

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: Sunset Pointe Date: 11/6/24

Applicant Name: c/o Craig Deaver – CES NW Inc. Telephone Number: 253-848-4282

Project Description: 18 Single Family Dwelling Units Year of Occupancy: 2026

Project Location: 0420353027, 0420357011 Parcel Size: 9.18 acres

Proposed Number of Access Point(s): 2 Existing Number of Access Point(s): 1

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Proposed Use(s)					
Single Family	18 Units	210	169.7	12.6	16.9
Net New Trips			169.7	12.6	16.9
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*, 10th 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 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. N/A
2. _____
3. _____
4. _____
4. _____
5. _____
6. _____
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

Office Use Only

TIS ☐ TAS ☐ TAIS ☐ No Further Work Required ☐

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

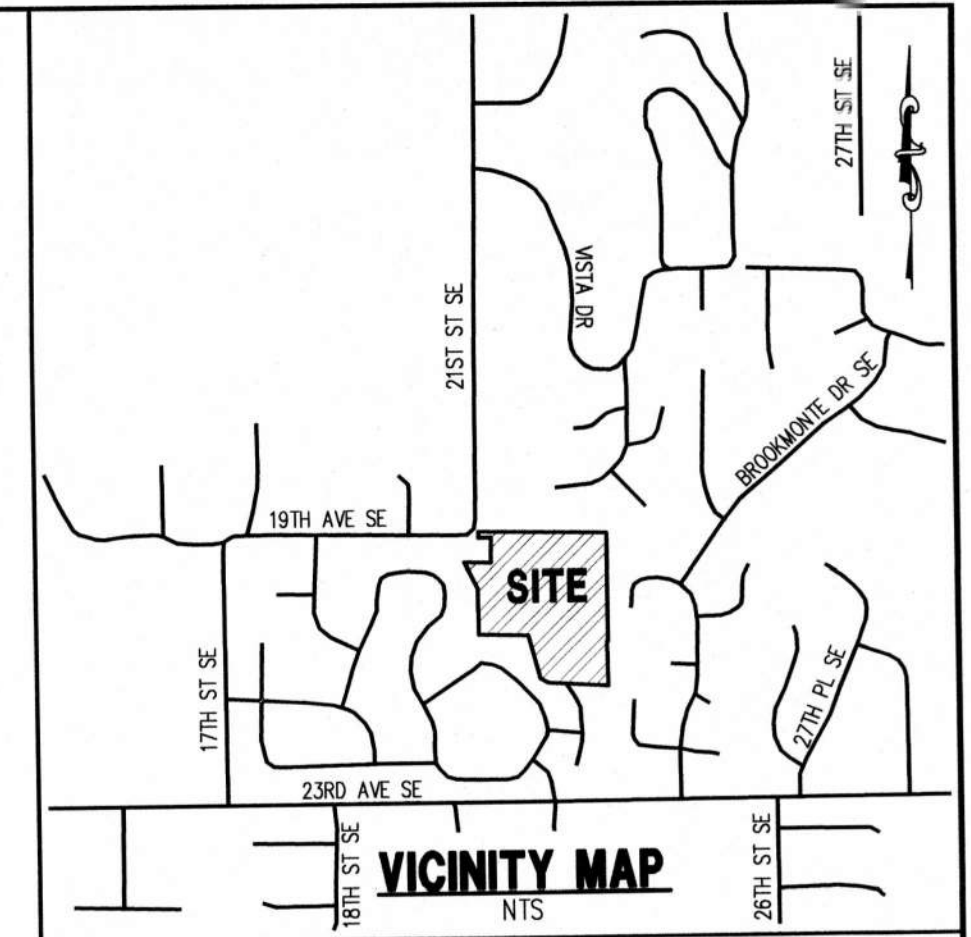
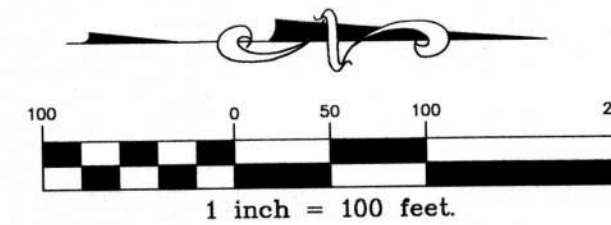
- ☒ Completed Worksheet
- ☒ Attach Site Plan
- ☒ Attach Trip Assignment
- ☒ Attach Trip Distribution
- ☒ Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us

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 151°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.

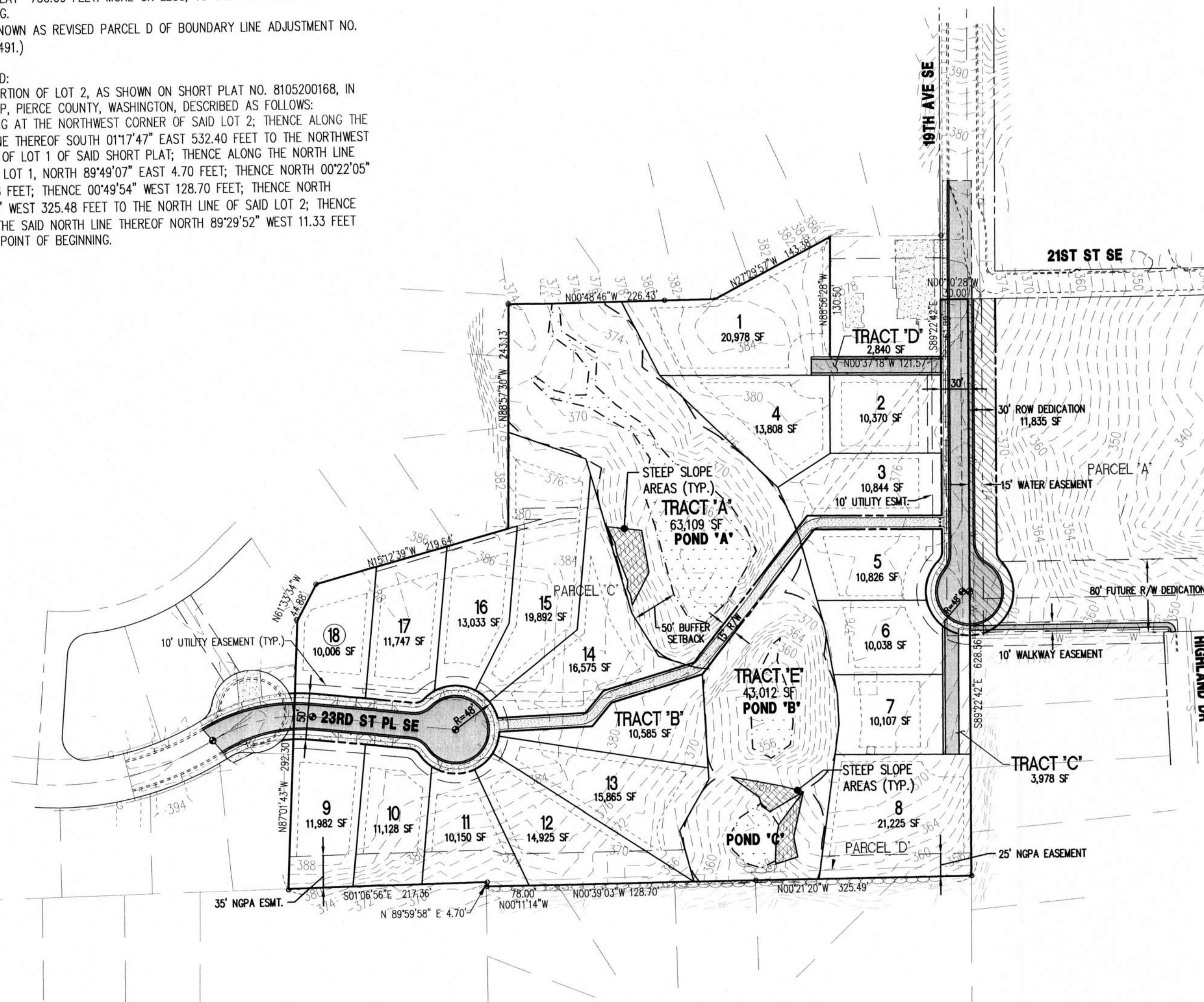
PARCEL D:
THAT PORTION OF LOT 2, AS SHOWN ON SHORT PLAT NO. 8105200168, IN
PUEYALLUP, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE
WEST LINE THEREOF SOUTH 01°17'47" EAST 532.40 FEET TO THE NORTHWEST
CORNER OF LOT 1 OF SAID SHORT PLAT; 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**

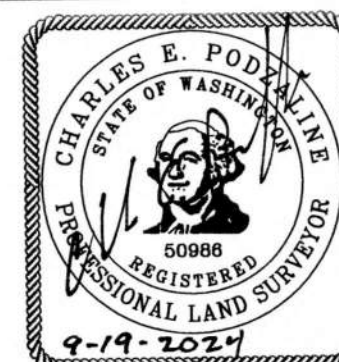
P1 PRELIMINARY PLAT
P2 UTILITY PLAN
P3 ROAD PROFILES
P4 BOUNDARY & TOPOGRAPHIC SURVEY
LS1 LANDSCAPE PLAN



SETBACKS:	
MIN. LOT AREA:	10,000 SF
MIN. LOT WIDTH:	75'
MIN. LOT DEPTH:	100'
MAX. BUILDING HEIGHT:	36'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	SUM OF 16' BUT NOT LESS THAN 5'
MIN. SIDE STREET SETBACK:	15'
MAX. FLOOR AREA RATIO:	.45:1
MAX. LOT COVERAGE:	40%



C.E.P. 9-19-2024
 CHARLES E. PODZALINE
 PLS CERTIFICATE NO. 50986



DATE:	9/9/24
DRAWN	JEH

DRAWING NAME:
04148.7-P1.DWG

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372 FAX: (253) 848-4278



Date: 11/6/2024 12:09 PM

Single-Family Detached Housing

(210)

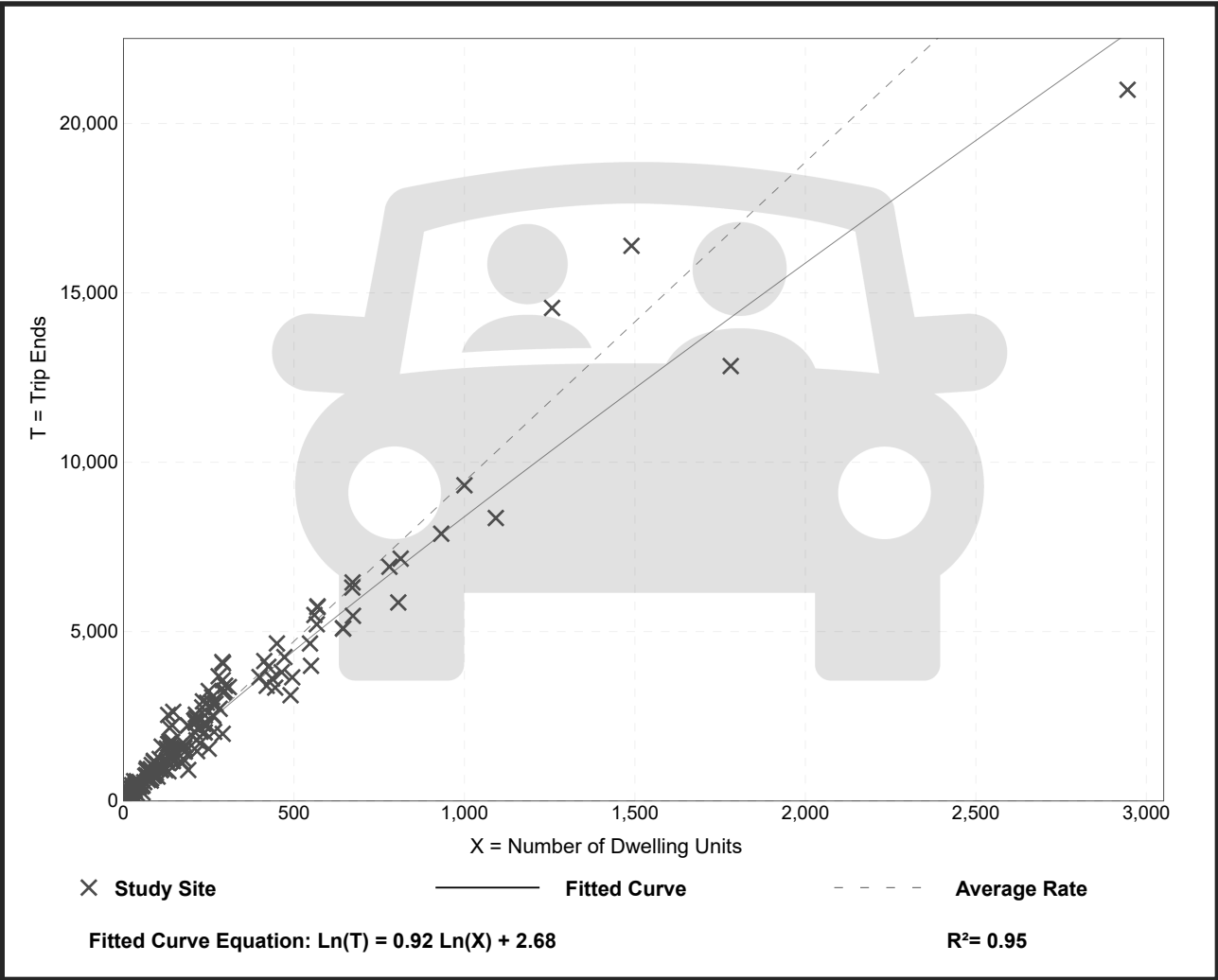
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



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

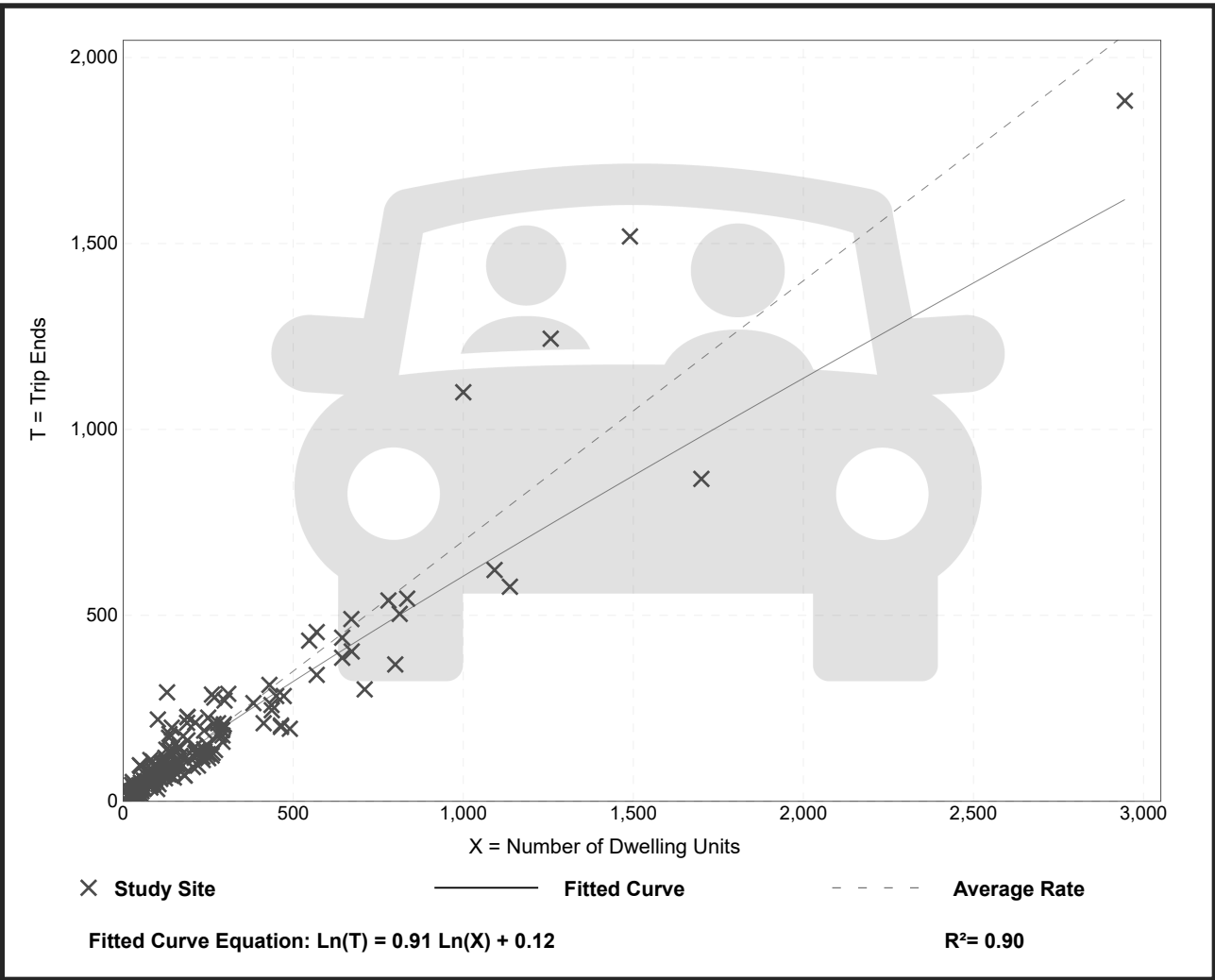
Directional Distribution:

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



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

