HEATH&ASSOCIATES
Transportation Planning & Engineering

Date: May 31, 2023

To: Kerry Doss
AMH Development
6811 S 204th St, Ste 270
Kent, WA 98032

Subject: Trip Generation Assessment for Sienna 1 Plat.

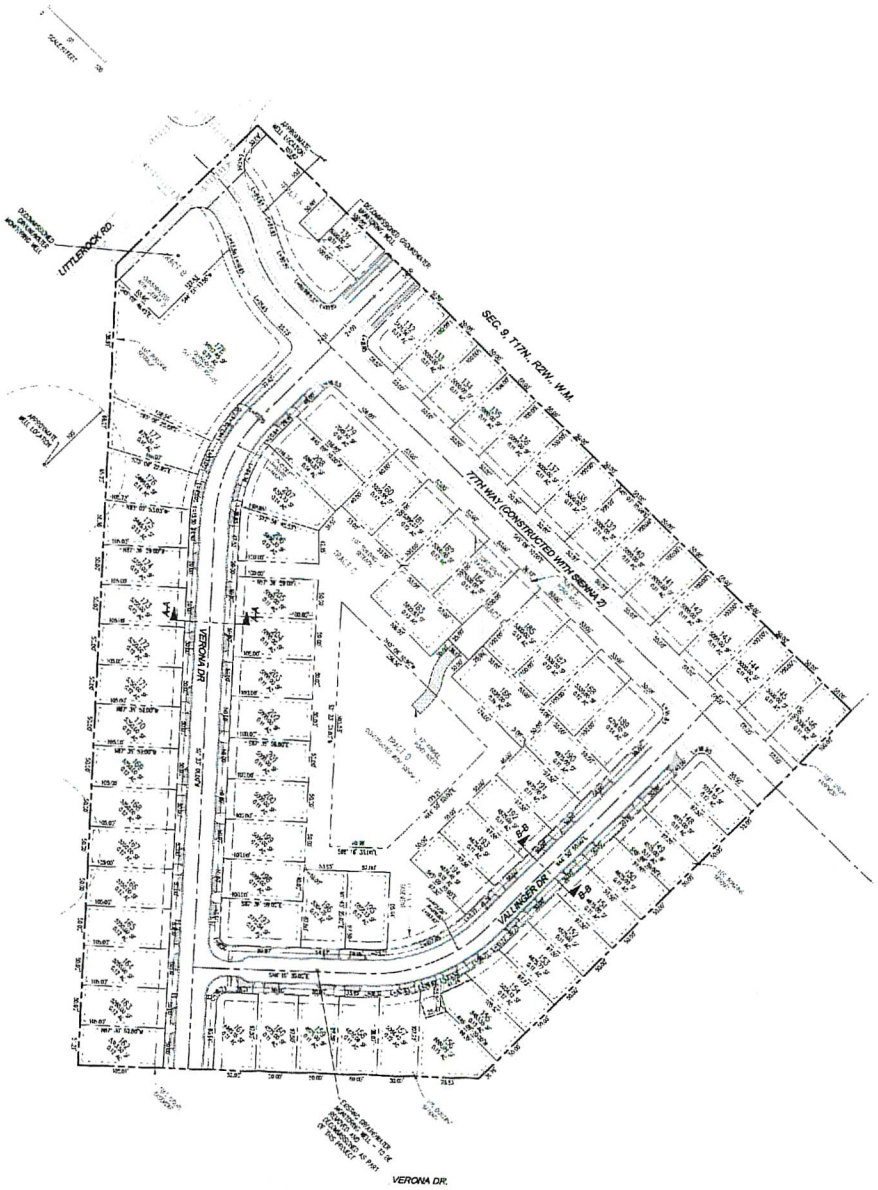
The intent of this assessment is to provide Thurston County with a trip generation summary and site characteristics for the proposed project herein referred to as Sienna 1 Plat. A project description is provided below.

PROJECT DESCRIPTION

Sienna 1 Plat is a proposed residential development consisting of 77 single-family homes located within the Tumwater Urban Growth Area (UGA) of Thurston County. The subject site is comprised within 16.28-acres on tax parcel #: 09090009000. The subject property is bordered to the northwest by Littlerock Road SW with a site address of 7731 Littlerock Road SW. Access to the project is proposed via one new roadway aligned opposite the AG West Black Hill High School access along Littlerock Road SW whereby a fourth leg (77th Way SW) would be created at the signalized intersection. Internal connectivity for future development is also proposed via 77th Way SW and Verona Drive SW (see site plan). An aerial vicinity depicting the location of the subject site and the surrounding roadways is provided on the following page. A conceptual site plan illustrating the project configuration is shown in Figure 2.

Figure 1: Vicinity Map

N



HEATH&ASSOCIATES
Transportation Planning & Engineering

SIENNA 1 PLAT

SITE PLAN
FIGURE 2

TRIP GENERATION

Trip generation is defined by the number of vehicular movements that enter or exit a site during a particular timeframe such as a specific peak hour or an entire day. Trip generation estimates are based on data from the ITE *Trip Generation Manual,* 11th Edition. The proposed land use is classified as Single-Family Detached Housing (LUC 210). Dwelling units were used as the input variable with ITE average rates to determine trip ends. ITE Trip Generation sheets have been attached to the appendix for reference. Table 1 below summarizes the estimated trip volumes.

Table 1: Project Trip Generation

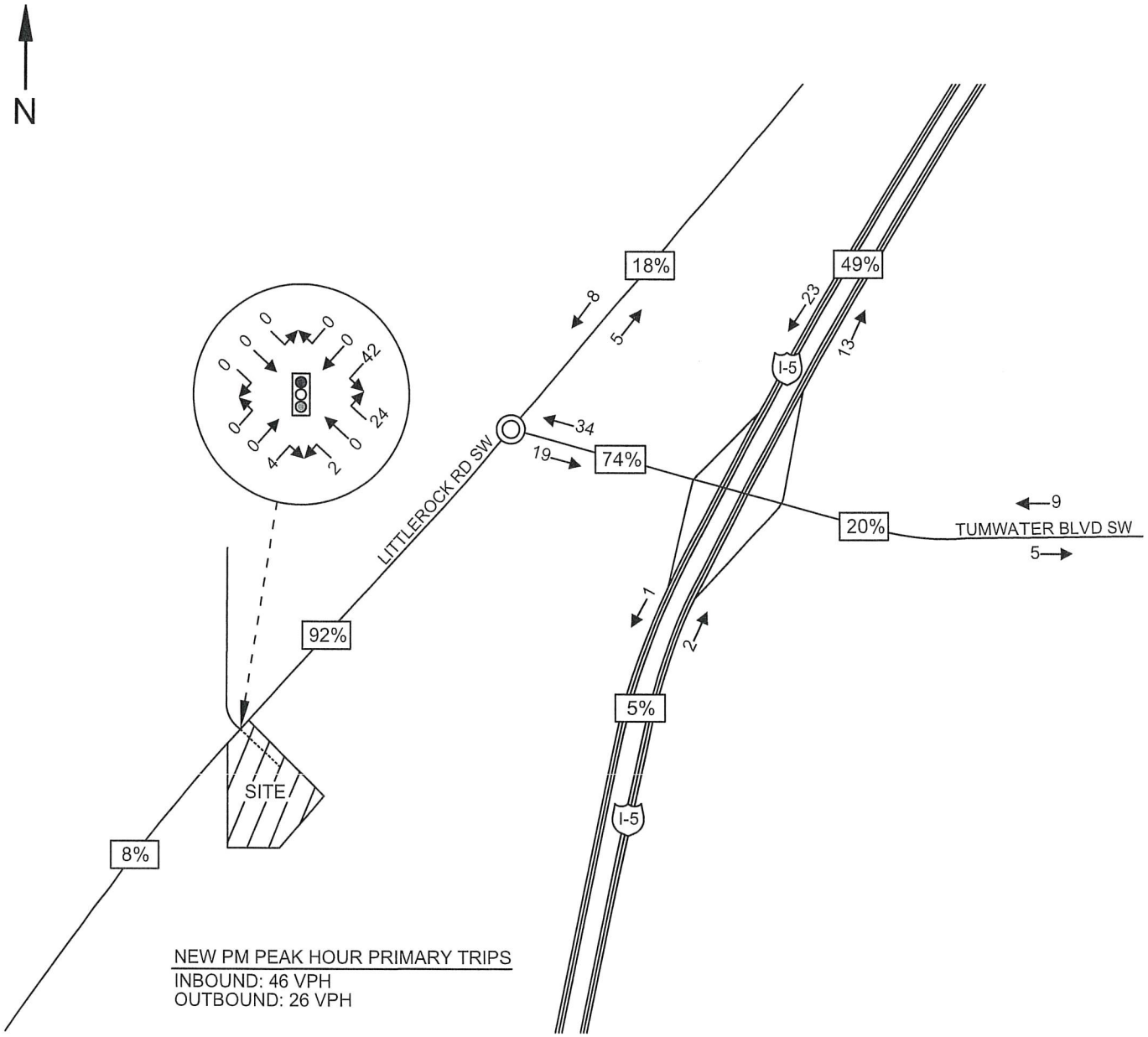
Land Use	Dwelling Units	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family (LUC 210)	77	726	13	41	**54**	46	26	**72**

The proposed development of 77 single-family dwelling units is estimated to generate 726 average weekday daily trips with 54 trips (13 inbound / 41 outbound) occurring in the AM peak hour and 72 trips (46 inbound / 26 outbound) occurring in the PM peak hour.

TRIP DISTRIBUTION

Trip distribution describes the anticipated travel routes for inbound and outbound project traffic during the peak hour study period. The specific destinations and origins of the generated traffic primarily influences the key intersections, which will effectively receive the bulk of project impacts. Anticipated distribution percentages and travel routes for the PM peak hour are illustrated in Figure 3 on the following page. Percentages are based on Thurston Regional Planning Council (TRPC) TAZ 948 Distribution Map. See appendix for complete TAZ map.

Moreover, project-generated trips anticipated to travel through the Tumwater I-5 Interchange to the north as identified from the TAZ 948 map are outlined in Figure 3. Approximately 34 inbound trips and 19 outbound trips are identified to travel through the aforementioned interchanges during the critical PM peak hour.



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SIENNA 1 PLAT
PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 3

SUMMARY

Sienna 1 Plat proposes for the construction of 77 single-family units located within the Tumwater UGA of Thurston County. The subject site is located at 7731 Littlerock Road SW within 16.28-acre tax parcel #: 09090009000. Access to and from the Sienna 1 Plat is proposed to extend southeast from Littlerock Road SW by way of 77th Way SW and opposite AG West Black Hill High School. Future connectivity is provided via internal roadways to the southeast. A conceptual site plan is provided in Figure 2 illustrating the lot layout and access configuration.

Based on ITE data, the project is estimated to generate approximately 726 average weekday daily trips with 54 trips (13 inbound / 41 outbound) occurring during the AM peak hour and 72 trips (46 inbound / 26 outbound) occurring during the PM peak hour.

The project would be subject to Thurston County Traffic Impact Fees (TIF). Pay Traffic Impact Fees (TIF) as required by Thurston County and/or the city of Tumwater. Final fee calculations are to be determined by the respective jurisdictions and based on the final lot count.

Moreover, TIF fees are required by the SEPA Mitigation Fee. Impact fees are collected at $4,219.00 per trip that travels through the I-5 Tumwater Interchanges located north of the subject site. Trip ends, as illustrated in Figure 3, were derived via the TRPC TAZ 948 Distribution Map. The estimated SEPA Mitigation Fee is collected at:

53 trips x $4,219.00 = $223,607.00

Exact fees and calculations will be determined by the County/City based on current fee schedules at the time of building permit issuance.

Please call if you require further information

Sincerely,
Aaron Van Aken, PE, PTOE

SIENNA 1 PLAT
TRIP GENERATION ASSESSMENT

APPENDIX

Single-Family Detached Housing
(210)

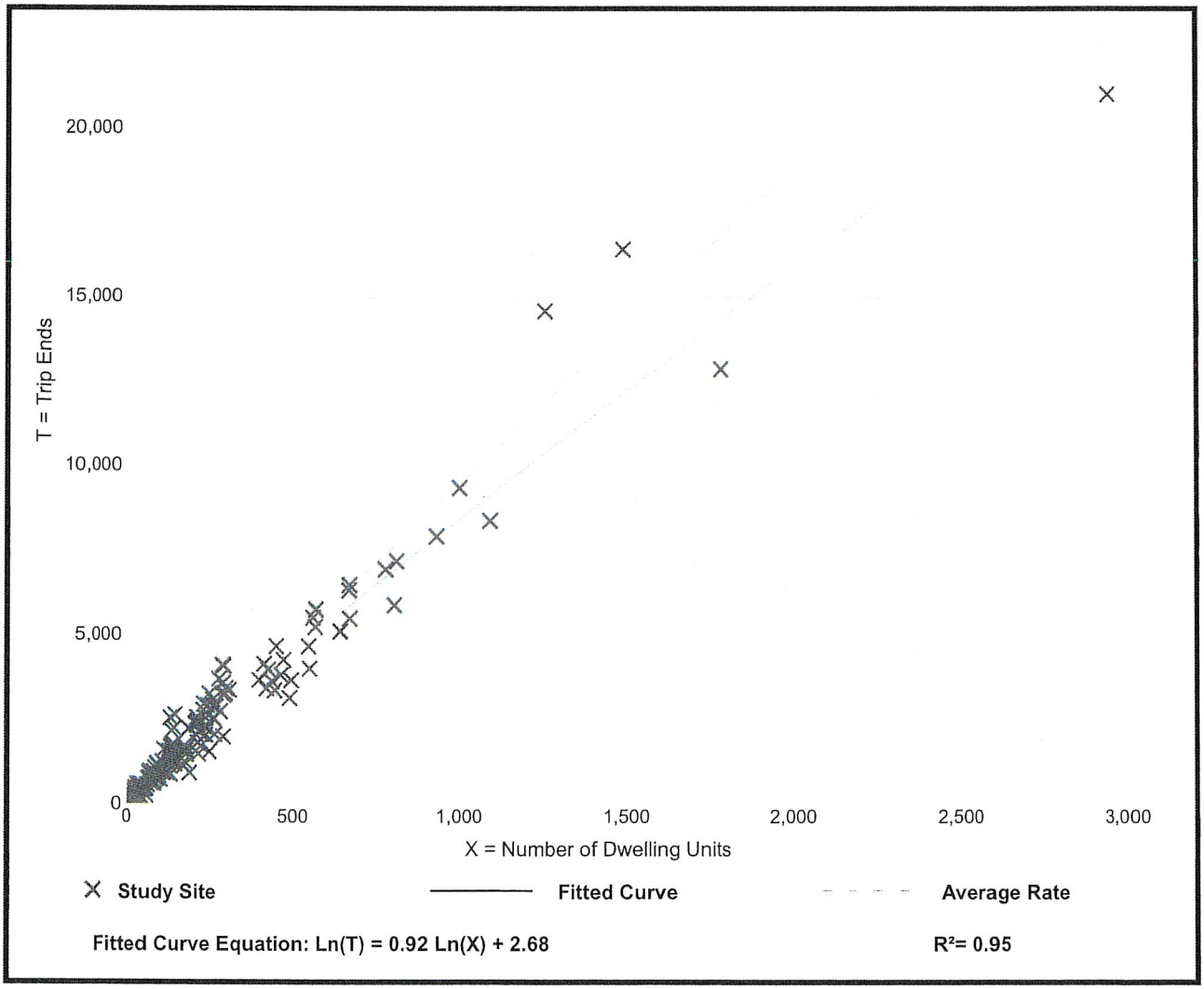
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

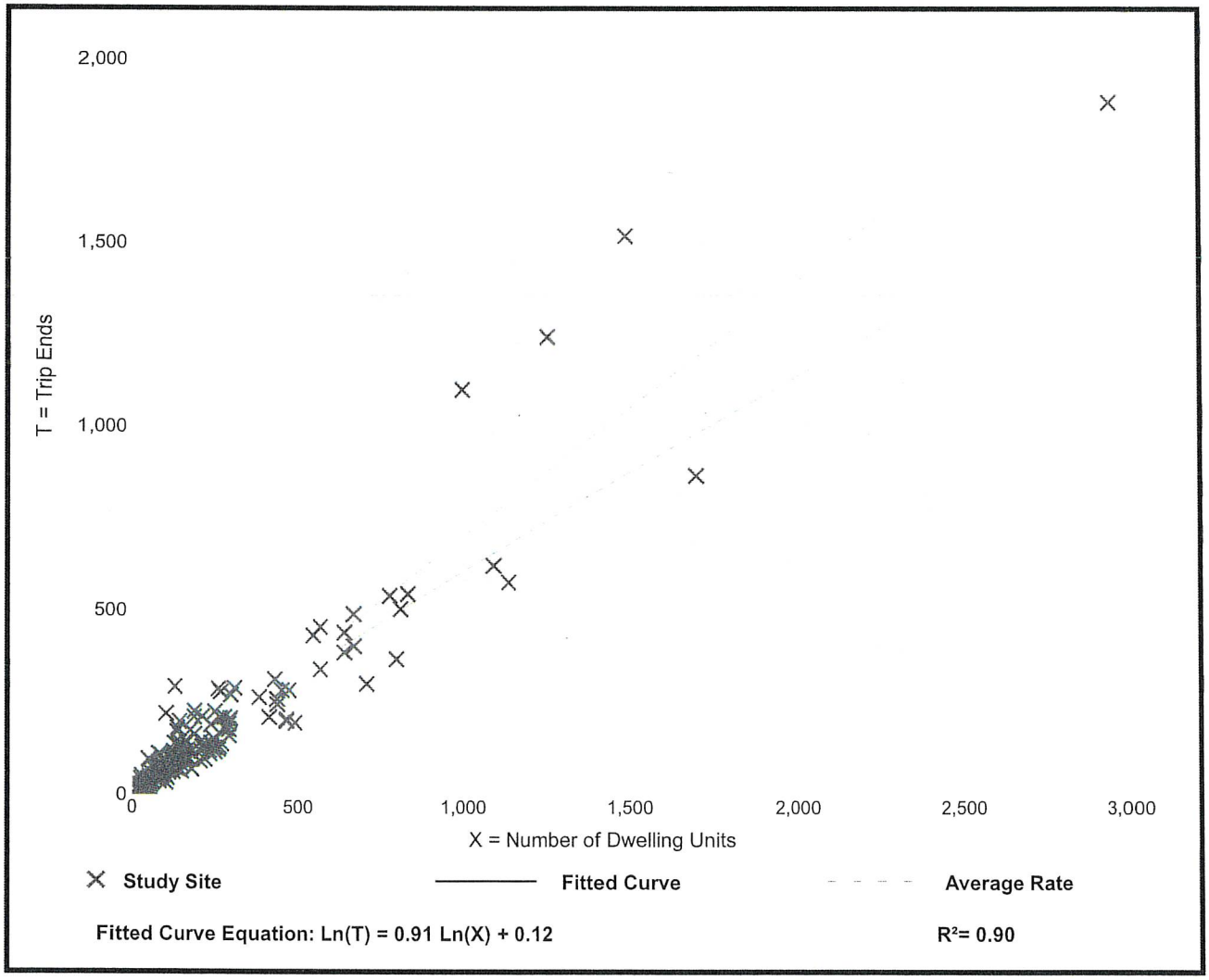
Single-Family Detached Housing
(210)

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: 26% entering, 74% 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



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

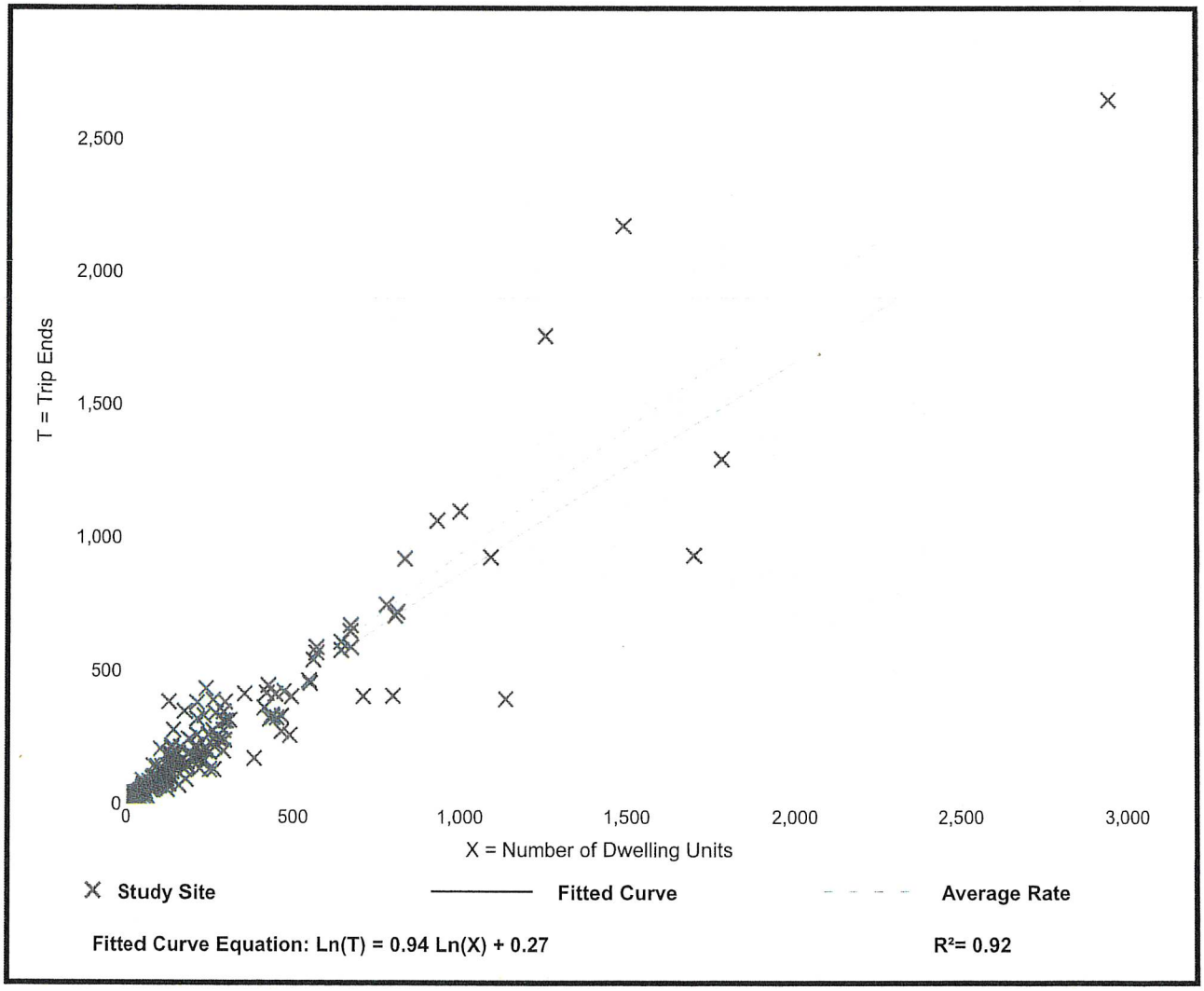
Single-Family Detached Housing
(210)

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

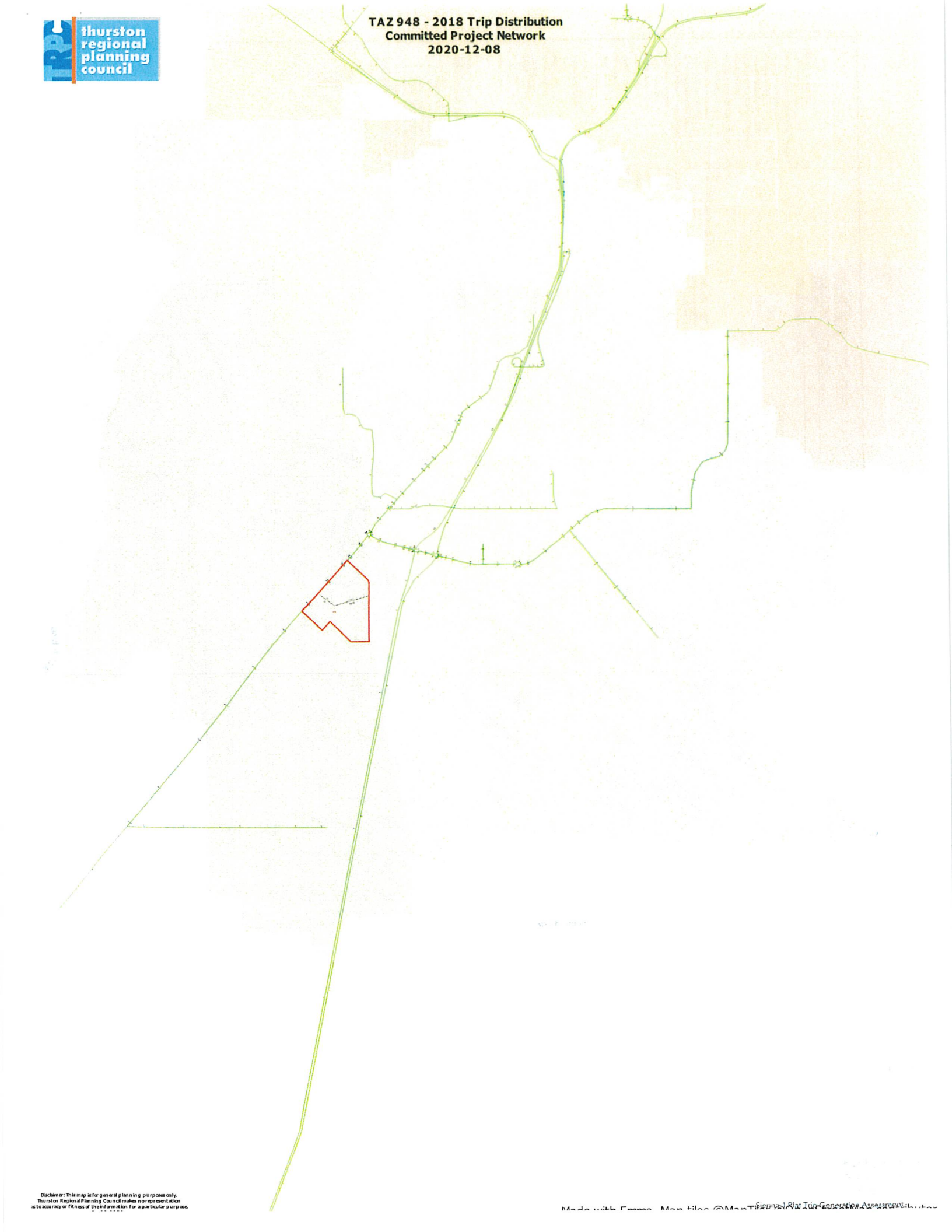
Vehicle Trip Generation per Dwelling Unit

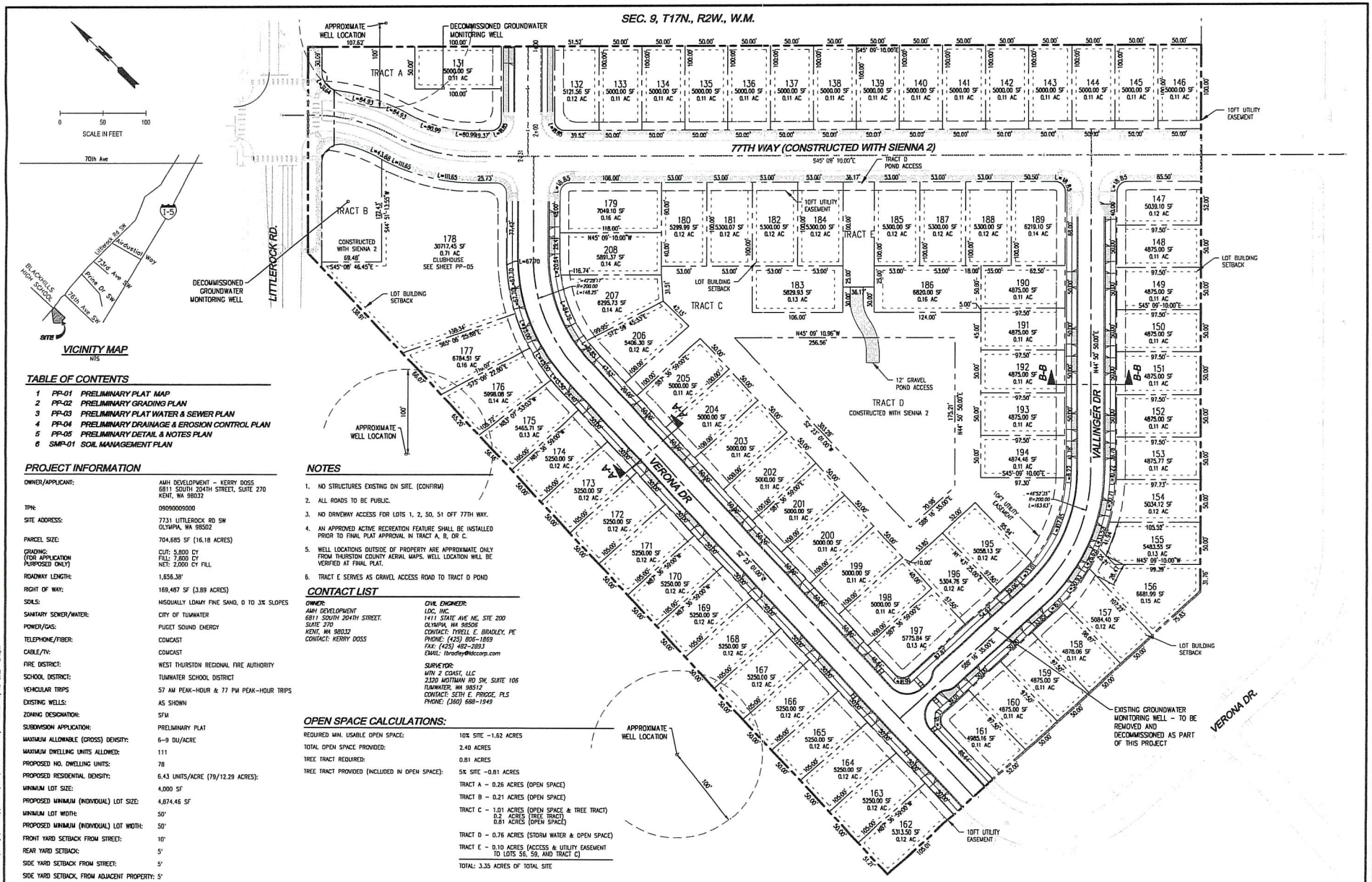
Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers


TAZ 948 - 2018 Trip Distribution
Committed Project Network
2020-12-08
thurston regional planning council
Disclaimer: This map is for general planning purposes only.
Thurston Regional Planning Council makes no representation
as to accuracy or fitness of the information for a particular purpose.
Made with Esmma. Map tiles @MapTiler @OpenStreetMap contributor



VICINITY MAP
NTS

TABLE OF CONTENTS

PROJECT INFORMATION

OWNER/APPLICANT:	AMH DEVELOPMENT – KERRY DOSS 6811 SOUTH 204TH STREET, SUITE 270 KENT, WA 98032
TPN:	09090009000
SITE ADDRESS:	7731 LITTLEROCK RD SW OLYMPIA, WA 98502
PARCEL SIZE:	704,685 SF (16.18 ACRES)
GRADING: (FOR APPLICATION PURPOSED ONLY)	CUT: 5,800 CY FILL: 7,800 CY NET: 2,000 CY FILL
ROADWAY LENGTH:	1,656.38'
RIGHT OF WAY:	169,487 SF (3.89 ACRES)
SOILS:	NISQUALLY LOAMY FINE SAND, 0 TO 3% SLOPES
SANITARY SEWER/WATER:	CITY OF TUMWATER
POWER/GAS:	PUGET SOUND ENERGY
TELEPHONE/FIBER:	COMCAST
CABLE/TV:	COMCAST
FIRE DISTRICT:	WEST THURSTON REGIONAL FIRE AUTHORITY
SCHOOL DISTRICT:	TUMWATER SCHOOL DISTRICT
VEHICULAR TRIPS	57 AM PEAK-HOUR & 77 PM PEAK-HOUR TRIPS
EXISTING WELLS:	AS SHOWN
ZONING DESIGNATION:	SFM
SUBDIVISION APPLICATION:	PRELIMINARY PLAT
MAXIMUM ALLOWABLE (GROSS) DENSITY:	6–9 DU/ACRE
MAXIMUM DWELLING UNITS ALLOWED:	111
PROPOSED NO. DWELLING UNITS:	78
PROPOSED RESIDENTIAL DENSITY:	6.43 UNITS/ACRE (79/12.29 ACRES):
MINIMUM LOT SIZE:	4,000 SF
PROPOSED MINIMUM (INDIVIDUAL) LOT SIZE:	4,874.46 SF
MINIMUM LOT WIDTH:	50'
PROPOSED MINIMUM (INDIVIDUAL) LOT WIDTH:	50'
FRONT YARD SETBACK FROM STREET:	10'
REAR YARD SETBACK:	5'
SIDE YARD SETBACK FROM STREET:	5'
SIDE YARD SETBACK, FROM ADJACENT PROPERTY:	5'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	75%

NOTES

1. NO STRUCTURES EXISTING ON SITE. (CONFIRM)
2. ALL ROADS TO BE PUBLIC.
3. NO DRIVEWAY ACCESS FOR LOTS 1, 2, 50, 51 OFF 77TH WAY.
4. AN APPROVED ACTIVE RECREATION FEATURE SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL IN TRACT A, B, OR C.
5. WELL LOCATIONS OUTSIDE OF PROPERTY ARE APPROXIMATE ONLY FROM THURSTON COUNTY AERIAL MAPS. WELL LOCATION WILL BE VERIFIED AT FINAL PLAT.
6. TRACT E SERVES AS GRAVEL ACCESS ROAD TO TRACT D POND

CONTACT LIST

OWNER:
AMH DEVELOPMENT
6811 SOUTH 204TH STREET.
SUITE 270
KENT, WA 98032
CONTACT: KERRY DOSS

CIVIL ENGINEER:
LDC, INC.
1411 STATE AVE NE, STE 200
OLYMPIA, WA 98506
CONTACT: TYRELL E. BRADLEY, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: tbradley@ldccorp.com

SURVEYOR:
WN 2 COAST, LLC
2320 MOTTMAN RD SW, SUITE 106
TUMWATER, WA 98512
CONTACT: SETH E. PRIGGE, PLS
PHONE: (360) 688-1949

OPEN SPACE CALCULATIONS:

REQUIRED MIN. USABLE OPEN SPACE:	10% SITE –1.62 ACRES
TOTAL OPEN SPACE PROVIDED:	2.40 ACRES
TREE TRACT REQUIRED:	0.81 ACRES
TREE TRACT PROVIDED (INCLUDED IN OPEN SPACE):	5% SITE –0.81 ACRES
	TRACT A – 0.26 ACRES (OPEN SPACE)
	TRACT B – 0.21 ACRES (OPEN SPACE)
	TRACT C – 1.01 ACRES (OPEN SPACE & TREE TRACT) 0.2 ACRES (TREE TRACT) 0.81 ACRES (OPEN SPACE)
	TRACT D – 0.76 ACRES (STORM WATER & OPEN SPACE)
	TRACT E – 0.10 ACRES (ACCESS & UTILITY EASEMENT TO LOTS 56, 59, AND TRACT C)
	TOTAL: 3.35 ACRES OF TOTAL SITE

SURVEY INFORMATION

HORIZONTAL DATUM
WASHINGTON STATE PLANE COORDINATE, SOUTH ZONE, NAD 83/91 BASED ON RES TO THURSTON COUNTY MONUMENT 1048

VERTICAL DATUM
NGVD 29 BASED ON RES TO THURSTON COUNTY MONUMENT 1048, ELEVATION = 191.227

FOR ROAD SECTIONS REFER TO SHEET PP-05

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTNZCOAST, LLC. LDC, INC (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

ACCEPTED AS NOTED
THURSTON COUNTY PUBLIC WORKS
SVS. COUNTY ENGINEER
BY: _____
ACCEPTANCE
BY: _____
Expires 2 Years From Acceptance Date

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

LDC
Surveying
Engineering
Planning
Woodinville
Olympia
Kent
1411 State Avenue NE, #200
Olympia, WA 98506
T 425.806.1869 www.LDCcorp.com F 425.482.2893

AMH DEVELOPMENT
SIENNA 1 SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT MAP

TYRELL E. BRADLEY
STATE OF WASHINGTON
51055
REGISTERED PROFESSIONAL ENGINEER
04/18/2023

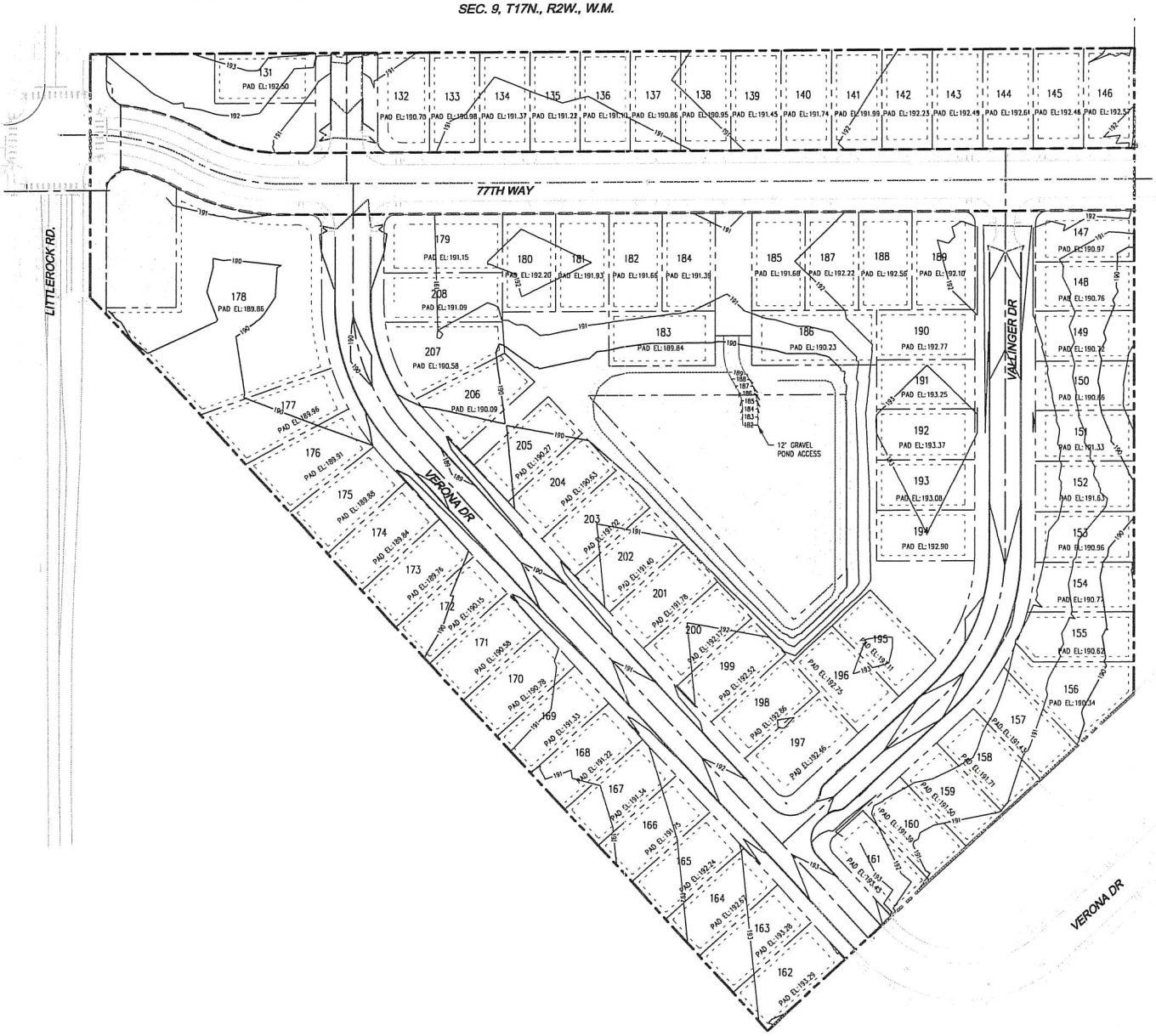
JOB NUMBER:	C22168
DRAWING NAME:	PP-01
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	MAY 2023
SCALE:	1" = 50'
JURISDICTION:	THURSTON CO.

PP-01

SHEET 1 OF 6

Drawing: P:\Civil\2022\C22-168 Sienna 1 Plat\Drawings\Preliminary Plat\C22168P-PP-PM.dwg Plotted: May 15, 2023 - 2:48pm

SEC. 9, T17N., R2W., W.M.



0 50 100
SCALE IN FEET

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THURSTON COUNTY PUBLIC WORKS
SVS. COUNTY ENGINEER
BY: _____
ACCEPTANCE
BY: _____
Expires 2 Years From Acceptance Date

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC
Surveying
Engineering
Planning
Kent
Woodinville
1411 State Avenue NE, #200
Olympia, WA 98506
T 425.806.1869 www.LDCcorp.com F 425.482.2893

AMH DEVELOPMENT

SIENNA 1 SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN

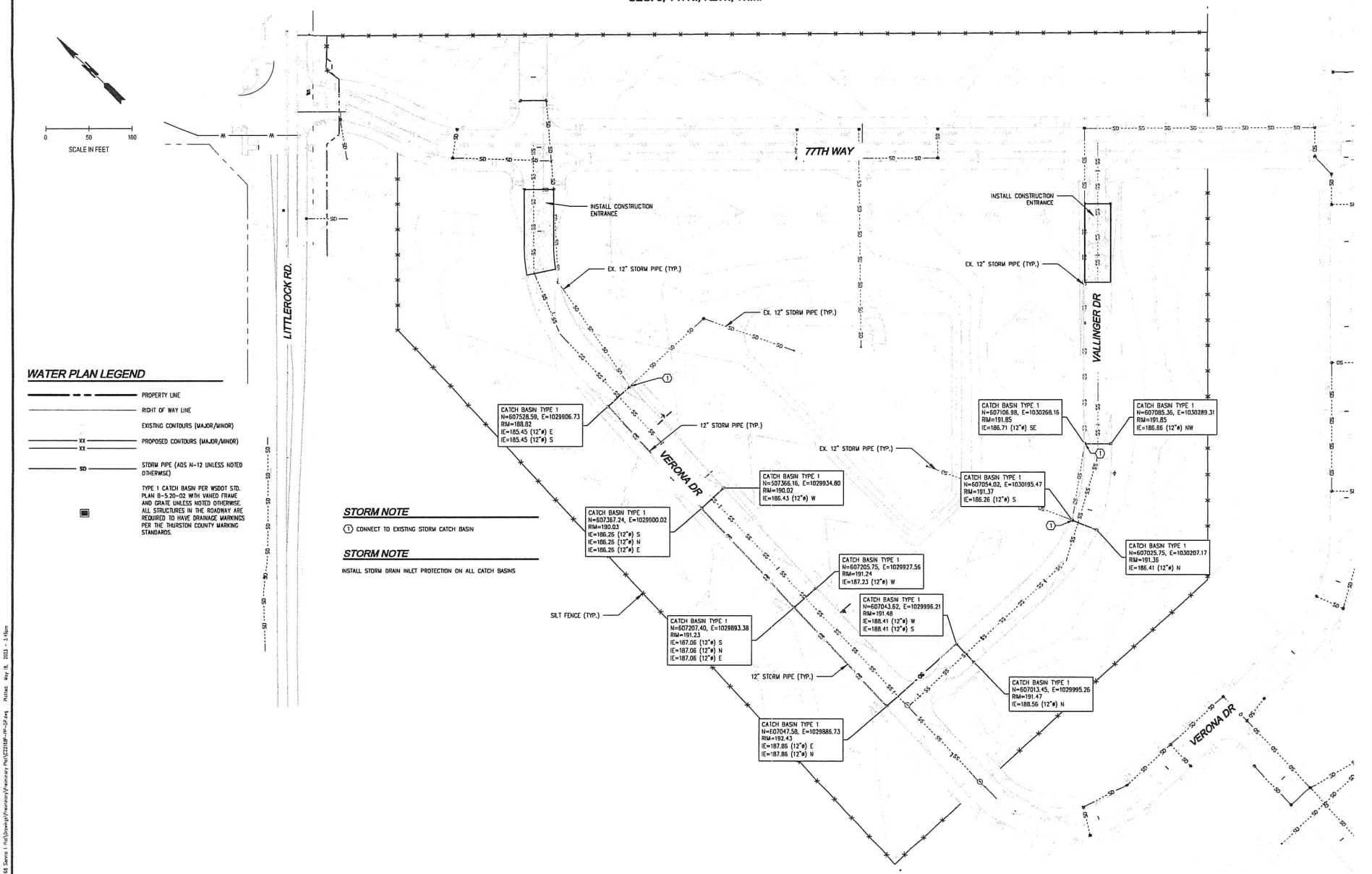
TYRELL E. BRADEN
STATE OF WASHINGTON
51061
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	C72168
DRAWING NAME:	PP-02
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	MAY 2023
SCALE:	1" = 50'
JURISDICTION:	THURSTON CO.

PP-02

SHEET 2 OF 6

SEC. 9, T17N., R2W., W.M.



WATER PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING CONTOURS (MAJOR/MINOR)
- XX PROPOSED CONTOURS (MAJOR/MINOR)
- SD STORM PIPE (ADS N-12 UNLESS NOTED OTHERWISE)

TYPE 1 CATCH BASIN PER WSDOT STD. PLAN B-5.20-02 WITH VANED FRAME AND GRATE UNLESS NOTED OTHERWISE. ALL STRUCTURES IN THE ROADWAY ARE REQUIRED TO HAVE DRAINAGE MARKINGS PER THE THURSTON COUNTY MARKING STANDARDS.

STORM NOTE

① CONNECT TO EXISTING STORM CATCH BASIN

STORM NOTE

INSTALL STORM DRAIN INLET PROTECTION ON ALL CATCH BASINS

UTILITY NOTE

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SVS. COUNTY ENGINEER
BY: _____
ACCEPTANCE
BY: _____
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NO.	DATE	DESCRIPTION	BY

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Surveying
Engineering
Planning
Kent
Woodinville
1411 State Avenue NE, #200
Olympia
Olympia, WA 98506
T 425.806.1869 www.LDCcorp.com F 425.482.2893

AMH DEVELOPMENT

SIENNA 1 SUBDIVISION
PRELIMINARY PLAT

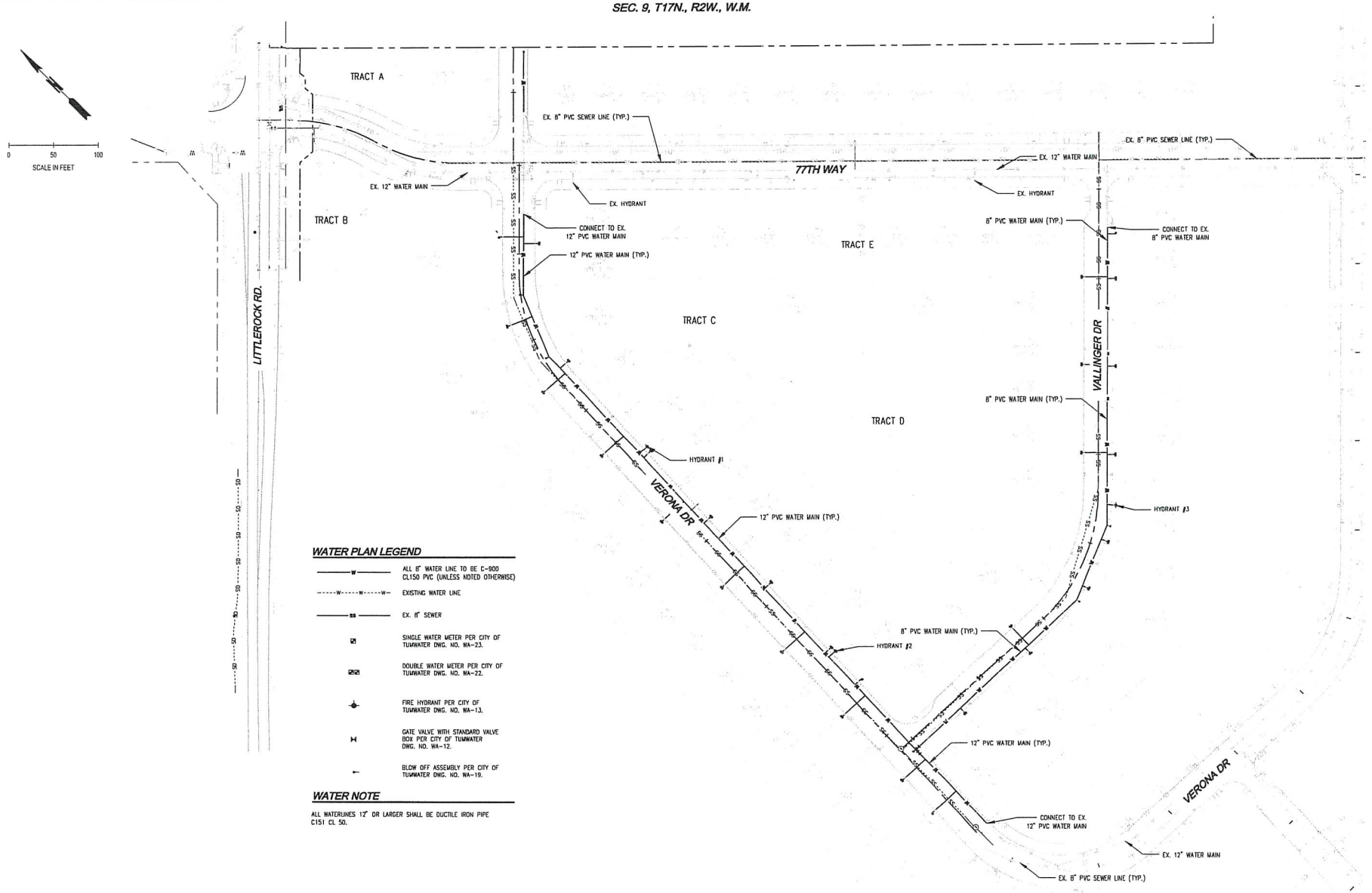
PRELIMINARY DRAINAGE & EROSION CONTROL PLAN

JOB NUMBER:	C22168
DRAWING NAME:	PP-03
DESIGNER:	RFW
DRAFTING BY:	AJW
DATE:	MAY 2023
SCALE:	1" = 50'
JURISDICTION:	THURSTON CO.

PP-03

SHEET 3 OF 5

SEC. 9, T17N., R2W., W.M.



WATER PLAN LEGEND

- ALL 8" WATER LINE TO BE C-900 CL150 PVC (UNLESS NOTED OTHERWISE)
- EXISTING WATER LINE
- EX. 8" SEWER
- SINGLE WATER METER PER CITY OF TUMWATER DWG. NO. WA-23.
- DOUBLE WATER METER PER CITY OF TUMWATER DWG. NO. WA-22.
- FIRE HYDRANT PER CITY OF TUMWATER DWG. NO. WA-13.
- GATE VALVE WITH STANDARD VALVE BOX PER CITY OF TUMWATER DWG. NO. WA-12.
- BLOW OFF ASSEMBLY PER CITY OF TUMWATER DWG. NO. WA-19.

WATER NOTE

ALL WATERLINES 12" DR LARGER SHALL BE DUCTILE IRON PIPE C151 CL 50.

UTILITY NOTE

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BY: _____
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LDC | Surveying Engineering Planning
Woodinville 1411 State Avenue NE #200 Olympia, WA 98506 Kent
T 425.806.1869 www.LDCcorp.com F 425.482.2893

AMH DEVELOPMENT

SIENNA 1 SUBDIVISION PRELIMINARY PLAT

PRELIMINARY PLAT WATER & SEWER PLAN

TYRELL E. BRAUN — STATE OF WASHINGTON — 51055 — REGISTERED PROFESSIONAL ENGINEER

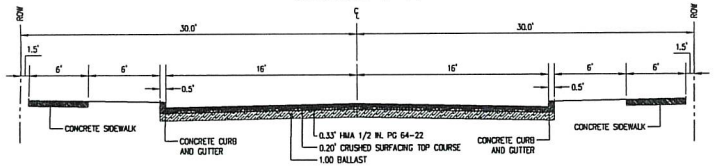
JOB NUMBER:	C22168
DRAWING NAME:	PP-04
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	MAY 2023
SCALE:	1" = 50'
JURISDICTION:	THURSTON CO.

PP-04

SHEET 4 OF 5

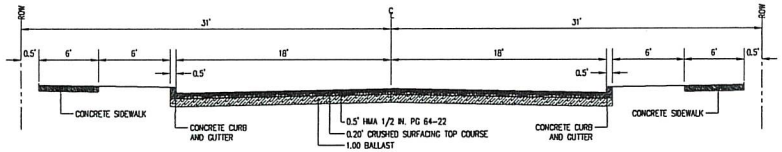
SEC. 9, T17N., R2W., W.M.

SECTION A–A

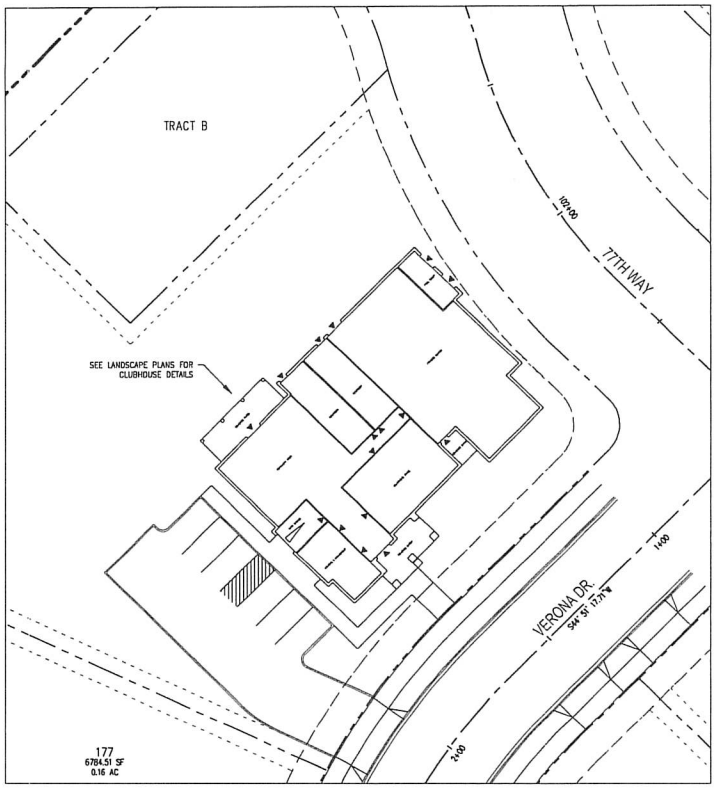


LOCAL RESIDENTIAL - VALLINGER DR.
N.T.S.

SECTION B–B



URBAN COLLECTOR - VERONA DR. (MODIFIED)
N.T.S.



LOT 178 - CLUBHOUSE
1" = 20'

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ACCEPTED AS NOTED
THURSTON COUNTY PUBLIC WORKS
SVS. COUNTY ENGINEER
BY: _____ ACCEPTANCE
BY: _____ Expires 2 Years From Acceptance Date

NO.	DATE	DESCRIPTION	BY

LDC Surveying Engineering Planning
Woodinville 1411 State Avenue NE, #200 Olympia, WA 98506 Kent
T 425.806.1869 www.LDCorp.com F 425.482.2893

AMH DEVELOPMENT

SIENNA 1 SUBDIVISION PRELIMINARY PLAT

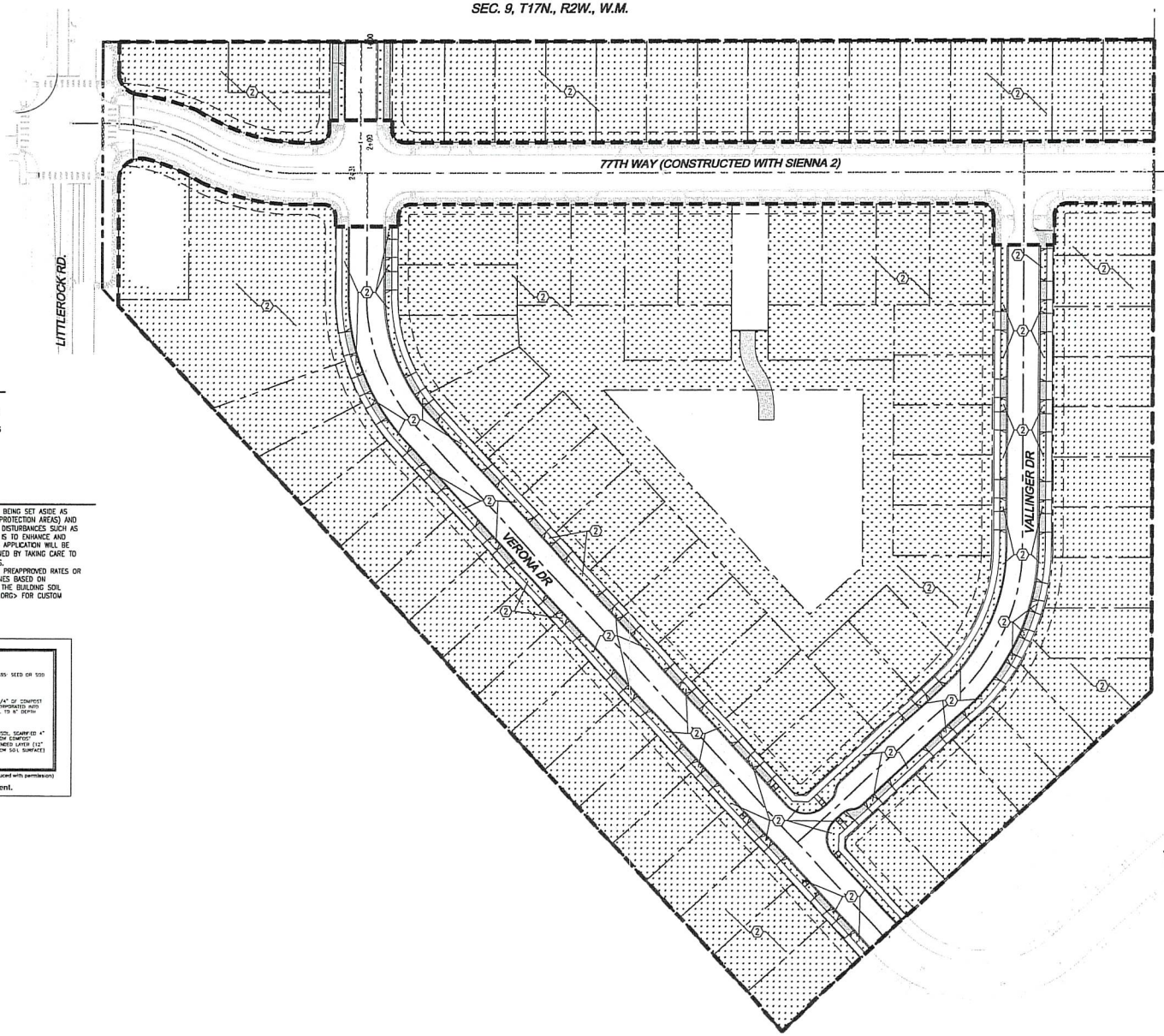
PRELIMINARY DETAILS & NOTES

JOB NUMBER:	C22168
DRAWING NAME:	PP-05
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	MAY 2023
SCALE:	AS SHOWN
JURISDICTION:	THURSTON CO.

PP-05

SHEET 5 OF 5

SEC. 9, T17N., R2W., W.M.



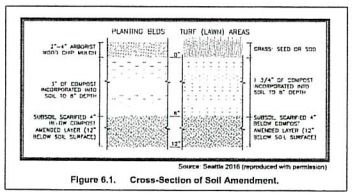
LEGEND

SOIL MANAGEMENT OPTION 2

PROJECT DISTURBANCE LIMITS

② OPTION 2 - AMEND SOIL

- SOIL AMENDMENTS SHALL BE APPLIED TO ALL AREAS THAT ARE BEING SET ASIDE AS NON-BUILDABLE AREAS (OPEN SPACE OR NATURAL RESOURCE PROTECTION AREAS) AND ARE IN NEED OF REHABILITATION BECAUSE OF PAST LAND USE DISTURBANCES SUCH AS CLEARING AND INTRUSION OF INVASIVE SPECIES. THE PURPOSE IS TO ENHANCE AND ACCELERATE THE REHABILITATION OF THE SOIL STRUCTURE. THE APPLICATION WILL BE NON-DESTRUCTIVE TO THE EXISTING VEGETATION THAT IS RETAINED BY TAKING CARE TO TAPER DEPTHS OF SOIL AMENDMENT NEAR THE SURFACE ROOTS.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT PREAPPROVED RATES OR AT CUSTOM CALCULATED RATES TO MEET SOIL QUALITY GUIDELINES BASED ON ENGINEERING TESTS OF THE SOIL AND AMENDMENT. (REFER TO THE BUILDING SOIL MANUAL [STENN ET AL. 2012] OR WEBSITE <WWW.BUILDINGSOIL.ORG> FOR CUSTOM CALCULATION METHODS.)



Source: Seattle 2016 (reproduced with permission)

Figure 6.1. Cross-Section of Soil Amendment.

FOR ROAD SECTIONS REFER TO SHEET PP-05

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

ACCEPTED AS NOTED
THURSTON COUNTY PUBLIC WORKS
SVS. COUNTY ENGINEER

BY _____
ACCEPTANCE

BY _____
Expires 2 Years From Acceptance Date

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC
Surveying
Engineering
Planning
Olympia
Woodinville
Kent
1411 State Ave NE, #200
Olympia, WA 98506
T 425.806.1849 www.LDCcorp.com F 425.482.2893

AMH DEVELOPMENT

SIENNA 1 SUBDIVISION PRELIMINARY PLAT

SOILS MANAGEMENT PLAN

TYRELL E. BROWN
STATE OF WASHINGTON
21255
REGISTERED PROFESSIONAL ENGINEER
01/16/2023

JOB NUMBER:	C22168
DRAWING NAME:	SMP-01
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	MAY 2023
SCALE:	1" = 50'
JURISDICTION:	THURSTON CO.

SMP-01

SHEET 6 OF 6

Drawing P:\Civil\2021\C22-168 Sienna 1 Plat\Drawings\Preliminary Plat\C22-168-SMP-01.dwg Plotted: May 16, 2023 - 1:19pm