

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

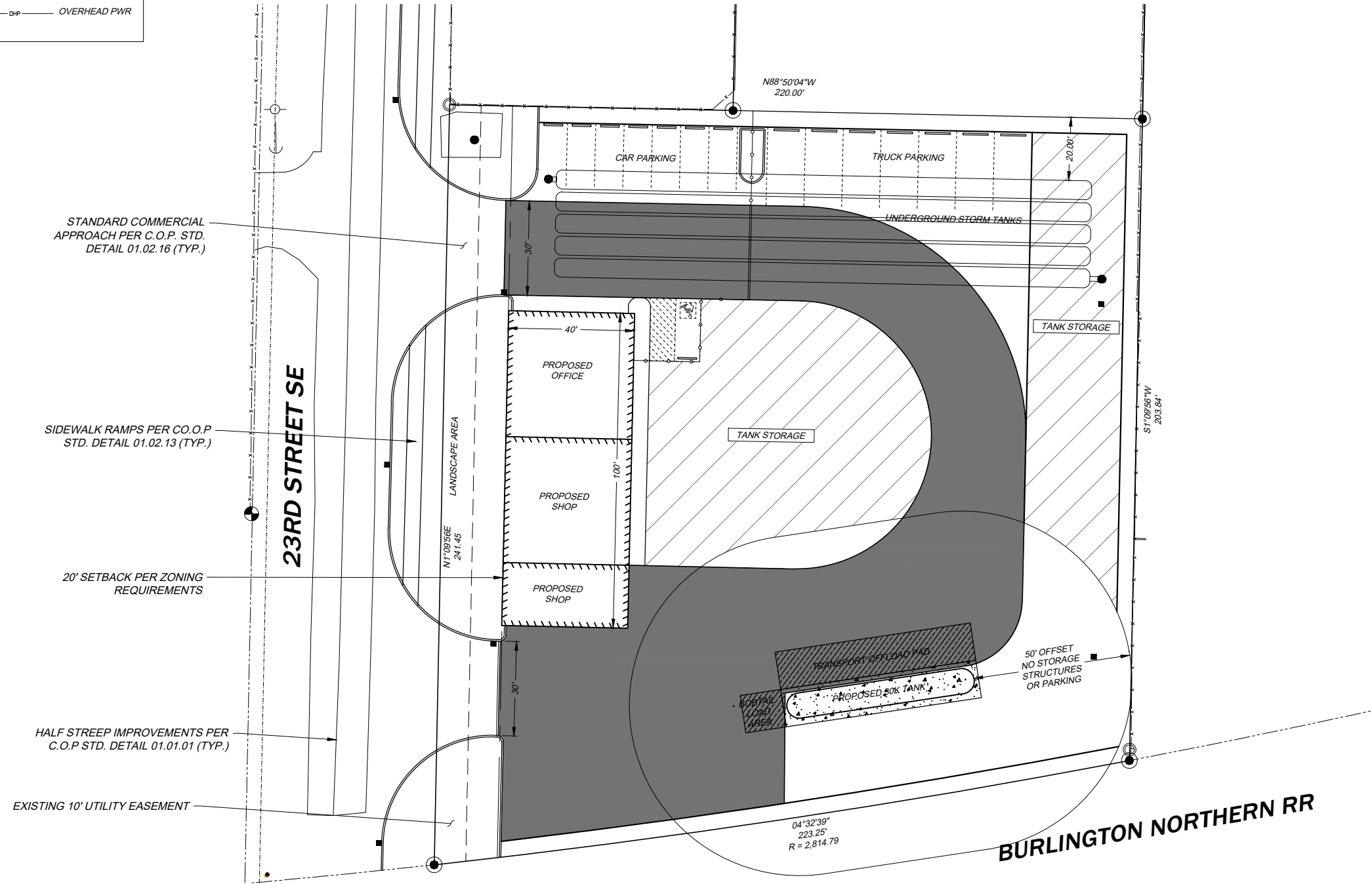
TIS TAS TAIS No Further Work Required

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

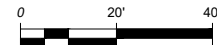
LEGEND	
	PAVED AREA (PROPOSED)
	CONCRETE (PROPOSED)
	EXIST
	PROP
	EDGE PAVING
	FENCE
	CONTOUR
	PROPERTY LINE
	WATER
	SANITARY SEWER
	STORM DRAIN
	OVERHEAD PWR

GENESEE PROPANE BULK PLANT

412 23RD ST SE PUYALLUP, WA 98372 SN 26, T20N, R04E



A SURFACE & SITE PLAN
C-1 SCALE: 1" = 40'



PROJECT DETAILS

OWNER
GENESEE ENERGY
3616 S GENESEE ST
SEATTLE, WA 98118

CIVIL ENGINEER
RYAN MOORE, 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

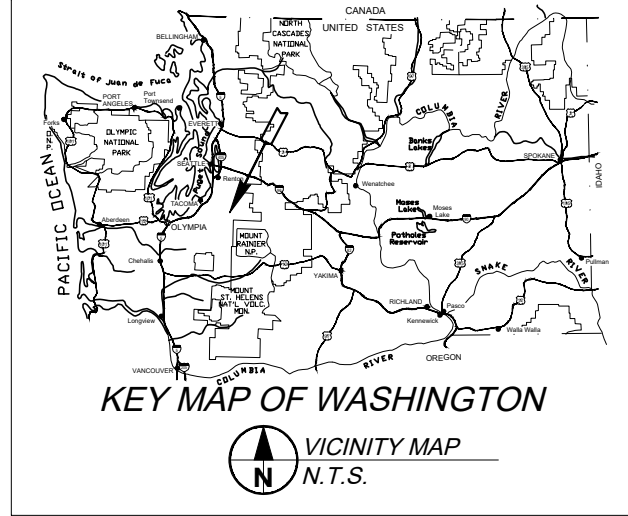
LEGAL DESCRIPTION

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	CRITICAL AREAS:	CRITICAL AQUIFER RECHARGE AREA GEOLOGIC - VOLCANIC HAZARD AREA
EXISTING ZONING:	ML (LIMITED MANUFACTURING)	TOTAL SITE AREA:	49,311 SF
STANDARDS:		TOTAL IMPERVIOUS AREA:	40,100 SF
MINIMUM LOT AREA:	10,000 SF	- ROOF AREA:	3,705 SF
FRONT YARD SETBACK:	20'	- PARKING/WALK AREA:	36,395 SF
SIDE YARD SETBACK:	0'	LANDSCAPE AREA:	9,200 SF
REAR YARD SETBACK:	0'		
LOT COVERAGE:	65%		
MAXIMUM BUILDING HEIGHT:	50'		



X:\2021 Jobs\Genesee (Propane Bulk Plant)\Engineering\Drawings\PLAN SET 1.22.22.dwg - Aug 10, 2022 - 11:11 am

FILE: PLAN SET 1.22.22.dwg					
PROJECT: 21-GEN					
CHECKED BY: RLM					
DETAILED BY: KML					
DESIGNED BY: KML					
DATE	NO.	REVISION	BY		

FOR PERMIT



Vector
ENGINEERING INC.

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 7

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

Vector

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MAP-1

TRIP DATA

SHT 1 OF 1

**Utilities
(170)**

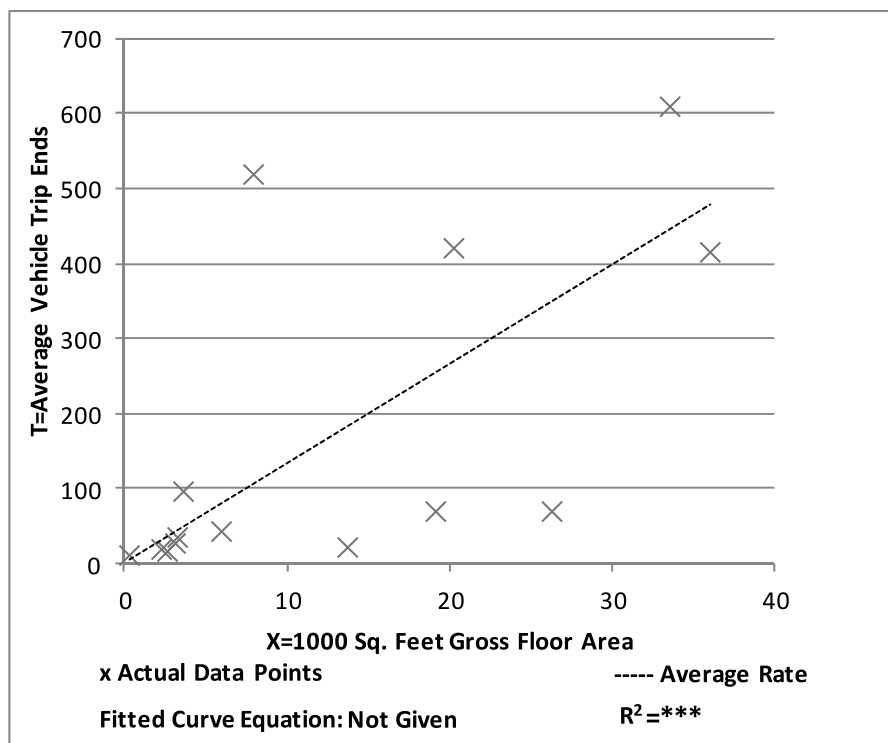
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

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)**

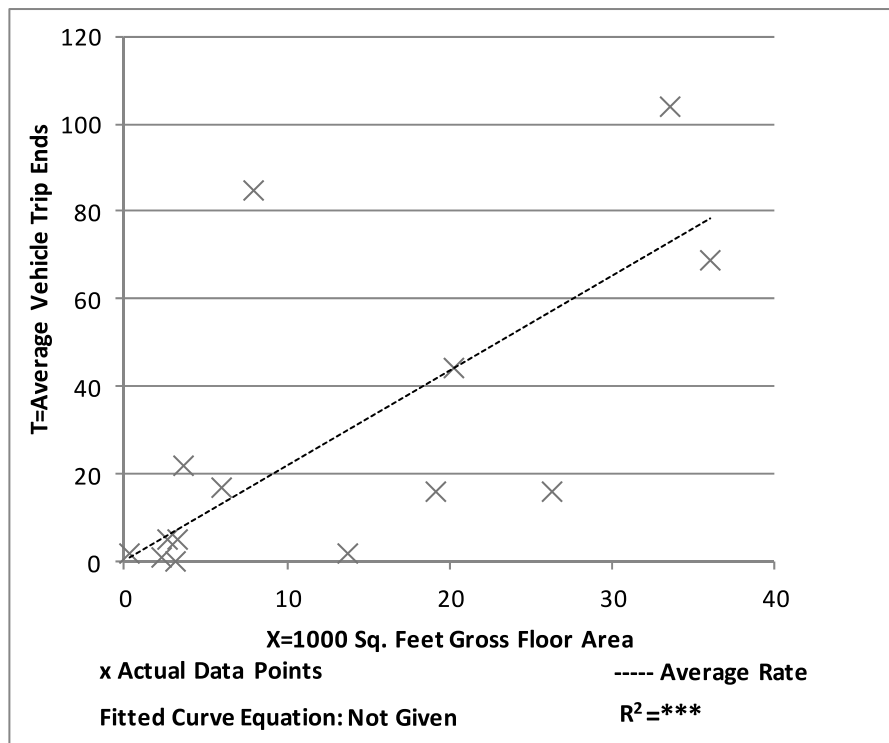
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

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

