

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: Dos Lagos Apartments – Parcel “C” Date: 12/28/2022

Applicant Name: Alex Kang Telephone Number: 714-337-2073

Project Description: 45 Multi-Family Dwelling Units Year of Occupancy: 2025

Project Location: PN: 0419106030 Parcel Size: 1.34-acres

Proposed Number of Access Point(s): 1 Existing Number of Access Point(s): 0

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s)					
Undeveloped	-	-	-	-	-
Proposed Use(s)					
LUC 221 Multifamily Housing Mid-Rise	45	221	204.3	16.7	17.6
Net New Trips			204.3	16.7	17.6
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$79,200					

- * The project trips shall be rounded to the nearest tenth.
- * The project trips shall be estimated using the ITE’s *Trip Generation*, 11th Edition.
- * Trip generation regression equations shall be used when the R² value is 0.70 or greater.
- * For land uses that do not exist within the ITE’s *Trip Generation*, actual field data shall be collected from three local facilities that have similar characteristics to the proposal.
- * For single-family units and offices and specialty retail smaller than 30,000 SF, use ITE’s *Trip Generation*, 10th Edition, average rate.

Identify all intersections that will be affected by 25 new project peak hour trips or more:

1. None 4. _____
2. _____ 5. _____
3. _____ 6. _____
4. _____ 8. _____

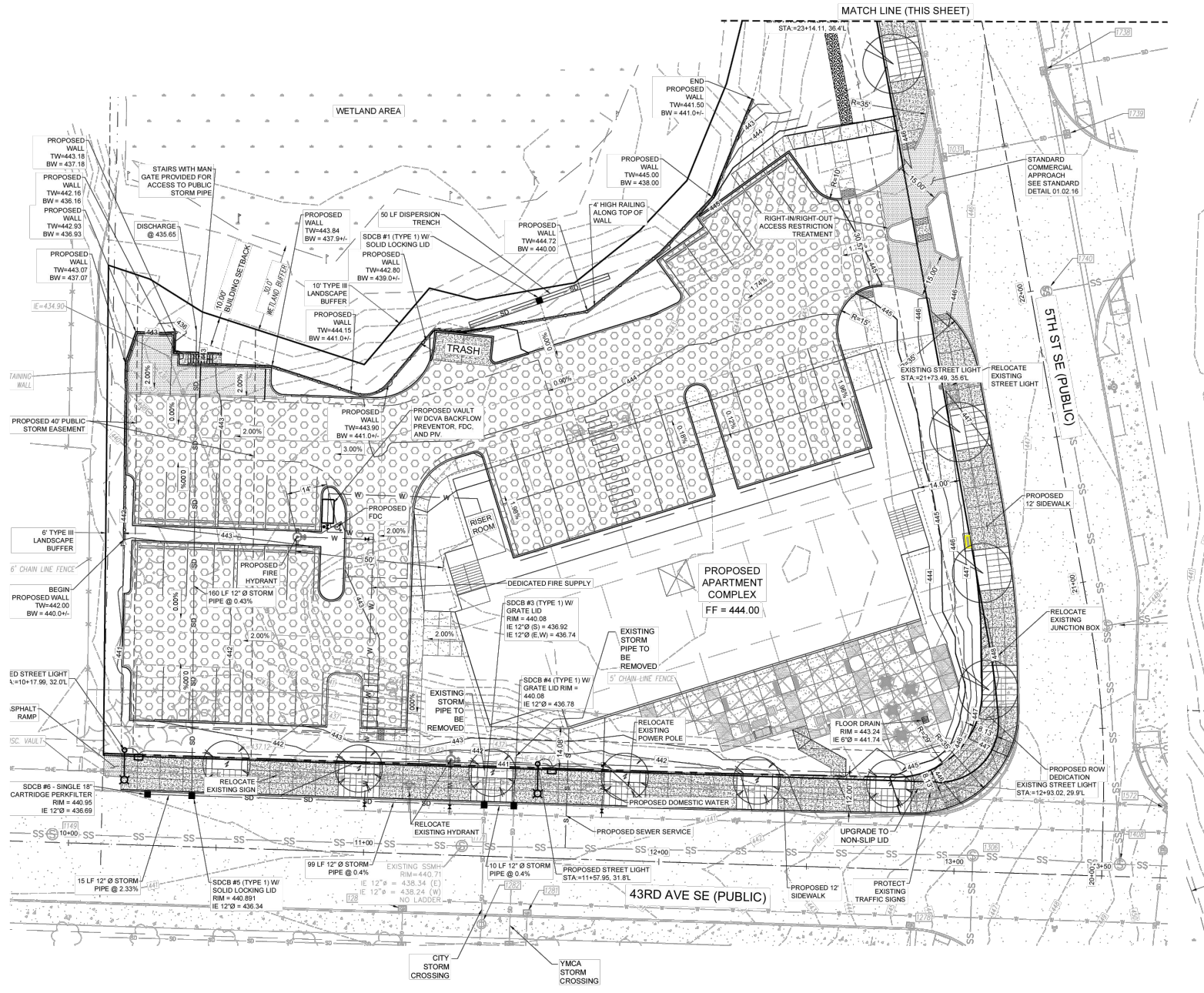
Prepared by: Traffic Engineer: Aaron Van Aken Telephone Number: 253-770-1401

Address: 1011 E Main Suite 453, Puyallup, WA 98371 avanaken@heathtraffic.com

Office Use Only

TIS TAS TAIS No Further Work Required

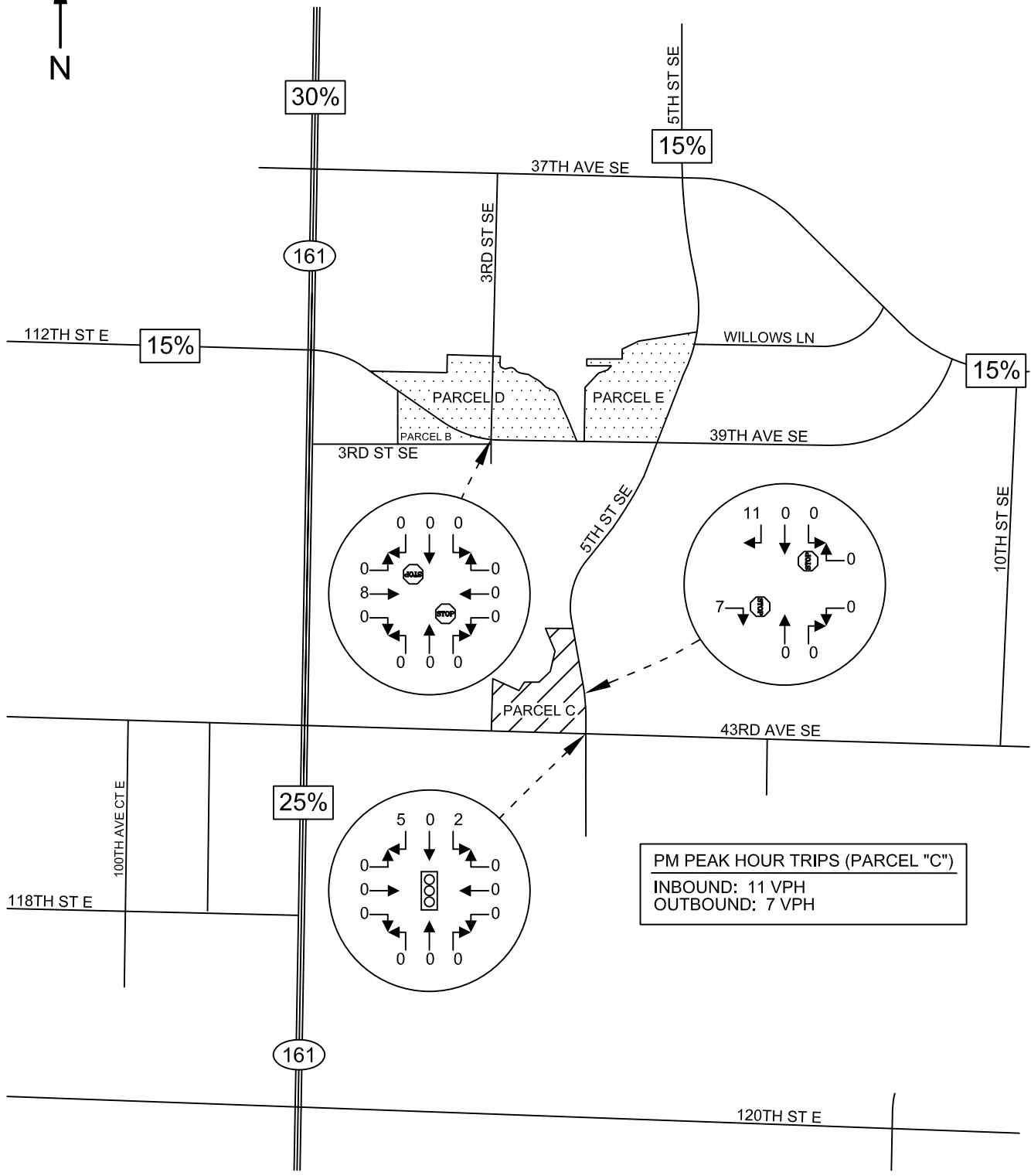
- Checklist (Please make sure you have included the following information):
- Completed Worksheet
 - Attach Site Plan
 - Attach Trip Assignment
 - Attach Trip Distribution
 - Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



HEATH & ASSOCIATES
 TRAFFIC AND CIVIL ENGINEERING

DOS LAGOS APARTMENTS - PARCEL "C"

SITE PLAN
 FIGURE 1



HEATH & ASSOCIATES
TRAFFIC AND CIVIL ENGINEERING

DOS LAGOS APARTMENTS - PARCEL "C"
PARCEL "C" PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 2

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

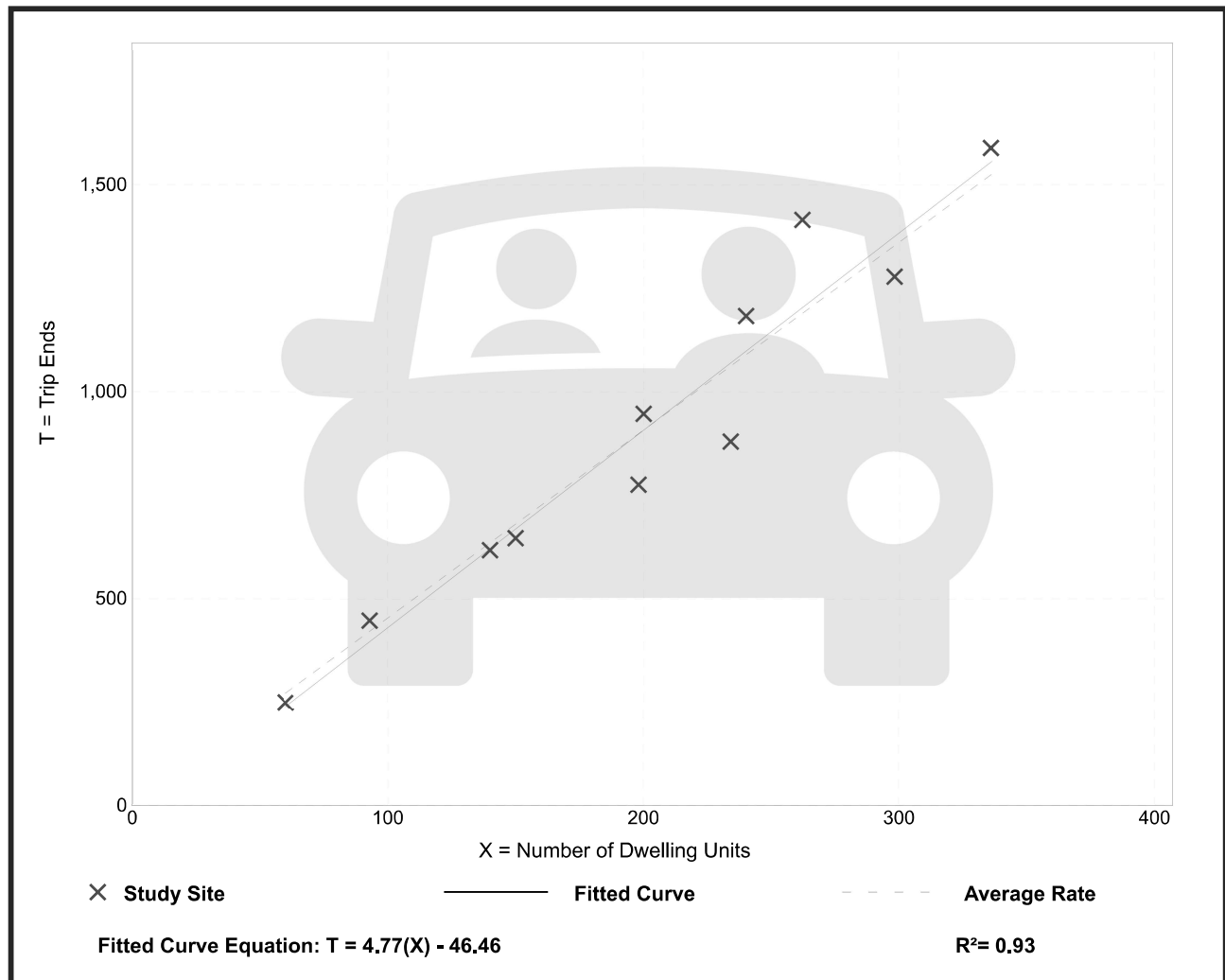
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Trip Gen Manual, 11th Edition

Institute of Transportation Engineers

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

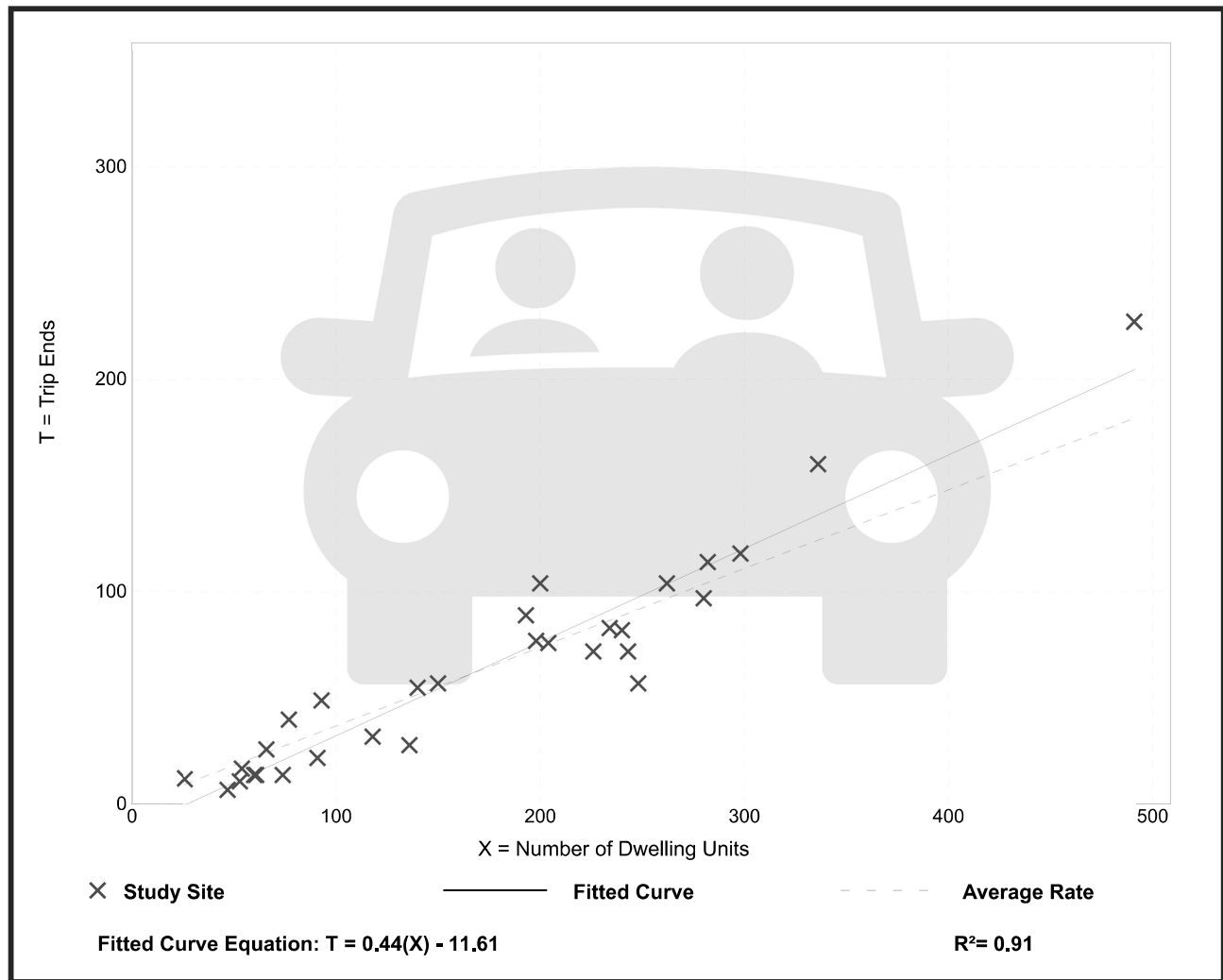
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 30
 Avg. Num. of Dwelling Units: 173
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

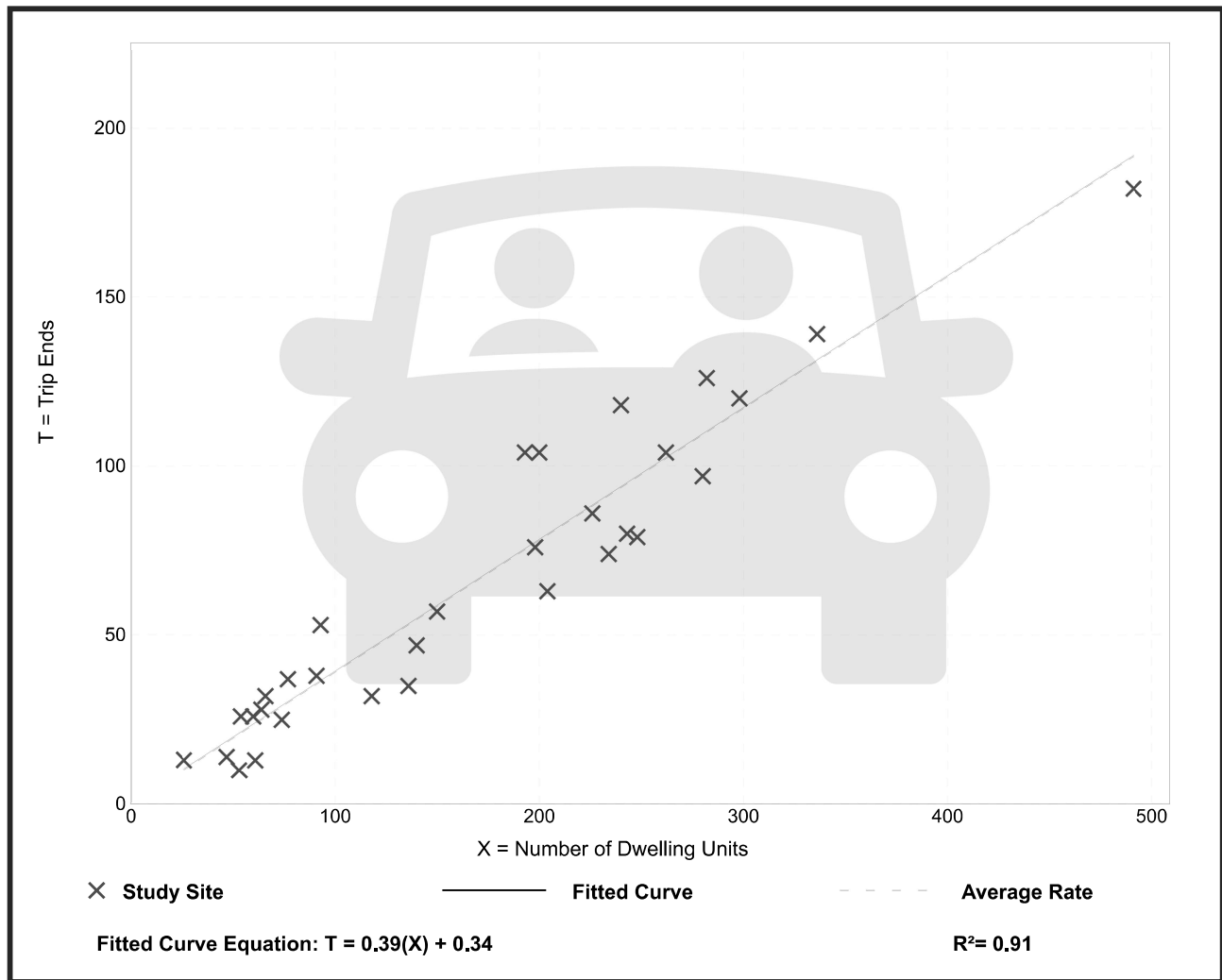
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Dwelling Units: 169
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

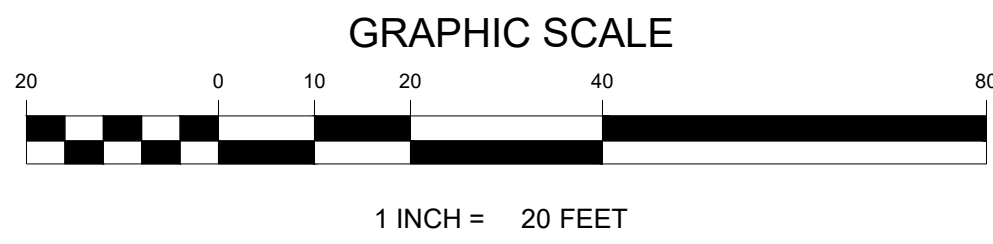
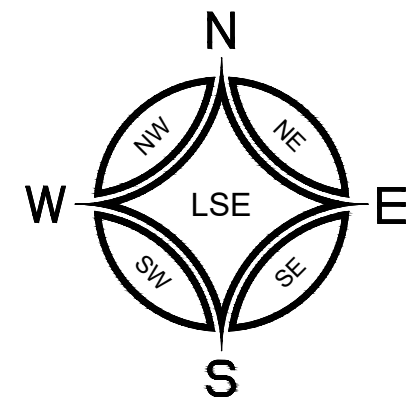
Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Trip Gen Manual, 11th Edition

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DOS LAGOS - LOT C

PRELIMINARY STORM, SEWER, & WATER PLANS

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING SERVICES MANAGER.



NO.	DATE	REVISION

DESIGNED BY: MDD	CHECKED BY: STN
APPROVED BY: STN	

LEROI
SURVEYORS & ENGINEERS

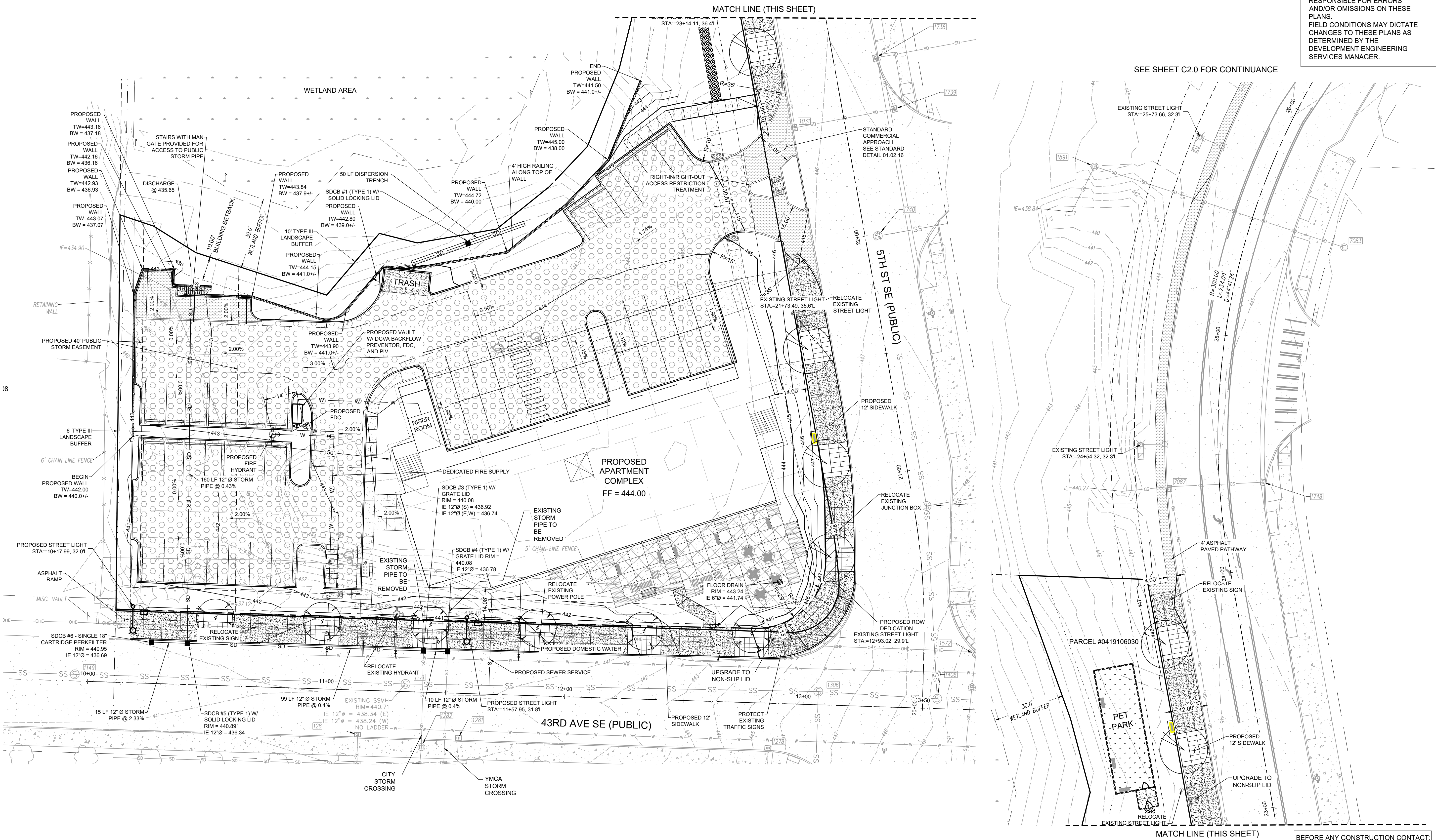
SURVEYING
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GIS MAPPING

P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.leroinc.com

Preliminary Grading, Storm, and Utilities

DOS LAGOS - LOT C
PRELIMINARY STORM, SEWER, & WATER PLANS
Dos Lagos Asselt, LLC / Bryan & Alex Kang
810 E. Pico Blvd., Unit B24
Los Angeles, CA 90021
Phone: (213) 614-8887

DRAWING
C2.2
SHEET 03
OF 03
Health & Associates
777



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