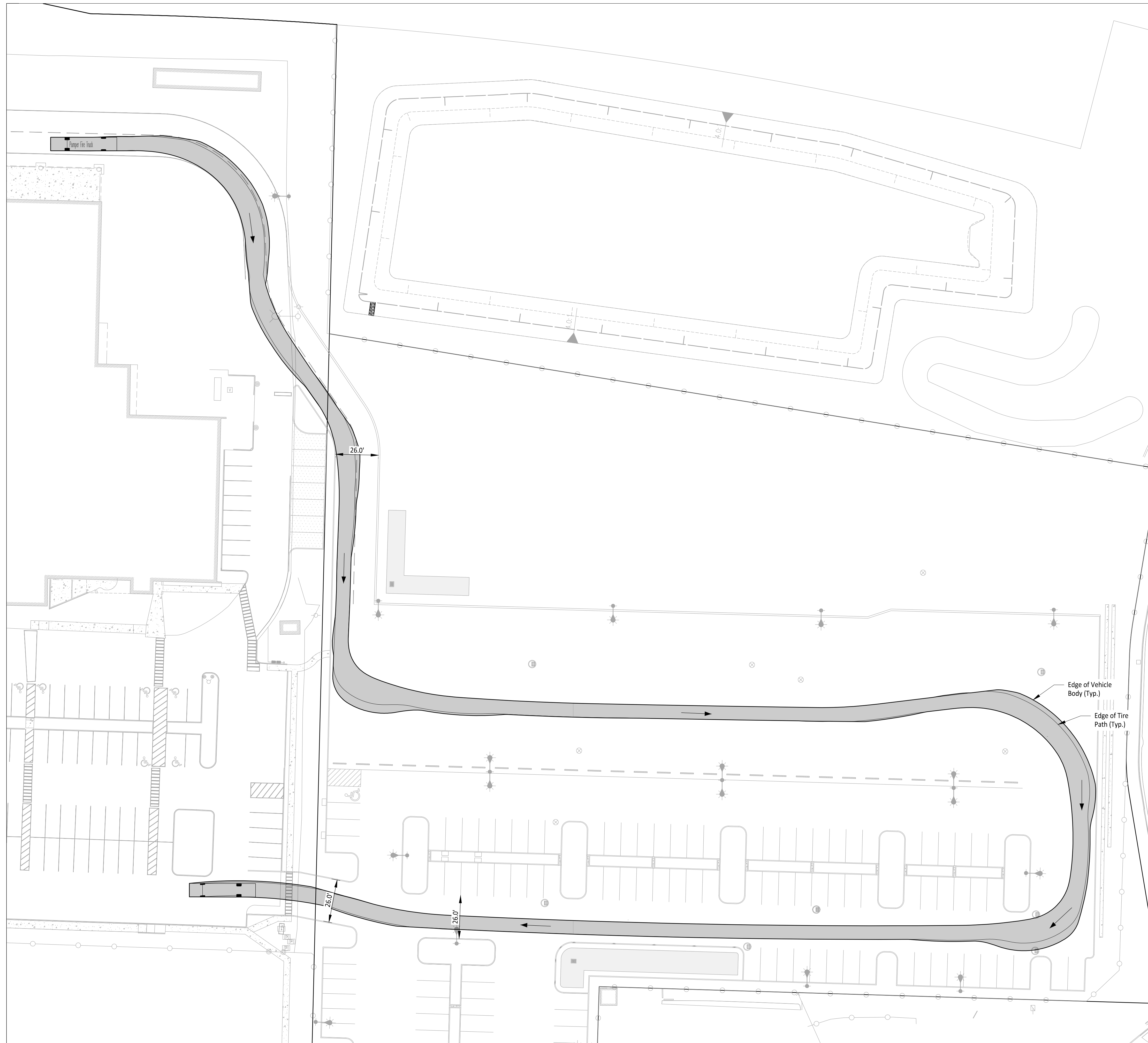
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C1-503

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LEGEND

 Vehicle Body Envelope



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**Turning
Movement -
Firetruck**

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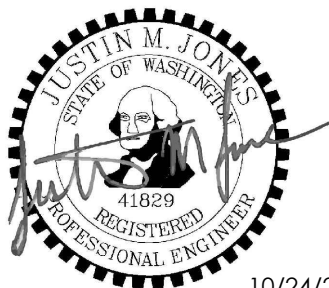
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Easement Plan

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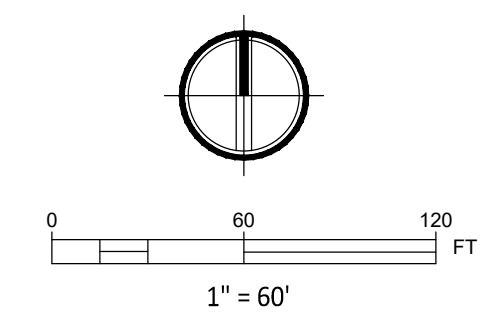
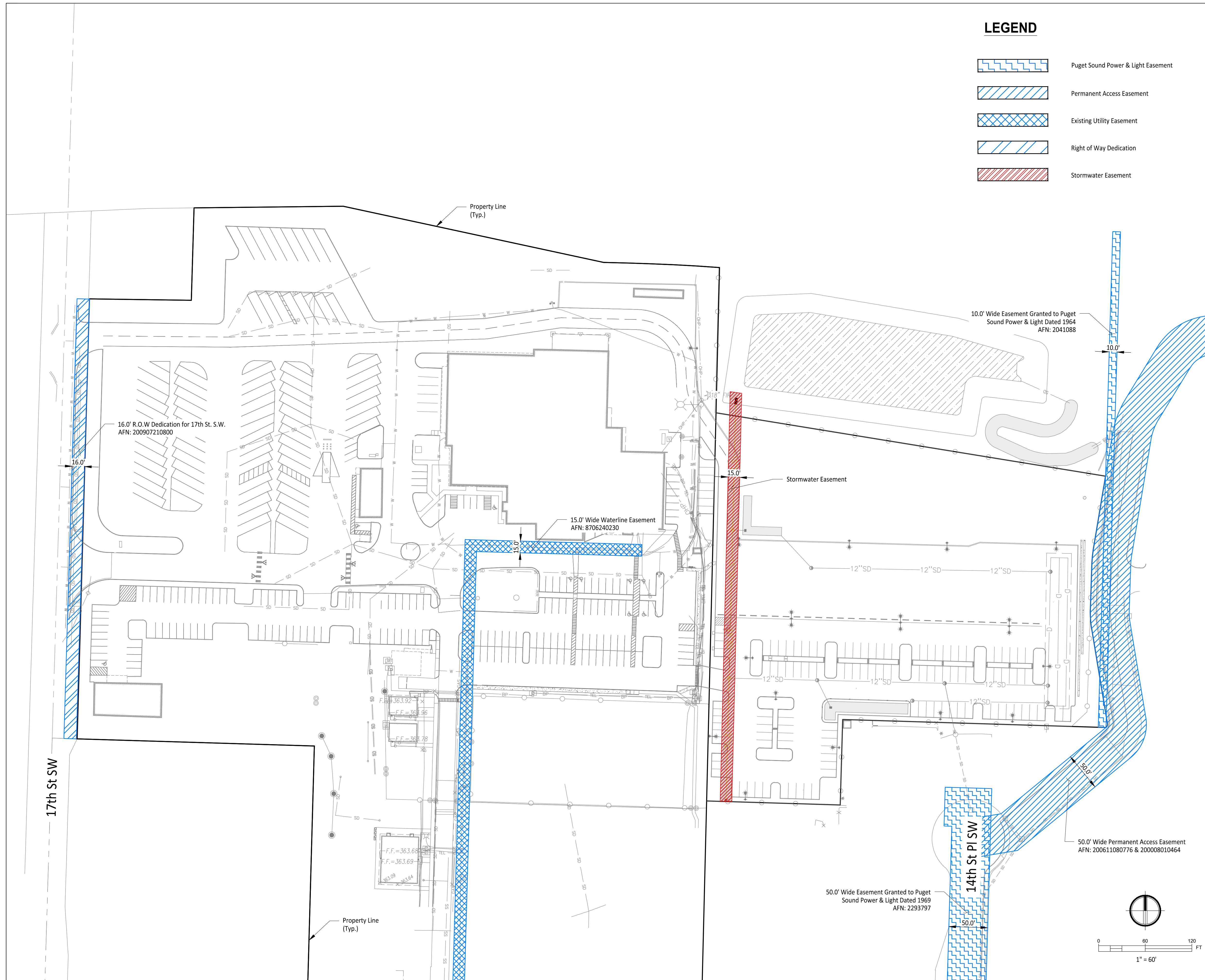
C2-101

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LEGEND

-  Puget Sound Power & Light Easement
-  Permanent Access Easement
-  Existing Utility Easement
-  Right of Way Dedication
-  Stormwater Easement



LEGEND

- SD Storm Line
- Bioretention Facility
- Infiltration Basin
- Type 1 Storm Catch Basin
- Type 2 Storm Catch Basin

Project Title
SOUTH HILL SUPPORT CAMPUS IMPROVEMENTS

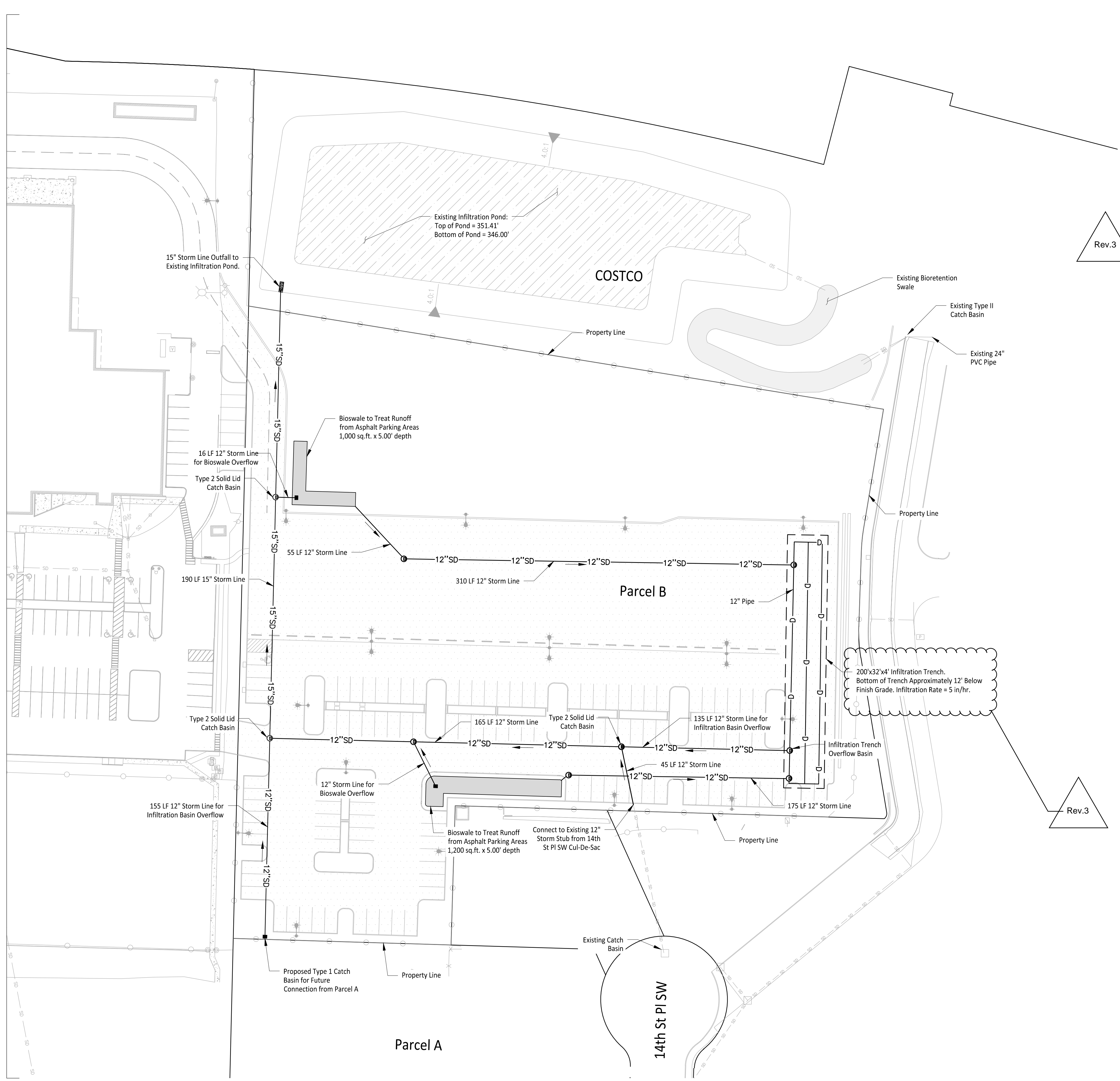
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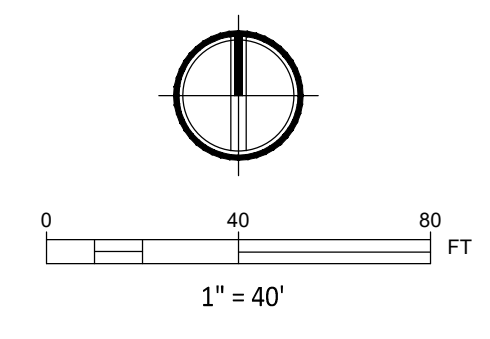
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Rev.3

Rev.3



Sheet Title

Stormwater Plan

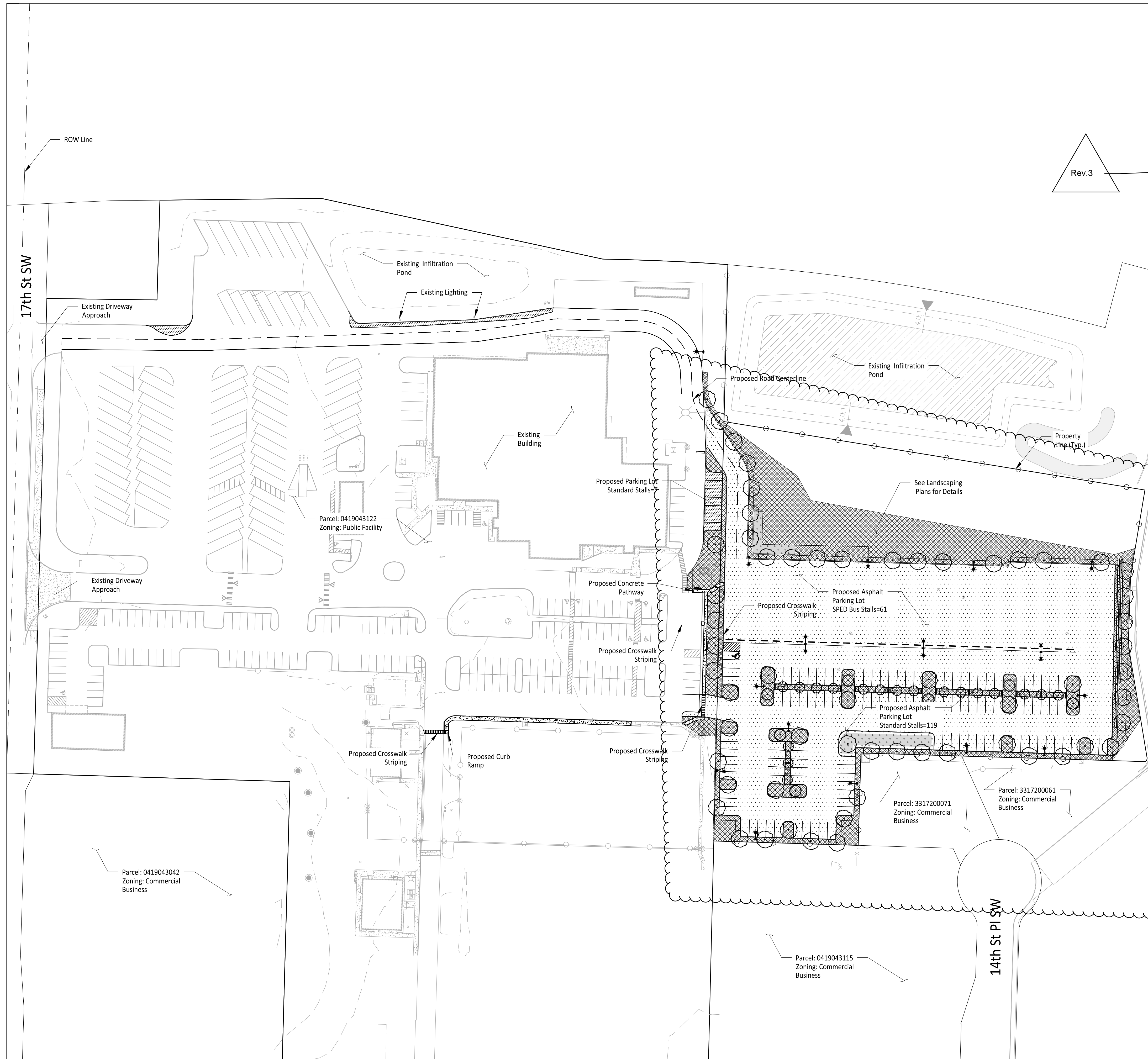
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C3-101

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LEGEND

- Landscape
- Asphalt
- Concrete
- Bioretention Swale (Typ.)
- Property Fence
- Tree (Typ.)
- Light Pole (Typ.)

GENERAL NOTES

- Total Proposed Impervious Areas = 118,583 SF
- Parcel Area to be Acquired = 195,918 SF

Criteria	Count	Total:
Existing # of Stalls	158	
Proposed # of New Stalls	125	
		283
# of Required ADA Parking:		
Existing # of ADA Stalls	9	
Proposed # of New ADA Stalls	1	
		10

Project Title
SOUTH HILL SUPPORT CAMPUS IMPROVEMENTS

1501 39th AVE SW
 PUYALLUP, WA 98371

Project Numbers
 2022-002

Issue & Revision Dates

23 JUNE, 2022	SCHEMATIC DESIGN
11 AUGUST, 2022	DESIGN DEVELOPMENT
27 JULY, 2022	CONDITIONAL USE PERMIT
21 DECEMBER, 2022	CUP REVISION 1
23 JUNE, 2023	CUP REVISION 2
24 OCTOBER, 2023	CUP REVISION 3

CONDITIONAL USE PERMIT
 NOT FOR CONSTRUCTION

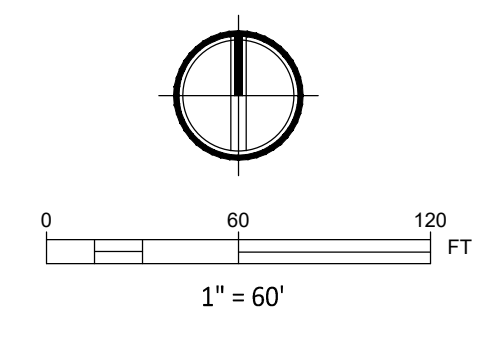


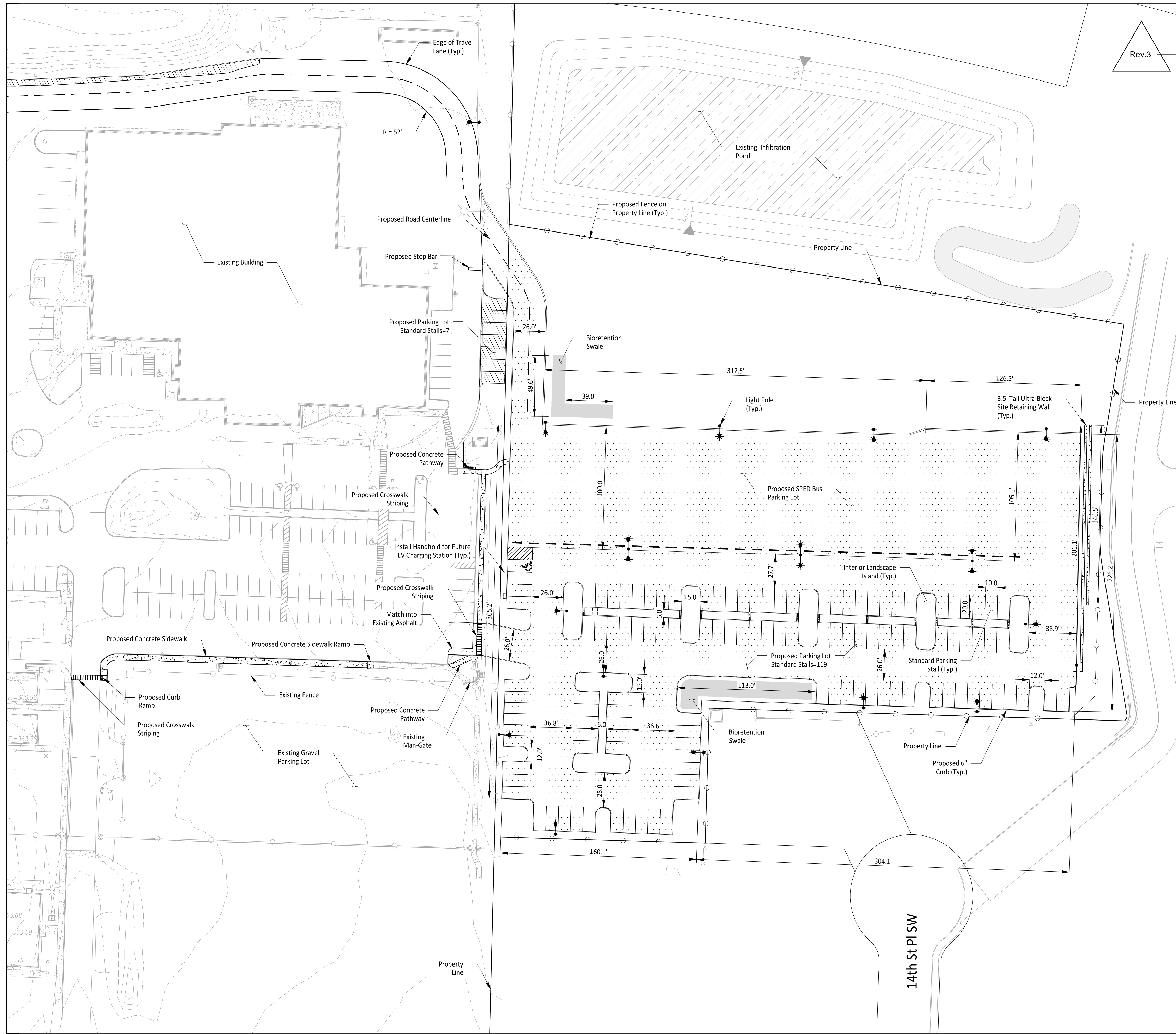
Sheet Title
Composite Site Plan

Drawn By _____ Checked By _____

Sheet Number
C3-301

Sheet Number _____ Of _____
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Rev.3

LEGEND

- Concrete
- Asphalt
- Bioretention Swale (Typ.)
- Property Fence
- Light Pole (Typ.)

TCF Architecture
 P.253.572.3993
 F.253.572.1445
 902 North Second Street
 Tacoma, Washington 98403
 www.tcfarchitecture.com
TCF Architecture, PLLC

JMTEAM
 P.206.596.2020
 905 Main St. Suite 200
 Sumner, Washington 98390
 www.jmteam.com

PUYALLUP SCHOOL DISTRICT
 A Tradition of Excellence

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1501 39th AVE SW
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CONDITIONAL USE PERMIT
 NOT FOR CONSTRUCTION

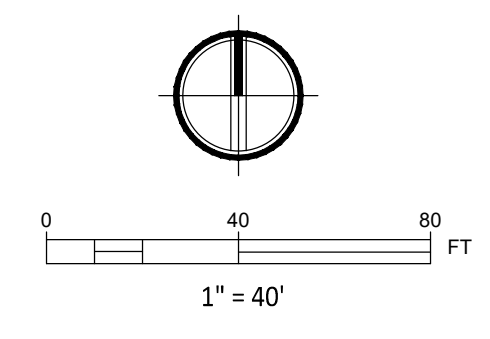


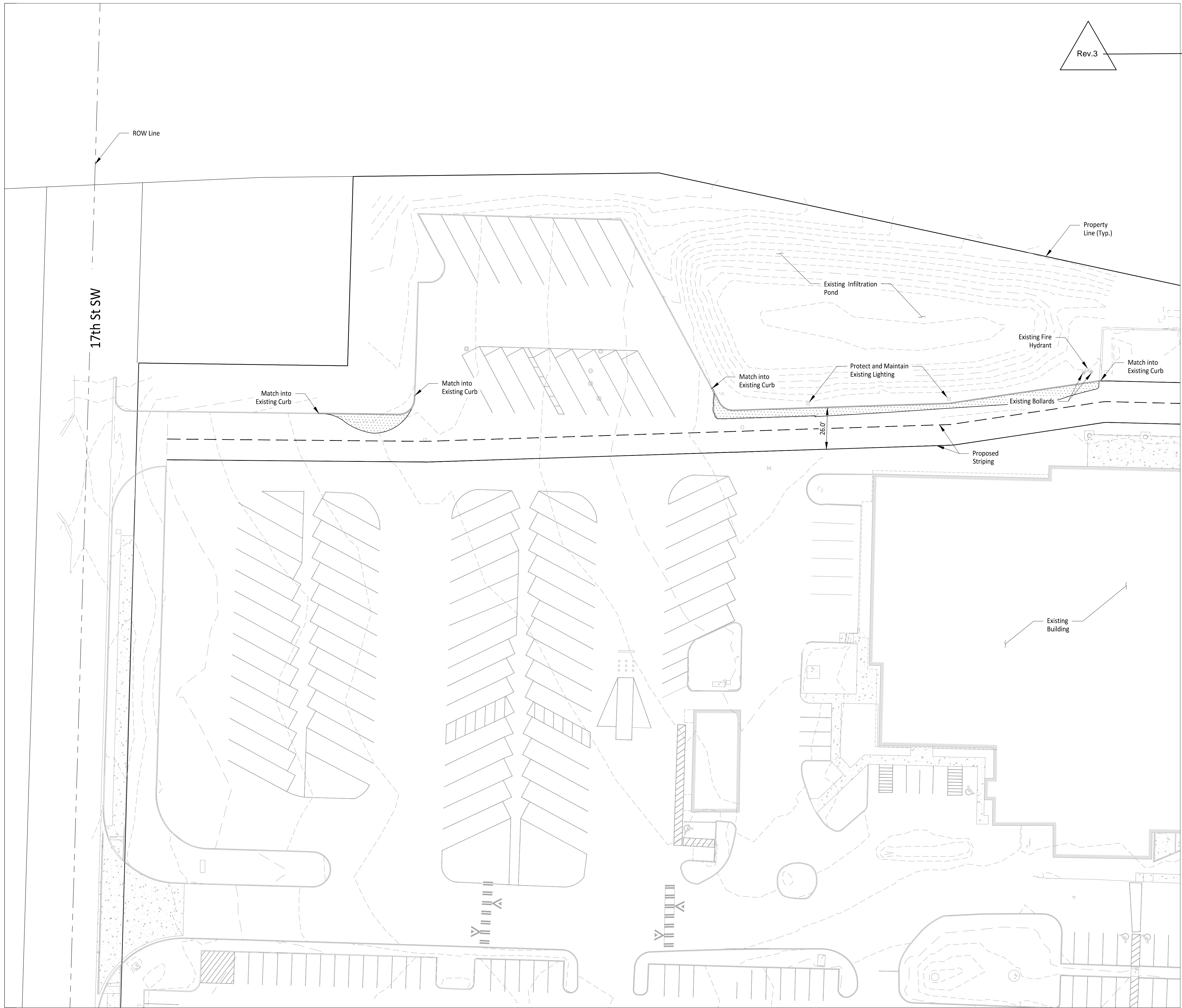
Sheet Title
Site Plan

Drawn By _____ Checked By _____

Sheet Number
C3-302

Sheet Number _____ Of _____
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Rev.3

LEGEND

Asphalt

TCF Architecture
 P.253.572.3993
 F.253.572.1445
 902 North Second Street
 Tacoma, Washington 98403
 www.tcfarchitecture.com
TCF Architecture, PLLC

JMTEAM
 P.206.596.2020
 905 Main St. Suite 200
 Sumner, Washington 98390
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Project Title
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1501 39th AVE SW
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Project Numbers
 2022-002

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24 OCTOBER, 2023	CUP REVISION 3

CONDITIONAL USE PERMIT
 NOT FOR CONSTRUCTION

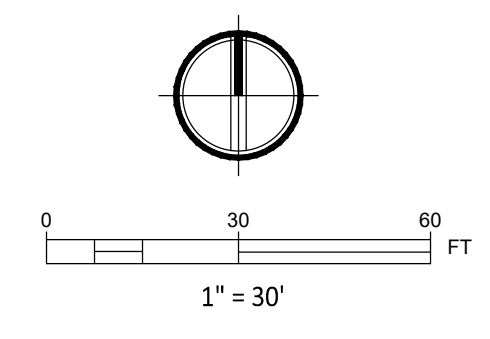


Sheet Title
Site Plan

Drawn By _____ Checked By _____

Sheet Number
C3-303

Sheet Number _____ Of _____



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Project Title

**SOUTH HILL SUPPORT
CAMPUS IMPROVEMENTS**

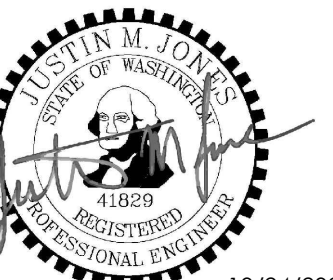
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PUYALLUP, WA 98371

Project Numbers
2022-002

Issue & Revision Dates

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24 OCTOBER, 2023	CUP REVISION 3

CONDITIONAL USE PERMIT
NOT FOR CONSTRUCTION



10/24/2023

Sheet Title

Grading Plan

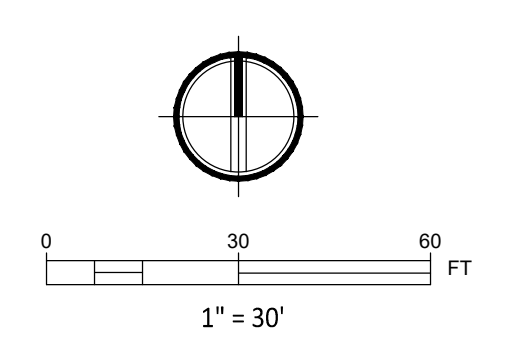
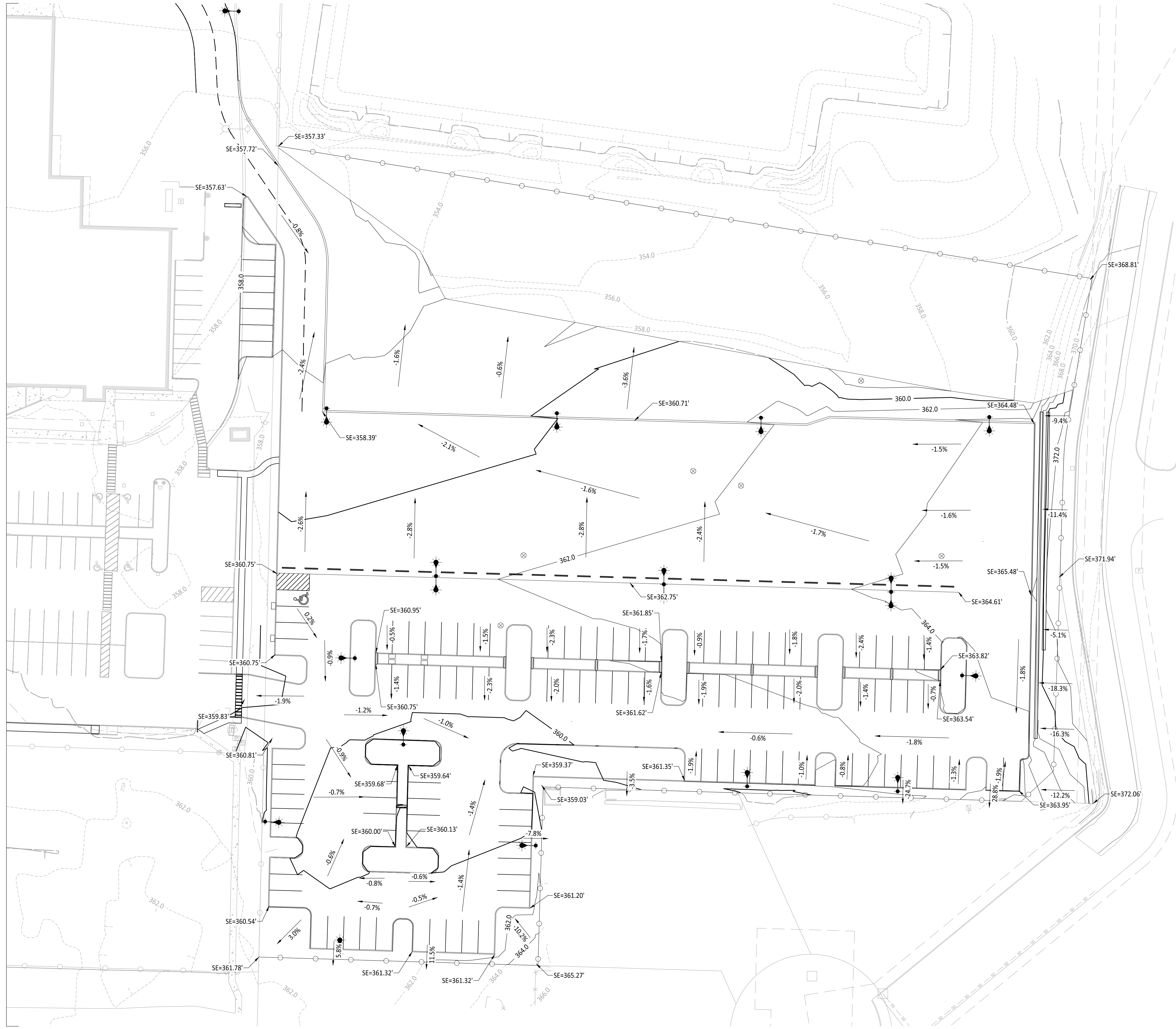
Drawn By _____ Checked By _____

Sheet Number

C3-501

Sheet Number _____ Of _____

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Project Title

SOUTH HILL SUPPORT CAMPUS IMPROVEMENTS

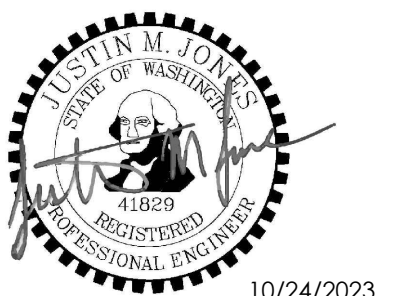
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10/24/2023

Sheet Title

Channelization & Signage Plan

Drawn By _____ Checked By _____

Sheet Number

C5-101

Sheet Number _____ Of _____

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LEGEND

- Landscape
- Asphalt
- Concrete
- Bioretention Swale (Typ.)
- Property Fence
- Tree (Typ.)
- Light Pole (Typ.)

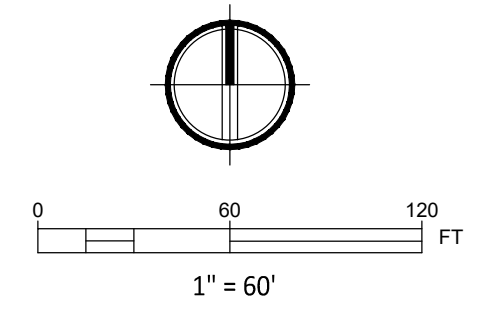
GENERAL NOTES

1. Alignment location information and station equations on Sheet C1-201

CHANNELIZATION NOTES

1. Center Line per WSDOT Spec. 8-22.4
2. Crosswalk per WSDOT Spec. 8-22.4
3. Type A Parallel Curb Ramp per WSDOT Standard Plan F-40.12-03
4. Type B Parallel Curb Ramp per WSDOT Standard Plan F-40.12-03
5. Parking Lot Layout per WSDOT Std. Plan M-17.10-02
6. 12" x 18" ADA Reserved Parking Sign per WSDOT Sign Fabrication Manual designation R7-801
7. 18" x 9" Van Accessible Plaque per WSDOT Sign Fabrication Manual designation R7-801A

Criteria	Count	Total:
Existing # of Stalls	158	
Proposed # of New Stalls	125	
		283
# of Required ADA Parking:		7
Existing # of ADA Stalls	9	
Proposed # of New ADA Stalls	1	
		10



Rev.3

