

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: Genesee Propane Bulk Plant Date: 1/19/22
 Applicant Name: Vector Engineering Inc Telephone Number: (360) 352-2477
 Project Description: Propane Bulk Plant Year of Occupancy: 2023
 Project Location: 412 23rd St SE Parcel Size: 1.13 Acre
 Proposed Number of Access Point(s): 1 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*
Existing Use(s)					
None					
Proposed Use(s)					
Propane Plant	3,705 SF	170	49	8	8.3
Net New Trips			49	8	8.3
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500.00 = \$ <u>\$37,350</u>					

- * The peak hour 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 all 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>None</u> | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |
| 4. _____ | 8. _____ |

Prepared by: Traffic Engineer: Ryan Moore, P.E Telephone Number: (360) 352-2477
 Address: Vector Engineering, 2729 Black Lake Blvd SW, Tumwater, WA 98512

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 broberts@ci.puyallup.wa.us

LEGEND	
	PAVED AREA (PROPOSED)
	CONCRETE (PROPOSED)
	EXIST
	PROP
	EDGE PAVING
	FENCE
	CONTOUR
	PROPERTY LINE
	WATER
	SANITARY SEWER
	STORM DRAIN
	OVERHEAD PWR

GENESEE PROPANE BULK PLANT

412 23RD ST SE

PUYALLUP, WA 98372

PARCEL: 2105200303

PROJECT DETAILS

OWNER
GENESEE ENERGY
3616 S GENESEE ST
SEATTLE, WA 98118

CIVIL ENGINEER
COLLIN MCMASTER, PE
VECTOR ENGINEERING, INC
2729 BLACK LAKE BLVD SW
TUMWATER, WA 98512
PHONE: (360) 352-2477

SITE ADDRESS
412 23RD ST SE
PUYALLUP, WA 98372

PARCEL #: 2105200303

JURISDICTION
CITY OF PUYALLUP

LEGAL DESCRIPTION

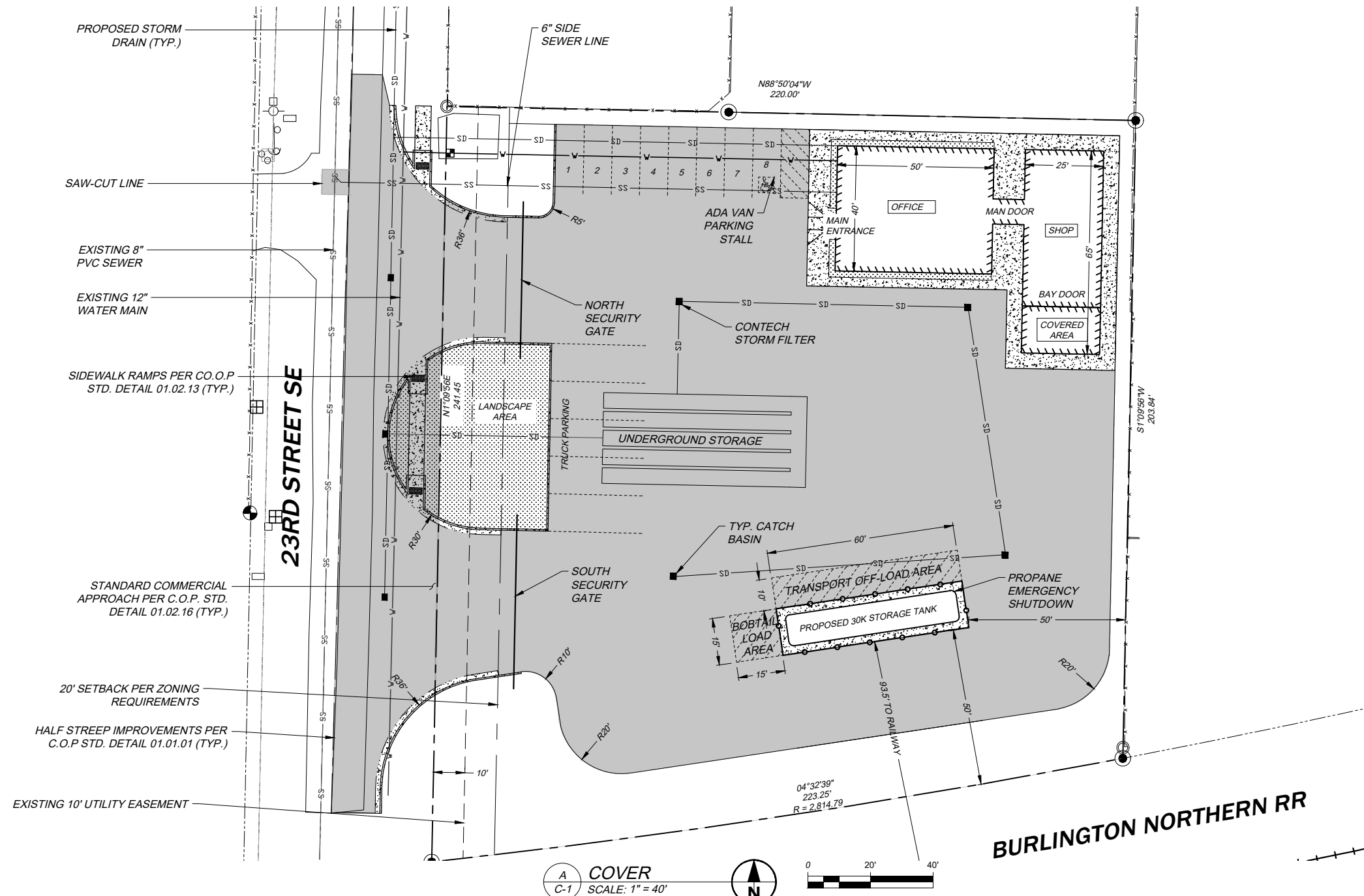
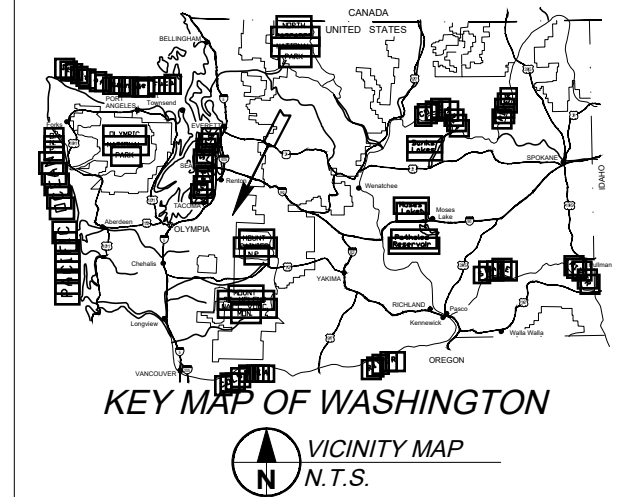
LOT 17 AND THE WEST 80 FEET OF LOT 18, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 8 OF PLATS AT PAGE 25; EXCEPT THE NORTH 165 FEET OF THE WEST 150 FEET OF LOT 17; AND EXCEPT FOR ROAD THE WEST 80 FEET OF THAT PORTION OF LOT 17 LYING SOUTH OF THE NORTH 165 FEET THEREOF, RECORDS OF PIERCE COUNTY; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.
EXCEPT THE NORTHERLY 165 FEET THEREOF.

SITE INFORMATION

SITE AREA: 49,311 SF / 1.13 ACRES
EXISTING ZONING: ML (LIMITED MANUFACTURING)
STANDARDS:
MINIMUM LOT AREA: 10,000 SF
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 0'
LOT COVERAGE: 65%
MAXIMUM BUILDING HEIGHT: 50'

CRITICAL AREAS:
CRITICAL AQUIFER RECHARGE AREA
GEOLOGIC - VOLCANIC HAZARD AREA

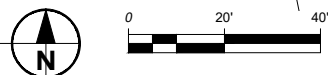
TOTAL SITE AREA: 49,311 SF
TOTAL IMPERVIOUS AREA: 40100 SF
- ROOF AREA: 3705 SF
- PARKING/WALK AREA: 36395 SF
LANDSCAPE AREA: 9200 SF



X:\2021 Jobs\Genesee (Propane Bulk Plant)\Engineering\Drawing File\Preliminary Drawings\SP_1 - R1.dwg - Jan 20, 2022 - 10:41am

FILE: SP_1 - R1.dwg				
PROJECT: 21-GEN				
CHECKED BY: CJM				
DETAILED BY: CJM				
DESIGNED BY: CJM				
DATE	NO.	REVISION	BY	

COVER
SCALE: 1" = 40'



PRELIMINARY

2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

GENESEE PROPANE BULK PLANT
412 23RD ST SE
PUYALLUP, WA 98372

GENESEE ENERGY
3616 S GENESEE ST
SEATTLE, WA 98118

C-1
SITE PLAN
SHT 1 OF 3

E MAIN

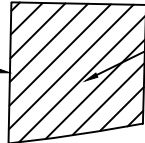
NEW PM PEAK HOUR TRIPS
INBOUND: 2 VPH
OUTBOUND: 7 VPH

23RD ST SE

INTER AVE

100%

SINGLE ACCESS



PROJECT SITE

BNSF RR

E PIONEER AVE



GENESEE PROPANE BULK PLANT

410 23RD ST SE

JOB NO.: 21-GEN
DRAWN: KML
CHECKED: RLM
DATE: 1/14/22

GENESEE ENERGY
3616 S GENESEE ST
SEATTLE, WA 98118



2724 Black Lake Boulevard SW, Suite 202
Turnwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

MAP-1

TRIP DATA

**Utilities
(170)**

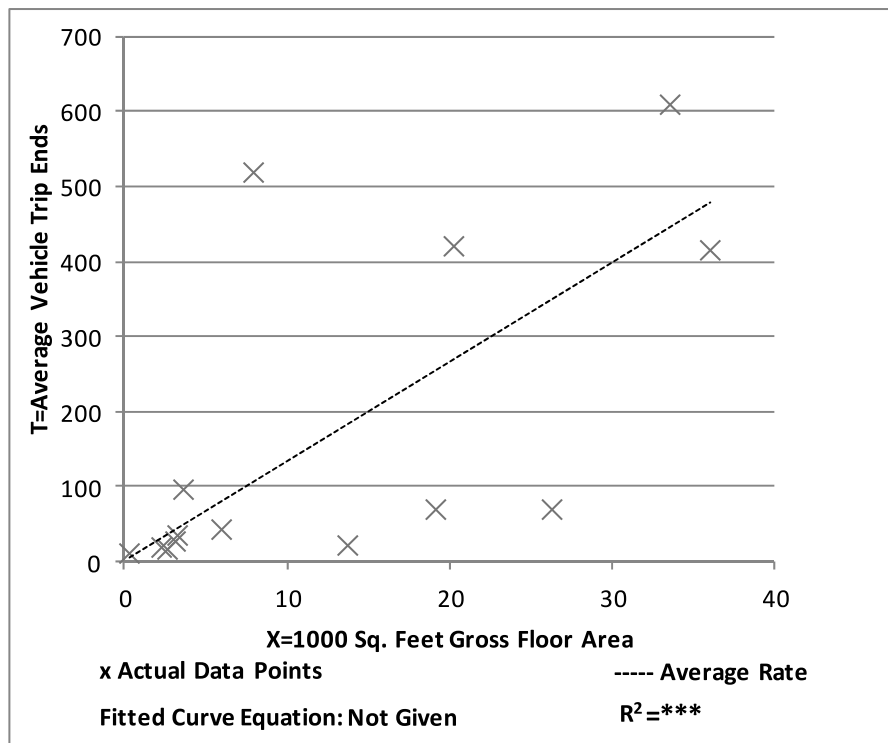
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 14
Average Number of 1000 Sq. Feet Gross Floor Area: 13
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
13.24	1.60-65.03	14.20

Data Plot and Equation



**Utilities
(170)**

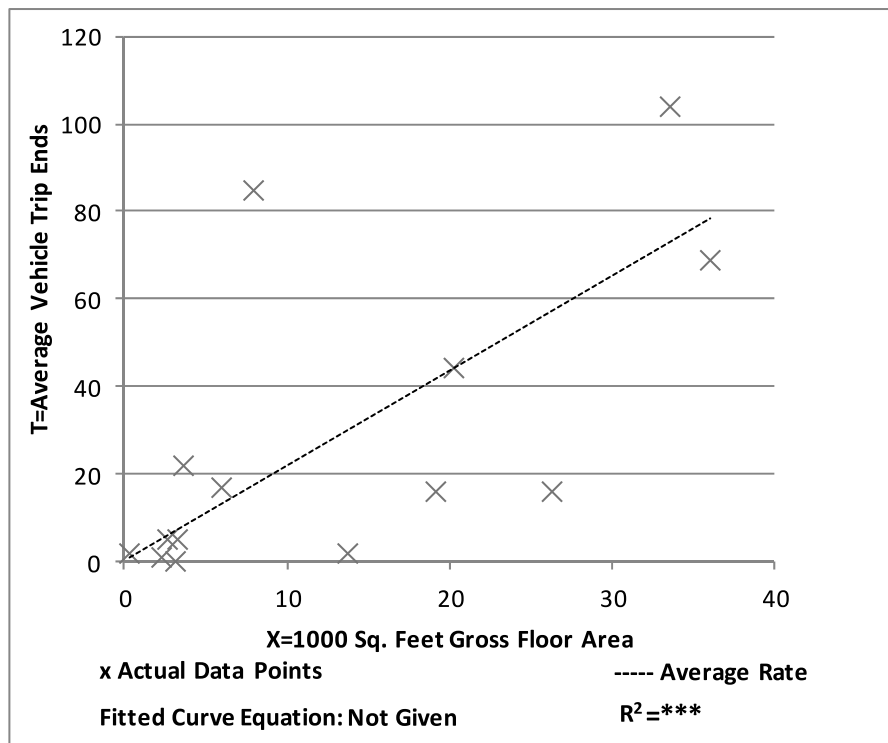
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Number of Studies: 14
Average Number of 1000 Sq. Feet Gross Floor Area: 13
Directional Distribution: 74% entering, 26% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.17	0.00-10.67	2.34

Data Plot and Equation



**Utilities
(170)**

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Number of Studies: 14
Average Number of 1000 Sq. Feet Gross Floor Area: 13
Directional Distribution: 18% entering, 82% exiting

Data Plot and Equation

Average Rate	Range of Rates	Standard Deviation
2.24	0.00-9.67	2.10

Data Plot and Equation

