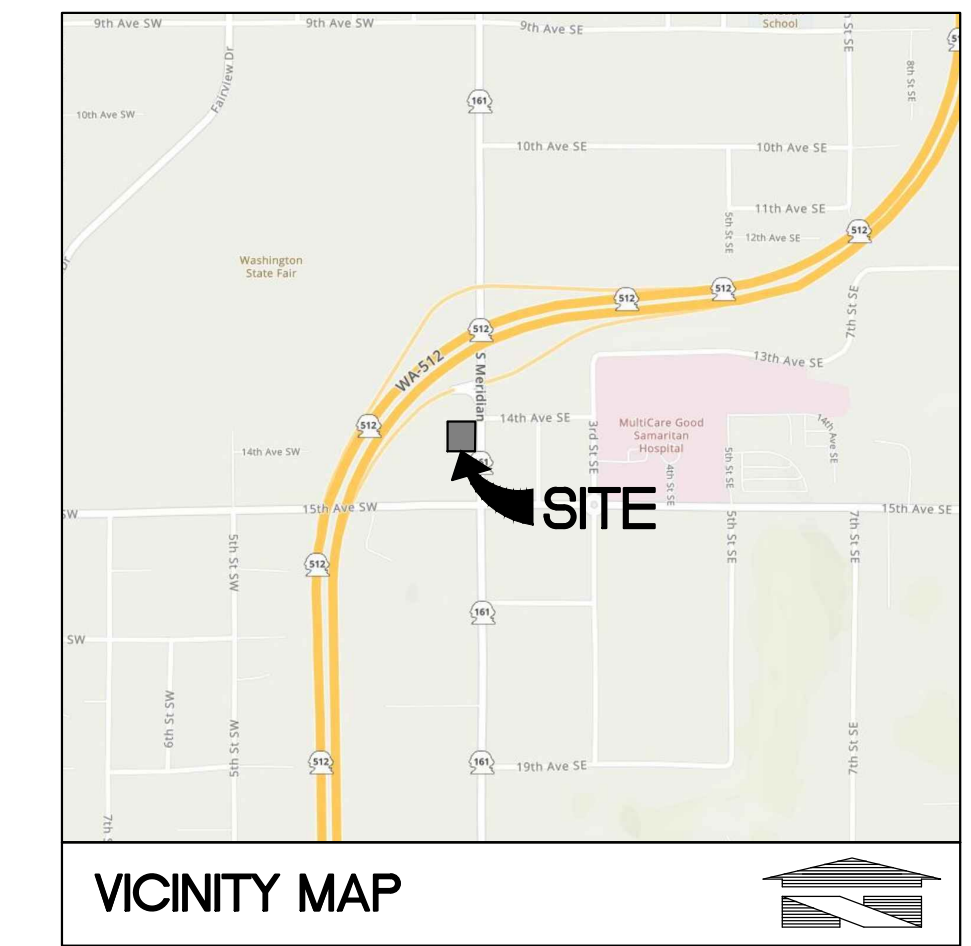
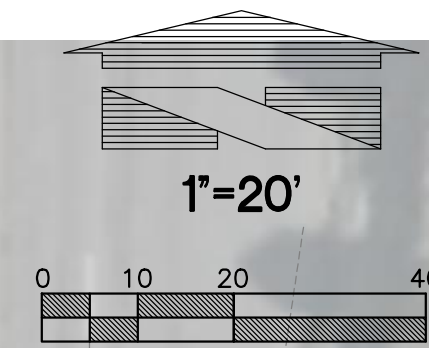
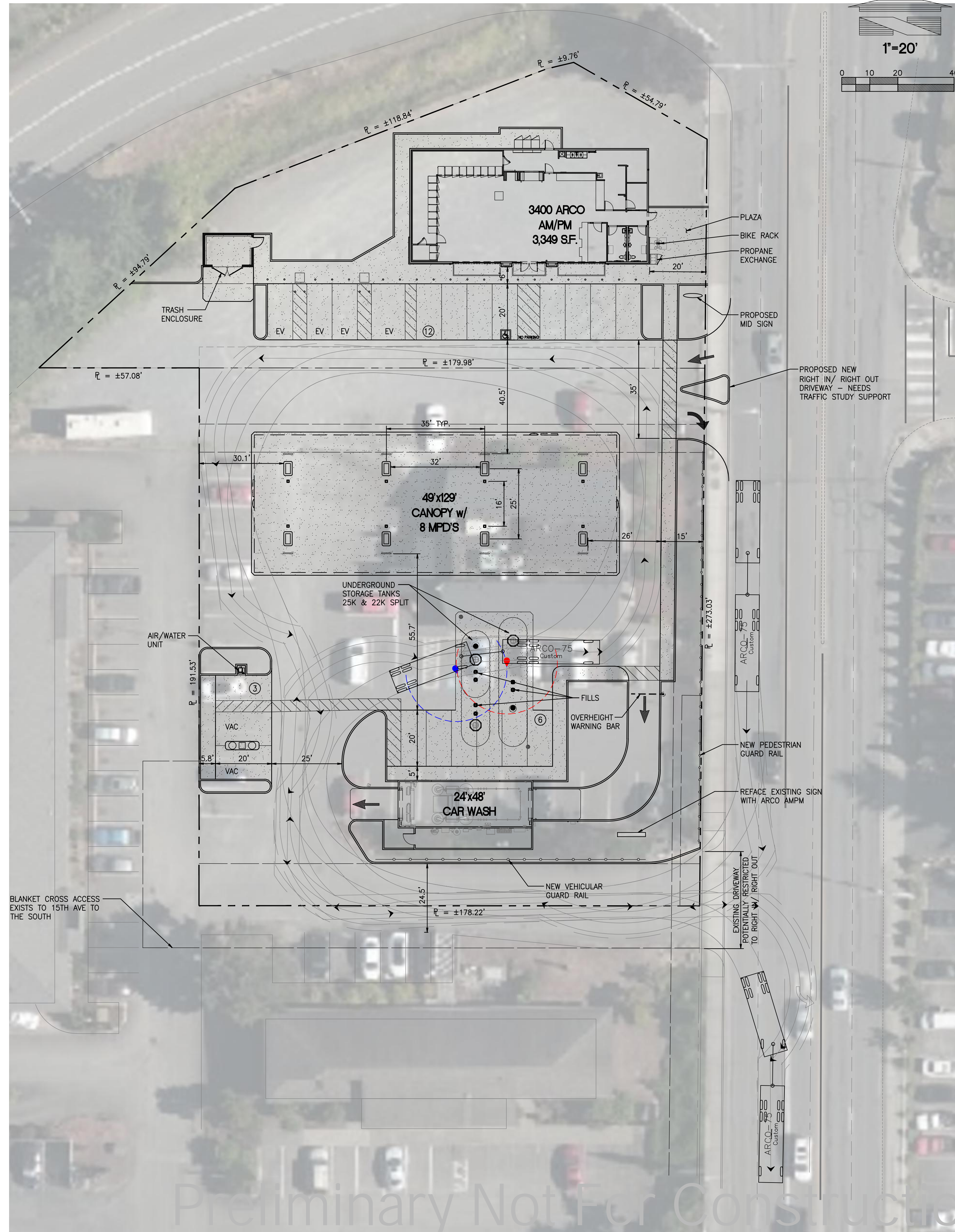


PRELIMINARY SITE PLAN



PROJECT DATA

LOCATION: 1402 S MERIDIAN
PUYALLUP, WASHINGTON

PROPOSED LOT AREA: ±51,520 S.F. (1.18 AC)

BUILDING SETBACKS:

FRONT YARD SETBACK: 12'
SIDE STREET SETBACK: 12'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 0'

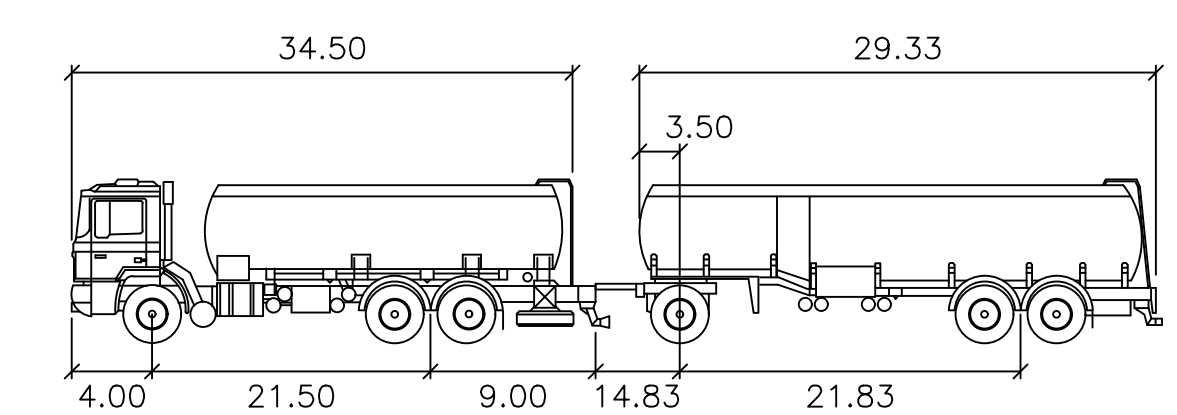
LANDSCAPING:

OVERALL LANDSCAPING: 10% OF PAVED AREA
PERIMETER LANDSCAPING: SETBACK WIDTH OR 12 FEET, WHICHEVER LESS

PARKING REQUIREMENTS:

NO. OF SPACES REQUIRED: 1 SPACE PER 300 SQUARE FEET
3,349/300 = 11.16

NO. OF SPACES PROVIDED: 21

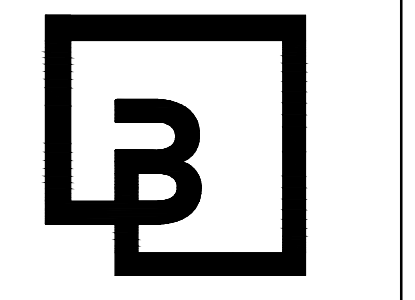
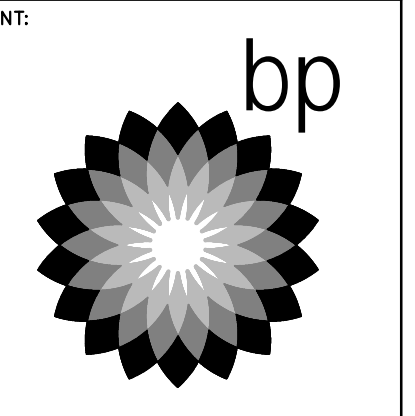


arco-75 feet

First Unit Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 36.0
First Unit Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		

NOTE:
THIS PLAN, AS SHOWN, HAS BEEN APPROVED BY BP TRANSPORTATION FOR APPROVAL OF FUEL DELIVERY BY:
TERMINAL MANAGER JOSEPH SMOLAR
DATE: JULY 9, 2021

ANY DEVIATION TO THIS PLAN NEEDS TO BE APPROVED THROUGH BP TRANSPORTATION TERMINAL MANAGER AND INCORPORATED INTO THE PERMIT DOCUMENTS. CONTACT FRANCHISEE FOR MORE DETAILS.



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
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Not for Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 8 MPD'S

SITE ADDRESS:
SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON
FACILITY # TBD

DESIGNED BY:	ALLIANCE ZBDM:
CHECKED BY:	BP REPM:
DRAWN BY:	ALLIANCE PM:
VERSION:	PROJECT NO:
	21730

DRAWING TITLE:
PRELIMINARY SITE PLAN

SHEET NO:

SP-5

Preliminary Not For Construction

Puyallup ARCO

<u>Proposed Use</u>																	
Land Use	Setting	Size	Units	Model	Rate ¹	Units	Inbound %	Gross Trips			Pass-By ²			Total Net New			
								Inbound	Outbound	Subtotal	%	In	Out	Total	Inbound	Outbound	Total
Convenience Store/Gas Station - GFA (2-4k) (LU #945)		16 vfp															
Daily	General Urban/Suburban	3,349 sf		Rate	265.12	per vf	50%	2,121	2,121	4,242	76%	1601	1601	3202	520	520	1,040
AM Peak Hour	General Urban/Suburban			Rate	16.06	per vf	50%	128	129	257	76%	98	98	195	30	31	61.67
PM Peak Hour	General Urban/Suburban			Rate	18.42	per vf	50%	147	148	295	75%	111	110.52	221	36	37	73.68
<u>Existing Use</u>																	
Land Use	Setting	Size	Units	Model	Rate	Units	Inbound %	Gross Trips			Pass-By			Total Net New			
								Inbound	Outbound	Subtotal	%	In	Out	Total	Inbound	Outbound	Total
High Turnover Sit-Down Restaurant (LU #932)		2,760 sf															
Daily	General Urban/Suburban			Rate	107.20	per ksf	50%	148	148	296	43%	64	64	128	84	84	168
AM Peak Hour	General Urban/Suburban			Rate	9.57	per ksf	55%	15	11	26	43%	6	6	11	9	6	15.06
PM Peak Hour	General Urban/Suburban			Rate	9.05	per ksf	61%	15	10	25	43%	5	5	11	10	5	14.24
<u>Net New Trips</u>																	
Daily															436	436	872
AM Peak Hour															21	26	46.61
PM Peak Hour															27	33	59.44

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation* 11th Edition average trip rate as shown above. Note that per conversations with the City, LU 945 as reflected in the analysis above is inclusive of all proposed components of the project including the convenience store, fueling pumps, and car wash.

2. Passby rates per ITE's *Trip Generation Manual*, 11th Edition

Vehicle Pass-By Rates by Land Use

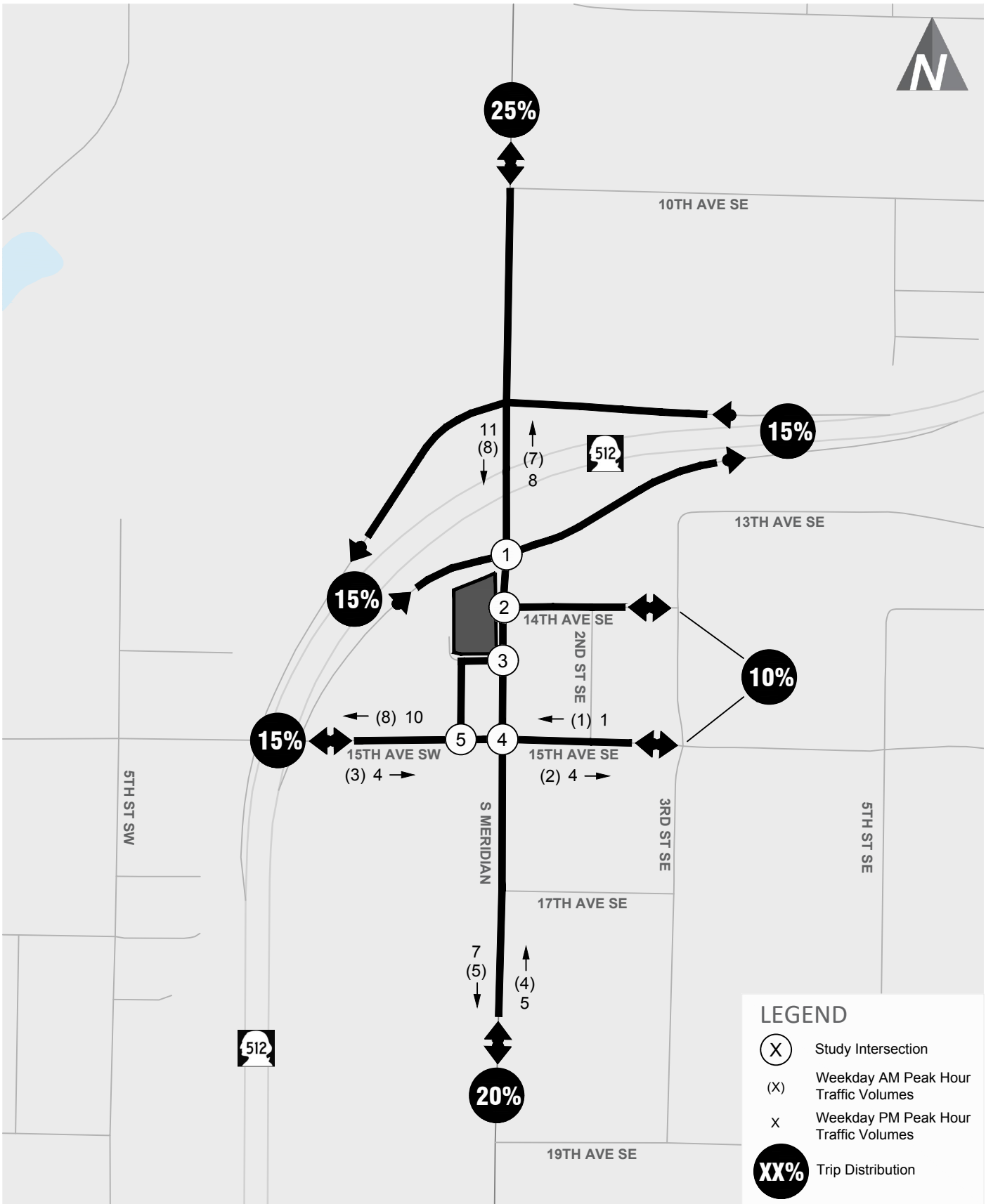
Source: ITE Trip Generation Manual , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	—	84	—	—	16	1953	30

Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2,954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	—	81	—	—	19	2227	30



Project Trip Distribution and Assignment