# **City of Puyallup Traffic Scoping Worksheet**

## **PROJECT INFORMATION**

Project Title: Sunset Pointe	Date: <u>11/6/24</u>
Applicant Name: <u>c/o Craig Deaver - CES NW Inc.</u> Telepho	ne Number: <u>253-848-4282</u>
Project Description: 18 Single Family Dwelling Units	Year of Occupancy: 2026
Project Location: 0420353027, 0420357011 P	Parcel Size: 9.18 acres
Proposed Number of Access Point(s): 2 Existing Number	r of Access Point(s): 1

ITE Average **PM Peak** AM Peak Land Use Land Use Daily Quantity **Hour Trips\* Hour Trips\*** Code **Trips** Proposed Use(s) Single Family 18 Units 210 169.7 12.6 16.9 169.7 12.6 16.9 **Net New Trips** 

**Traffic Impact Fees:** Net New PM Peak Hour Trips x \$4,500 = \$76,050

\* The project trips shall be rounded to the nearest tenth.

\* The project trips shall be estimated using the ITE's *Trip Generation*, 10<sup>th</sup> Edition.

\* Trip generation regression equations shall be used when the  $R^2$  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 centers 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. <u>N/A</u>	4
2	5
3.	6.
4.	8.

Prepared by: Traffic Engineer: Aaron Van Aken P.E., PTOE Telephone Number: 253-770-1401

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



Checklist (Please make sure you have included the following information):

図 Completed Worksheet 図 Attach Site Plan 図 Attach Trip Assignment 図 Attach Trip Distribution 図 Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us

# LEGAL DESCRIPTION

PARCEL C: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1974.60 FEET; THENCE NORTH 01'06'54" EAST 615.92 FEET TO THE NORTHEAST CORNER OF LOT 10, STONEGATE, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER AUDITOR'S NO. 9507200366 AND TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87'01'41" WEST 292.30 FEET; THENCE NORTH 61'33'32" WEST 44.88 FEET; THENCE NORTH 15'12'37" WEST 219.64 FEET; THENCE NORTH 88'57'28" WEST 243.13 FEET; THENCE NORTH 00'48'44" WEST 226.43 FEET; THENCE NORTH 27'29'55" WEST 143.38 FEET; THENCE SOUTH 88'56'26" EAST 145.92 FEET; THENCE NORTH 28'41'48" EAST 80.82 FEET; THENCE NORTH 51'21'11" WEST 132.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89'22'06" EAST ALONG SAID LINE A DISTANCE OF 605.46 FEET TO THE NORTHWEST CORNER OF LOT 2, SHORT PLAT NO. 8105200168; THENCE SOUTH ALONG THE WEST LINE OF SAID SHORT PLAT 750.69 FEET. MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS REVISED PARCEL D OF BOUNDARY LINE ADJUSTMENT NO. 9507170491.)

#### PARCEL D:

THAT PORTION OF LOT 2, AS SHOWN ON SHORT PLAT NO. 8105200168, IN PUYALLUP, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE THEREOF SOUTH 0117'47" EAST 532.40 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89'49'07" EAST 4.70 FEET; THENCE NORTH 00'22'05" WEST 78 FEET; THENCE 00'49'54" WEST 128.70 FEET; THENCE NORTH 00'32'11" WEST 325.48 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE ALONG THE SAID NORTH LINE THEREOF NORTH 89'29'52" WEST 11.33 FEET TO THE POINT OF BEGINNING.

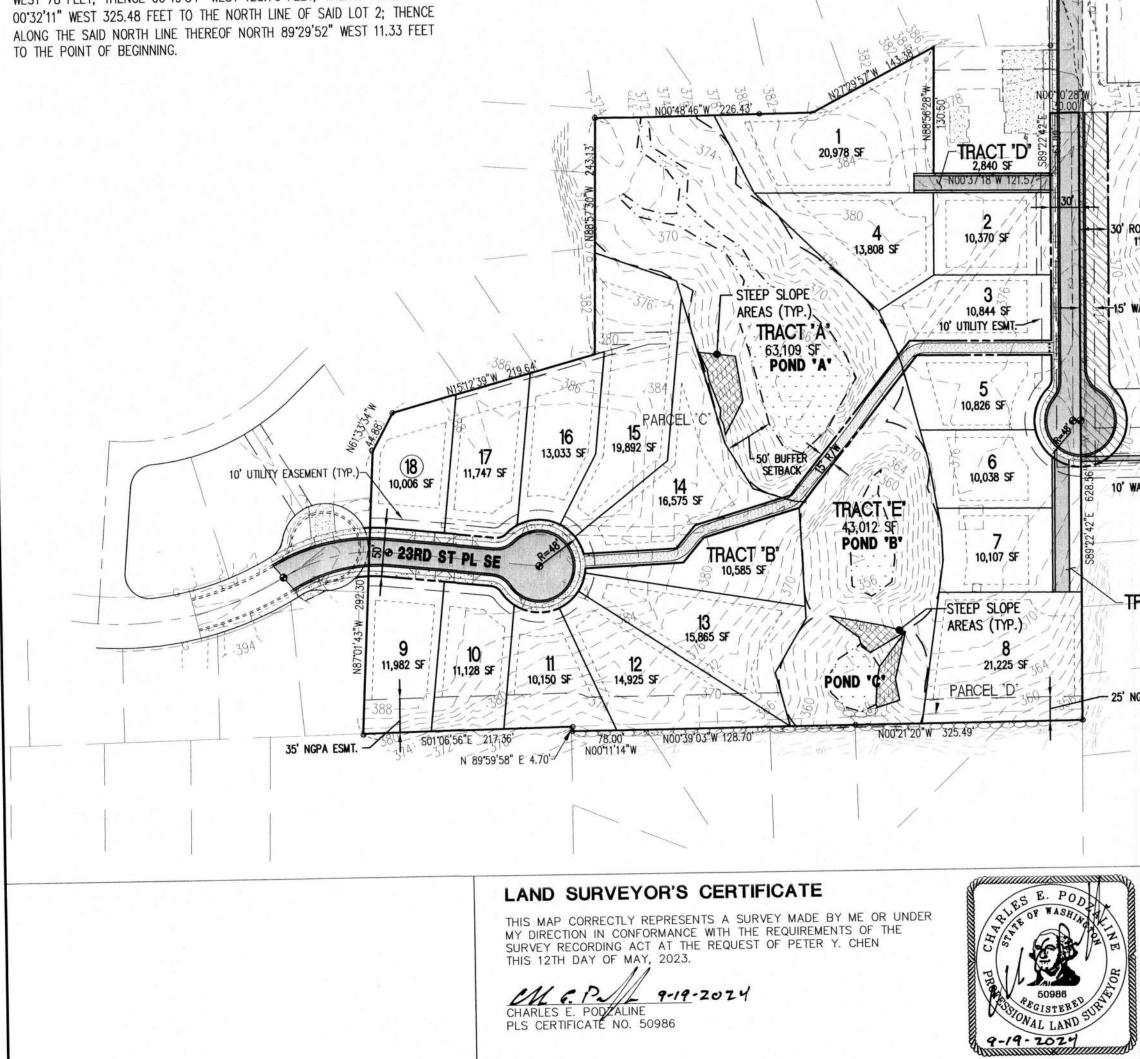
A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON

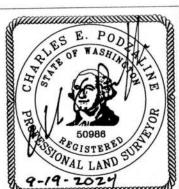
AVE

H16H

## SHEET INDEX

- PRELIMINARY PLAT P1
- P2 UTILITY PLAN
- **ROAD PROFILES P3**
- **BOUNDARY & TOPOGRAPHIC SURVEY** P4
- LS1 LANDSCAPE PLAN





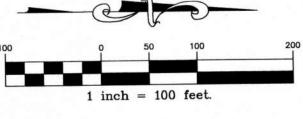
DATE:

9/9/24

JEH

DRAWN BY:







# TRACTS

TRACT "A"	(OPEN SPACE):	63,109 SF (1.45 AC)
TRACT "B"	STORM /PARK /OPEN	SPACE): 10,585 SF (0.24 AC)
	(PRIVATE ACCESS):	3,978 SF (0.09 AC)
	(PRIVATE ACCESS):	2,840 SF (0.07 AC)
	(OPEN SPACE):	43,012 SF (0.99 AC

SITE ADDRESS

2301 23RD AVE SE PUYALLUP, WA 98372

# PARCEL NUMBERS

0420353027, 0420357011

# OWNERS

PETER Y CHEN AND BETH LIU 4709 MEMORY LANE WEST UNIVERSITY PLACE, WA. 98466

# DEVELOPER

PETER Y CHEN AND BETH LIU 4709 MEMORY LANE WEST UNIVERSITY PLACE, WA. 98466

# UTILITIES

EWER:	CITY OF PUYALLUP
ATER:	CITY OF PUYALLUP
ABLE:	COMCAST - CENTURY LINK
ELEPHONE:	COMCAST - CENTURY LINK
REFUSE:	MURREY'S DISPOSAL
SAS:	PUGET SOUND ENERGY
SCHOOL:	PUYALLUP SCHOOL DISTRICT #3
OWER:	PUGET SOUND ENERGY
TRE:	CENTRAL PIERCE FIRE & RESCUE

# **BASIS OF BEARINGS**

BASIS OF BEARINGS AND COORDINATE SYSTEM IS ASSUMED.

# VERTICAL DATUM

PIERCE COUNTY BENCHMARK NO. 55-181 - BRASS MONUMENT AT THE INTERSECTION OF 23RD AVENUE SE AND 22ND ST SE (FOREST GREEN BOULEVARD). ELEVATION=413.87.

# SITE STATISTICAL BREAK DOWN

TOTAL SITE AREA: SITE AREA PER PARCEL: 0420353027: 0420357011: EXISTING ZONING:

LOTS PROPOSED: MAX. DENSITY:

SETBACKS: MIN. LOT AREA: MIN. LOT WIDTH: MIN. LOT DEPTH: MAX. BUILDING HEIGHT: MIN. FRONT YARD SETBACK: MIN. REAR YARD SETBACK: MIN. SIDE YARD SETBACK: MIN. SIDE STREET SETBACK: MAX. FLOOR AREA RATIO: MAX. LOT COVERAGE:

395,476 SF (9.08 AC) 4,235 SF (0.10 AC)

399,711 SF (9.18 AC)

RS-10 (LOW URBAN DENSITY SFR) 18 4 DU/AC

10,000 SF 75' 100' 36' 25' 25' SUM OF 16' BUT NOT LESS THAN 5' 15' .45:1 40%

SHEET 1 OF 5



429 29th St. N.E. Suite D PUYALLUP, WA 98372

BUS: (253) 848-4282 FAX: (253) 848-4278

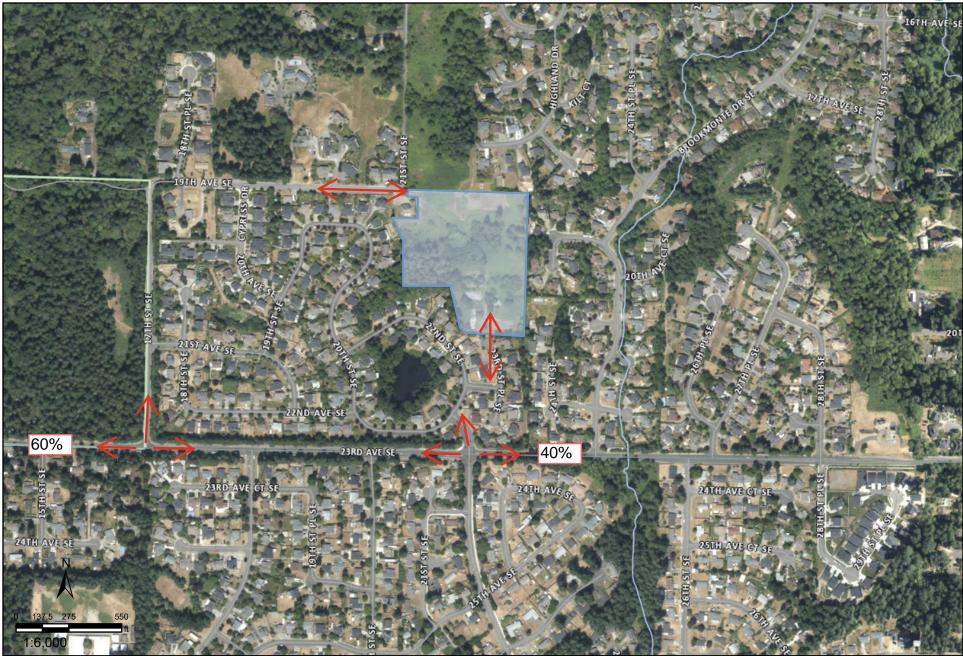
# 21ST ST SE -----30' ROW DEDICATION 11,835 SF PARCEL 'A 15' WATER EASEMENT 80' FUTURE R/W DEDICATION HIGHLAND 10' WALKWAY EASEMENT 呆 TRACT 'C' 3,978 SF 'NGPA EASEMENT

SURVEY	FOR:
	SUNSET POINTE 4709 MEMORY LANE WEST UNIVERSITY PLACE, WA. 98466

JOB NO: 04148.7 DRAWING NAME: 04148.7-P1.DWG

# PublicGIS





Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 11/6/2024 12:09 PM

# Single-Family Detached Housing (210)

# Vehicle Trip Ends vs: Dwelling Units On a: Weekday

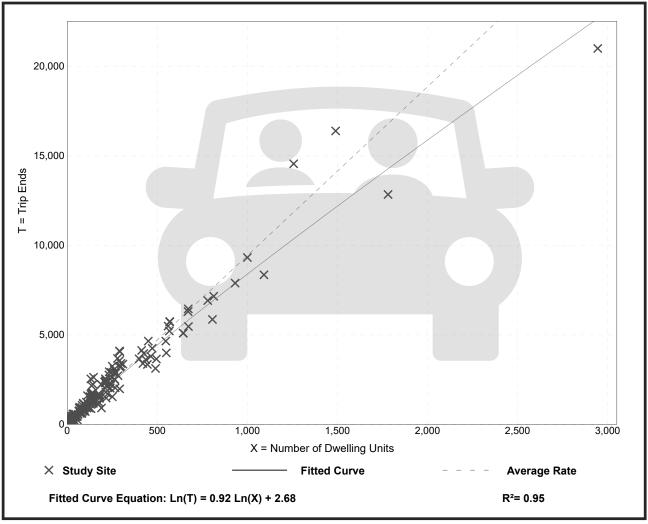
#### Setting/Location: General Urban/Suburban

Number of Studies:	174
Avg. Num. of Dwelling Units:	246
Directional Distribution:	50% entering, 50% exiting

# Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

# **Data Plot and Equation**



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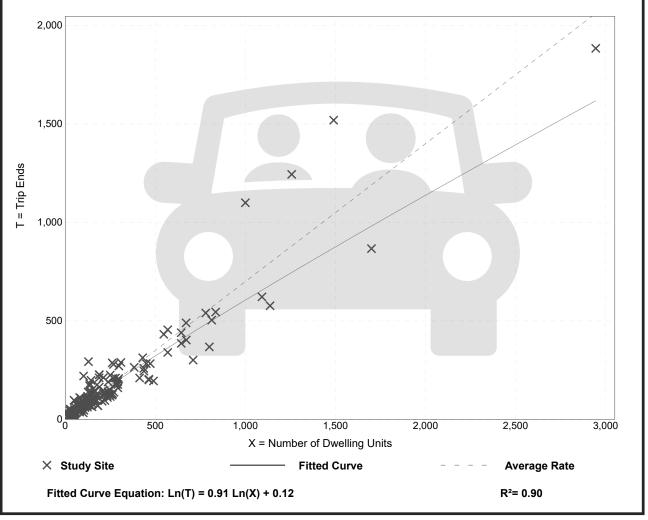
• Institute of Transportation Engineers

Single-Family Detached Housing (210)	
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:	192
Avg. Num. of Dwelling Units:	226
Directional Distribution:	25% entering, 75% exiting

# Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

# **Data Plot and Equation**



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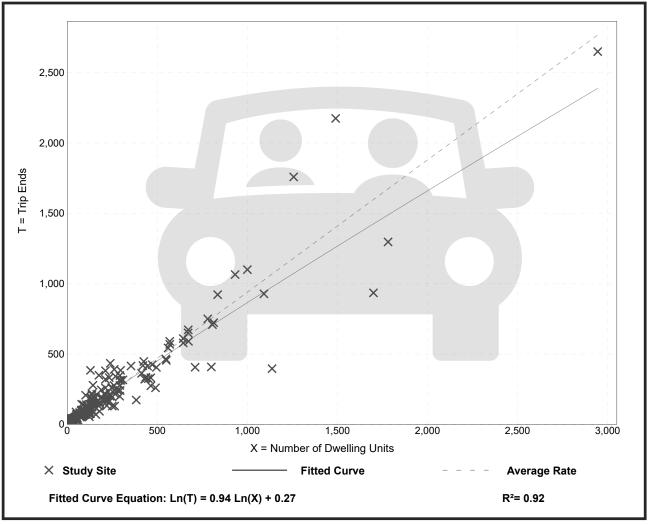
• Institute of Transportation Engineers

Single-Family Detached Housing (210)		
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:	208	
Avg. Num. of Dwelling Units:	248	
Directional Distribution:	63% entering, 37% exiting	

# Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

# **Data Plot and Equation**



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