

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Flint Hills Resources **FILE #** 14-316-675
2. **APPLICANT:** Flint Hills Resources Pine Bend, LLC **HEARING DATE:** September 11, 2014
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 2209 Childs Road, terminus of Childs Road
5. **PIN & LEGAL DESCRIPTION:** 092822140001, Port Authority Plat No 3 Subj To Esmts Lot 5 And Ex Sly 140 Ft Lot 6 Blk 5
6. **PLANNING DISTRICT:** 1 **PRESENT ZONING:** I2, RC2/FF
7. **ZONING CODE REFERENCE:** §72.73; §72.74; §61.501
8. **STAFF REPORT DATE:** August 21, 2014 **BY:** Josh Williams
9. **DATE RECEIVED:** August 6, 2014 **60-DAY DEADLINE FOR ACTION:** October 5, 2014
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- A. **PURPOSE:** Conditional use permit for construction of two (2) asphalt emulsion storage tanks not elevated on fill above regulatory flood protection elevation
- B. **PARCEL SIZE:** 284,495 sq. ft. (6.53 acres)
- C. **EXISTING LAND USE:** Industrial (Storage Tanks)
- D. **SURROUNDING LAND USE:**
North, East, and South: Industrial and railroad (I2)
West: Mississippi River
- E. **ZONING CODE CITATION:** §72.73 states that any structure in the FF flood fringe district not elevated on fill requires a conditional use permit; §72.74 lists standards for conditional uses in the FF flood fringe district; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** In 2008, the site was approved for a CUP to install an asphalt storage tank below the regulatory flood elevation (ZF# 08-044849). In 2001, a CUP was approved to allow three tanks below the regulatory flood elevation (ZF# 01-213-255). In 1990, a site plan for a trailer office was approved (File #90-167). The trailer was to be removed when necessary to avoid flooding. Also in 1990, a site plan application for 8 additional storage tanks was submitted, but the file was closed without being approved. In 1987, a CUP was approved to construct office and lab additions and to add three more storage tanks to the site (File #10084A). In 1983, a CUP was approved to construct a building addition (File #9332).
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of this staff report, the District 1 Council had not provided a recommendation.
- H. **FINDINGS:**
1. The application proposes to install two additional asphalt emulsion storage tanks below the regulatory flood protection elevation, with ancillary piping and support structures. There are currently 12 tanks in the array to which the proposed tanks would be added, in addition to 18 other tanks elsewhere on the site.
 2. The tanks will be constructed on and anchored to a concrete pad. They will be certified as meeting the FP-2 dry floodproofing standards. Tanks will be located within an existing secondary spill containment area. The site as a whole is protected by a flood berm.
 3. §72.74 lists standards for conditional uses in the FF flood fringe district. Subsections (a) through (d) are applicable to the proposed project:
 - (a) *Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls or above grade, enclosed areas such as crawl spaces or tuck-under garages. The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if: 1) the enclosed area is above grade on at least one (1) side of the structure; 2) is designed to internally flood and is constructed with flood-resistant materials; and 3) is used solely for parking of vehicles,*

building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

- (1) Design and certification. The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent floodwater from entering or accumulating within these components during times of flooding.*
 - (2) Specific standards for above grade, enclosed areas. Above grade, fully enclosed areas such as crawl spaces or tuck-under garages must be designed to internally flood and the design plans must stipulate:*
 - a. A minimum area of "automatic" openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two (2) openings on at least two (2) sides of the structure and the bottom of all openings shall be no higher than one (1) foot above grade. The automatic openings shall have a minimum net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters without any form of intervention.*
 - b. That the enclosed area will be designed of flood-resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles or storage.*
- (b) Basements, as defined in §72.14, shall be subject to the following:*
- (1) Residential basement construction shall not be allowed below the regulatory flood protection elevation except as authorized in subsection (e) of this section.*
 - (2) Nonresidential basements may be allowed below the regulatory flood-protection elevation, provided the basement is protected in accordance with subsection (c) or (e) of this section.*
- (c) All areas of nonresidential structures including basements to be placed below the regulatory flood protection elevation shall be structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. This shall require making the structure watertight, with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures floodproofed to the FP-3 or FP-4 classification shall not be permitted.*
- (d) The storage or processing of materials that are, in times of flooding, flammable, explosive or potentially injurious to human, animal or plant life is prohibited. Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the planning commission, or if elevated above the regulatory flood protection elevation by alternative methods which meet the requirements of subsection (a) above. Storage of bulk materials may be allowed provided an erosion/sedimentation control plan is submitted which clearly specifies methods to be used to stabilize the materials on site for a regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the planning commission.*
- (e) When the Federal Emergency Management Agency has issued a letter of map revision-fill (LOMR-F) for vacant parcels of land elevated by fill to the one (1) percent chance flood elevation, the area elevated by fill remains subject to the provisions of this chapter. A structure may be placed on the area elevated by fill with the lowest floor below the regulatory flood*

protection elevation provided the structure meets the following provisions:

- (1) No floor level or portion of a structure that is below the regulatory flood protection elevation shall be used as habitable space or for storage of any property, materials, or equipment that might constitute a safety hazard when contacted by floodwaters. Habitable space shall be defined as any space in a structure used for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry or utility space, and similar areas are not considered habitable space.*
- (2) For residential and nonresidential structures, the basement floor may be placed below the regulatory flood protection elevation subject to the following standards:*
 - a. The top of the immediate floor above any basement area shall be placed at or above the regulatory flood protection elevation..*
 - b. Any area of the structure placed below the regulatory flood protection elevation shall meet the "reasonably safe from flooding" standards in the Federal Emergency Management Agency (FEMA) publication entitled "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding," Technical Bulletin 10-01, a copy of which is hereby adopted by reference and made part of this chapter. In accordance with the provisions of this chapter, and specifically section 72.33(g), the applicant shall submit documentation that the structure is designed and built in accordance with either the "Simplified Approach" or "Engineered Basement Option" found in FEMA Technical Bulletin 10-01.*
 - c. If the ground surrounding the lowest adjacent grade to the structure is not at or above the regulatory flood protection elevation, then any portion of the structure that is below the regulatory flood protection elevation must be floodproofed consistent with any of the FP-1 through FP-4 floodproofing classifications found in the Minnesota State Building Code.*

These standards can be met. The application states that the tanks will be floodproofed in accordance with the FP-2 floodproofing classifications of the Minnesota State Building Code. As a condition of approval, the applicant should provide building and foundation plans and record of as-built condition for the tanks signed by a registered professional engineer or architect and verifying consistency with the requirements of §72.74(a)(1).

Asphalt, in liquid form, is flammable and can be hazardous to human, animal and plant life. The applicant has submitted a flood response plan which includes measures taken in times of flooding to remove or render nonhazardous all asphalt on site. Adherence to the flood response plan in times of flooding should be a condition of approval.

4. §72.32 lists thirteen (13) factors to be considered in evaluating applications for conditional use permits in the FF flood fringe district:

(a) The relationship of the proposed use to the comprehensive plan and floodplain management program for the city. Subject to meeting the standards listed in §72.74, this proposed use is in compliance with the Saint Paul Comprehensive Plan and the city's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in the Childs Road industrial area if said additions will not have significant adverse impacts on air or water quality nor impair river valley views. The proposed additions are to an existing facility located in a large industrial area, and will not significantly alter river valley views. The area where the tanks are proposed to be installed is screened along the river by a berm and vegetation.

The project will not significantly impact air quality, and subject to adherence to the flood response plan and storm water pollution prevention plan (SWPPP) required as part of site plan approval and on file with the Department of Safety and Inspections, the project will not have a significant adverse impact on water quality. The site is permitted by the Minnesota pollution Control Agency (MPCA) as a major aboveground storage tank facility. Adherence to the flood response plan, SWPPP, and MPCA permit terms should be a condition of approval.

- (b) *The importance of the services provided by the proposed facility to the community.* The proposed facilities will put industrial land to use. The primary importance of the facility to the community is economic activity and tax base.
- (c) *The ability of the existing topography, soils, and geology to support and accommodate the proposed use.* The topography, soils, and geology of the site are similar to those of the general Child Roads industrial area, and are sufficient to support and accommodate the proposed use.
- (d) *The compatibility of the proposed use with existing characteristics of biologic and other natural communities.* The area of the proposed use is industrial in character, and does not contain significant biological communities; impacts of the proposed use will not extend beyond the immediate area.
- (e) *The proposed water supply and sanitation systems and the ability of those to prevent disease, contamination, and unsanitary conditions.* The area is already served by adequate water supply and sanitation systems. The proposed addition will not create significant additional demand for water supply or sanitation capability.
- (f) *The requirements of the facility for a river-dependent location, if applicable.* Operations at the applicant's facility located at the subject property have in the past but do not currently require a river location. Policy 5.2.1 of the river corridor chapter of the comprehensive plan states that the Barge Terminal #1 area, where the subject property is located, will remain one of the City's principal river port terminals, and expresses support for the Saint Paul Port Authority's (SPPA) policy of replacing non-river related businesses with river related businesses as leases expire in river port terminal areas. The SPPA renewed the applicant's lease of the subject property in 2013. The terms of the renewed lease authorize use of a portion of the subject property and existing pier on the property by other SPPA clients as needed in the future.
- (g) *The safety of access to the property for ordinary vehicles.* Safe access to the site is available via Childs Road.
- (h) *The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.* The proposed tanks will be built to floodproofing specifications of the Minnesota State Building Code. In times of flooding, the tanks' contents could either be pumped out or cooled to allow it to solidify, with the tanks then being filled to its maximum capacity with water to offset buoyant forces; the tanks would be isolated (valves closed) but remain connected to piping, with empty pipelines filled with water to at least one (1) foot above the expected flood crest.
- (i) *The dangers to life and property due to increased flood heights or velocities caused by encroachments.* The proposed encroachments are of limited footprint and located in the flood fringe where impacts on flood flows are negligible.
- (j) *The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.* The proposed facility is located in the flood fringe, where the velocity of flood flow is generally minimal.
- (k) *The danger that materials may be swept onto other lands or downstream to the injury of others.* The proposed facility will be located in the flood fringe, where water velocities are generally minimal. The tanks will be sit atop a reinforced concrete foundation.
- (l) *The availability of alternative locations or configurations for the proposed use.* The tanks are most feasibly located adjacent to the existing tanks and associated piping infrastructure.
- (m) *Such other factors as are relevant to the purposes of this chapter.* The factors and findings enumerated and described herein adequately evaluate the proposed use for the purposes of this chapter.

5. §61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Subject to meeting the standards listed in §72.74, this proposed use is in compliance with the Saint Paul Comprehensive Plan and the city's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in the Childs Road industrial area if said additions will not have significant adverse impacts on air or water quality nor impair river valley views. The proposed additions are to an existing facility in an existing industrial area, and will not significantly alter river valley views. The project will not significantly impact air quality, and subject to the requirements of a flood response plan and a storm water pollution prevention plan required as part of site plan approval, the project will not have a significant adverse impact on water quality.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed facility will be served by Childs Road. The use is not expected to generate additional traffic.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed facility is consistent with the existing industrial character of the immediate neighborhood.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is industrial in nature, and will not impeded improvement of surrounding properties for allowed uses.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met. Subject to adherence to the flood response plan and SWPPP required as part of site plan approval and on file with the Department of Safety and Inspections, the use conforms to all applicable regulations of the I2 general industrial district, RC2 river corridor district, and the FF flood fringe district. Adherence to the flood response plan and SWPPP should be a condition of approval.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for construction of two (2) asphalt emulsion storage tanks not elevated on fill above regulatory flood protection elevation subject to the following additional condition(s):
1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 2. At or prior to building permit review, the tanks must be certified by a registered engineer as meeting dry floodproofing standards.
 3. After construction, the applicant shall submit to the zoning administrator the required elevation certification certifying the as-built elevation of the tank, and as-built plans certified by a registered professional engineer or architect as consistent with the requirements of §72.74(a)(1).
 4. The applicant shall obtain any other governmental approvals that may be required.
 5. The applicant shall adhere to all provisions of the MPCA permit and the flood response plan and SWPPP on file with the Department of Safety and Inspections.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only

File # 14-316675

Fee: _____

Tentative Hearing Date: _____

8-28-14

RECEIVED

Aug 29 2014 PD=1

Per _____ # 09282214 0001

APPLICANT

Name Flint Hills Resources Pine Bend, LLC

Address 2209 Childs Road

City St. Paul St. MN Zip 55106 Daytime Phone 651.774.9763

Name of Owner (if different) _____

Contact Person (if different) Daniel Clemens Phone 651.774.9763

PROPERTY LOCATION

Address / Location 2209 Childs Road, St. Paul, MN 55106

Legal Description Lat 44°56'00" Long 93°02'30"

Current Zoning I-2, RC-2

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter ~~68~~⁷², Section ~~222~~⁷⁴, Paragraph (a) of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

The intent is to install two additional asphalt emulsion storage tanks on an engineered reinforced concrete foundation with ancillary piping and support features. These tank installations will be at elevations similar to the existing tanks and structures at the site. These elevations are recognized to be below the 100 year flood level and the location is recognized as being in the River Corridor Flood Fringe Overlay District. We are requesting conditional use due to the complications and infeasibility of elevating the storage tanks approximately seven (7) feet above existing grade. This tank installation is similar to that approved on a Conditional Use Permit in 2001 and 2008. The CUP recommendations provided in 2001 and 2008 will be incorporated to the planning and designing of the new storage tanks. Those recommendations were:

- Tanks shall be constructed on and anchored to a concrete pad
- Tanks shall be certified by a registered engineer/architect as meeting the FP-2 dry floodproofing standards
- After construction, the applicant shall submit the required elevation certification certifying the as-built elevation of the tanks to the zoning administrator
- The applicant shall comply with regulations with respect to grading and filling activities in the River Corridor.

See the attached documents for additional information regarding this application:
Site Plan with the locations of the the new tanks; topographic map of the facility; flood contingency plan; zoning committee staff report and CUP Application from 2001/2008

Required site plan is attached

Applicant's Signature [Signature] Date 7-22-2014 City Agent [Signature]



July 22, 2014

City of St. Paul – Zoning Section
Department of Planning and Economic Development
City Hall Annex
25 West 4th Street
1300
St. Paul, Minnesota 55102

**Regarding: Condition Use Permit Application
Flint Hills Resources Pine Bend, LLC – St. Paul Terminal Facility**

Dear Review Board,

Attached is a completed Conditional Use Permit (CUP) application with supporting documentation for construction work at Flint Hills Resources Pine Bend, LLC (FHR's) Terminal facility at 2209 Childs Road. A check for the amount of \$980 is also included (amount based on base fee of \$800 and \$180 for river corridor conditional use permit).

The application covers our intent to install two (2) additional asphalt emulsion storage tanks on engineered reinforced concrete foundation with ancillary piping and support structures. The two tanks will have a diameter of 20-feet and raise to a height of 32-feet. The tank installations will be at similar elevations as the existing tanks and structures on the site. These elevations are recognized as being below the 100-year flood level and the proposed tank locations are recognized as being in the River Corridor Flood Fringe Overlay District.

The installation of the two tanks will be similar to the installations that were previously approved by the City in CUPs submitted in 2001 and 2008. The CUP recommendations provided by the City during those CUP review processes will be incorporated into the planning and designing of the additional proposed storage tanks.

FHR's goal is to provide quality products in an efficient manner to minimize cost, improve productivity, and minimize public road closures. We provide road maintenance products to State, County, and City agencies as well as to general road construction contractors. Our ability to provide services to these clients is driven by our plant capabilities and through growing demands within and around the Twin Cities area. FHR aspires to continue providing road maintenance materials in an effective and efficient manner; thus, we request approval and the required permits to construct two additional asphalt emulsion storage tanks at our St. Paul Terminal Facility.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Clemens', written over a horizontal line.

Daniel Clemens
Flint Hills Resources Pine Bend, LLC

Flint Hills Resources Pine Bend, LLC
2209 Childs Road – St. Paul, MN

Project Overview

To continue serving regional demands for high quality, advanced paving materials, Flint Hills Resources Pine Bend, LLC (FHR) has determined a need to install additional equipment at the St. Paul Terminal facility in St. Paul, Minnesota. The equipment installation consists of constructing two (2) 75,000 gallon asphalt emulsion storage tanks that will be connected to existing piping and adjacent tanks. One tank will be located where a tank was demolished in 2011 and the second will be placed at the end of the existing tank line. The piping for both tanks will be connected to the existing loading and mill piping and both tanks will be connected to the existing hot water tank heating system. For long-term integrity, the tanks will be constructed on reinforced concrete slab foundations.

FHR wishes to continue to provide state of the art paving base materials at competitive prices and in an efficient manner for our clients; therefore, we request approval and the required permits to construct the following equipment assets at our Saint Paul facility.

The tanks will be constructed at elevations comparable to those tanks and structures currently located at the site. The approximate elevations of the existing features is 700'. For operational, safety, and environmental reasons we cannot feasibly install the tanks so that the bottom elevations match or exceed the 100-year flood plain elevation of 706.4' to adhere to the River Corridor Flood Fringe Overlay District ordinances.

In the event of an oncoming flood, the tank contents would be either pumped out or cooled to allow for solidification. The tanks would then be filled to its maximum capacity with water to offset buoyant forces. We would insure that the tanks were isolated by closing valves in the piping structures. This same process, which was approved in the 2001 and 2008 CUP applications, has been used successfully in this same facility to mitigate damage to assets and more importantly to avoid environmental impacts. Additionally, the tanks will be certified by a registered engineer as meeting the FP-2 dry flood proofing standards.

The following is being submitted in response to the requirement of a River Corridor Conditional Use permit:

Section 68.225 Standards for all RC2 Flood Fringe Uses

- (a) **Vehicular Access:** The Childs Road FHR Saint Paul facility is approximately six (6) feet below the 100-year flood plain elevation and is closed when river levels reach 700' at the Saint Paul datum measure. The facility is closed and not occupied during this time.
- (b) **Commercial Uses:** The Childs Road FHR Saint Paul facility is approximately six (6) feet below the 100-year flood plain elevation and is closed when river levels reach 700' at the Saint Paul datum measure. The facility is closed and not occupied during this time.

- (c) Manufacturing and Industrial Uses: The Childs Road FHR Saint Paul facility has been in operation for more than 45 years and has utilized the river for barge access in the past. The barge dock is currently in caretaker's status with the United States Corps of Engineers.
- (d) Standards Pertaining to Fill: Not applicable, as the tanks will not be constructed on fill.
- (e) Developments not to affect hydraulic capacities: With the facility located in the Flood Fringe RC2 District, according to the zoning map, the tanks will be constructed without impact to hydraulic capacity of the channel. The tanks will be constructed entirely outside of the FEMA regulatory floodway.
- (f) Manufactured Homes: Not applicable.
- (g) Travel Trailers: Not applicable.
- (h) Pollution of Waters: The storage tanks will be installed and operated per the Above Ground Storage Tank Regulations (permit # 50736, issued 3/15/2012) as required by the Minnesota Pollution Control Agency. A flood contingency plan will be followed upon the event of a flood to eliminate any potential for environmental impact.

Please see the attached permit application, site plans and images, and flood contingency plan.

Flint Hills Resources Pine Bend, LLC
2209 Childs Road – St. Paul, MN

Flood Contingency Plan

The purpose of this plan is to protect the Environment, Health, and Safety of the Employees and Public, and the integrity of company assets.

All flood stages are measured from the U.S. Geological Services St. Paul Datum.

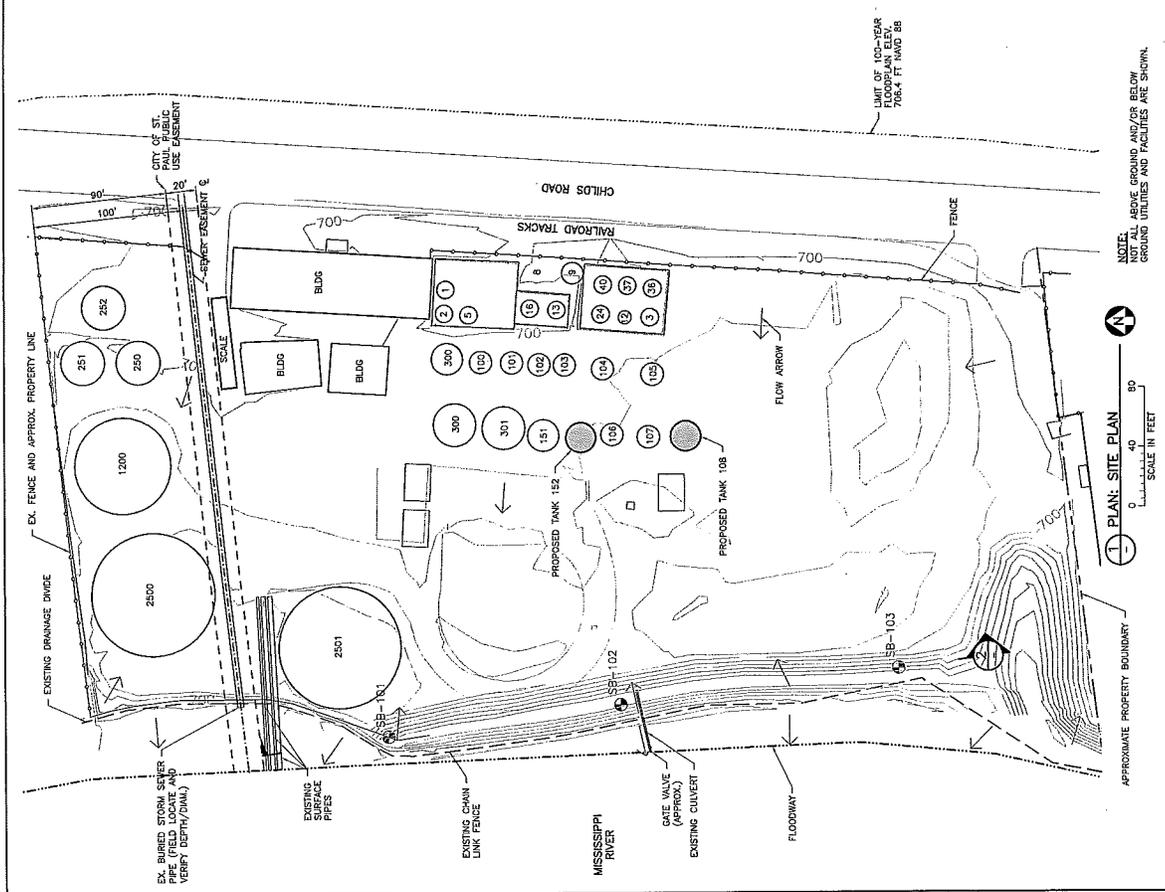
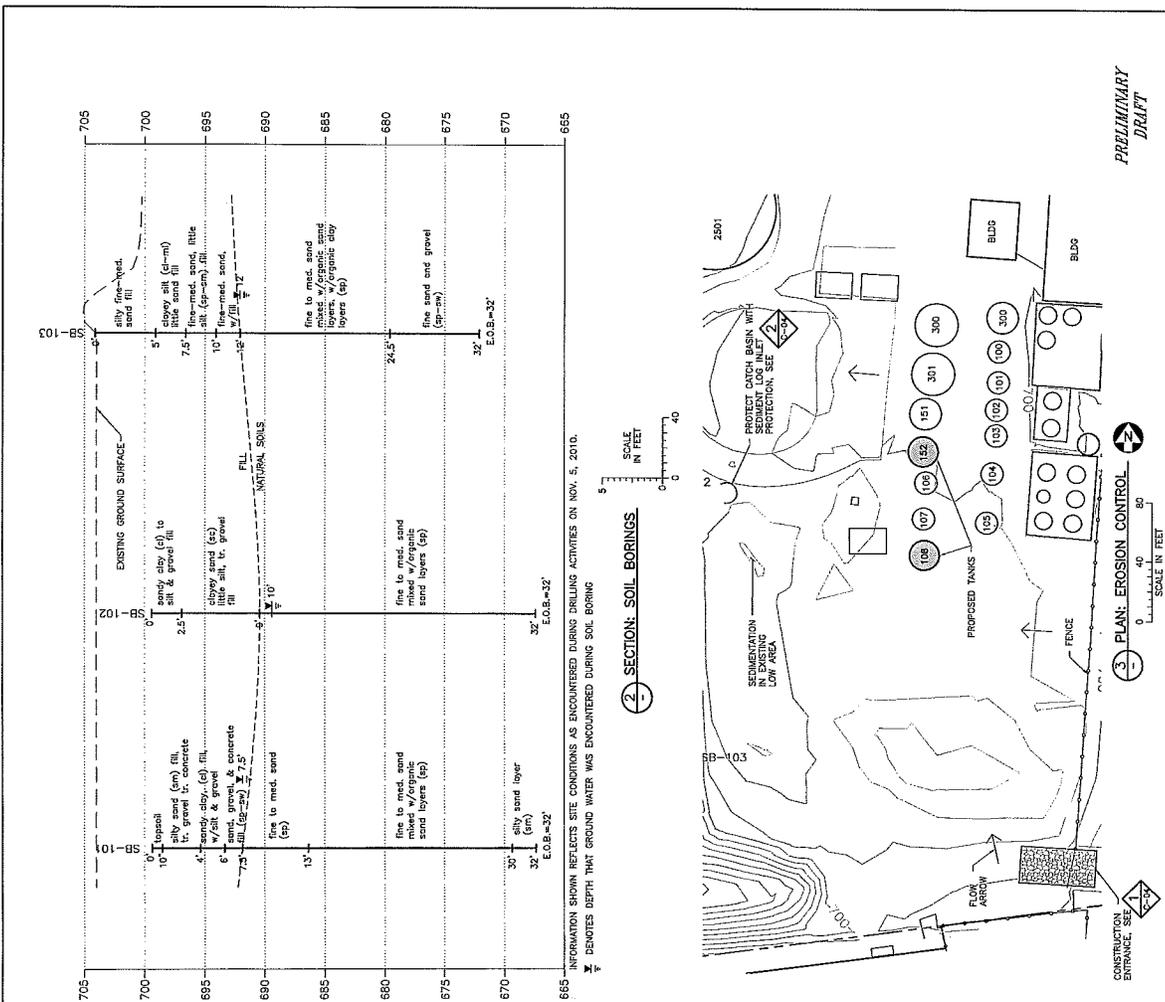
When water rises sixteen (16) feet above flood stage Childs Road closes, sewer lift stations are shut down, and the access to the Metropolitan Waste Treatment Facility is closed. If the projected crest is to exceed twenty three (23) feet above the flood stage, implementation of the following plan becomes essential for the Flint Hills Resources Pine Bend, LLC (FHR) facility.

Water begins to enter the plant at twenty three (23) feet above flood stage. Prior to reaching this level all hazardous substances and petroleum based products, not contained in storage tanks, will be removed from the plant.

- All electric motors and service disconnects will be removed.
- Office supplies and lab equipment will be removed.
- Tanks contents will be either pumped out or cooled to solidification. Any tank not already full of product will be filled with city water. Valves will be closed to ensure tank isolation.
- Pipelines that are empty will also be filled with water to at least one (1) foot above expected flood crest. Pipeline valves will also be closed to prevent spills in the event of a pipe break.
- All gear driven tank mixers and pump drives will be drained and sealed to prevent contamination of water.

Emergency Contacts:

- | | |
|--|--------------|
| • Fire and Medical | 911 |
| • Daniel Clemens, Area Operation Manager | 612-385-9346 |
| • Jeremy Birkeland, Plant Manager | 612-325-1833 |
| • Bill Humphrey, Operations Manager | 612-865-2635 |



INFORMATION SHOWN REFLECTS SITE CONDITIONS AS ENCOUNTERED DURING DRILLING ACTIVITIES ON NOV. 5, 2010.
 X DENOTES DEPTH THAT GROUND WATER WAS ENCOUNTERED DURING SOIL BORING

SCALE IN FEET
 0 20 40 80

PLAN: EROSION CONTROL

CONSTRUCTION ENTRANCE

PLAN: SITE PLAN
 SCALE IN FEET
 0 40 80

NOTE:
 NOT ALL ABOVE GROUND AND/OR BELOW GROUND UTILITIES AND FACILITIES ARE SHOWN.

APPROXIMATE PROPERTY BOUNDARY

EXISTING BRANCH DIVERGE

EXISTING CHAIN LINK FENCE

EXISTING CHAIN LINK PIPES

EXISTING VALVE (APPROX.)

EXISTING CULVERT

FLOODWAY

FLOW ARROW

APPROXIMATE PROPERTY BOUNDARY

RAILROAD TRACKS

CHILD'S ROAD

MISSISSIPPI RIVER

CITY OF ST. PAUL PUBLIC USE EASEMENT

LIMIT OF 100-FOOT 706.4 FT TANG SB

EXISTING BRANCH DIVERGE

EXISTING CHAIN LINK FENCE

EXISTING CHAIN LINK PIPES

EXISTING VALVE (APPROX.)

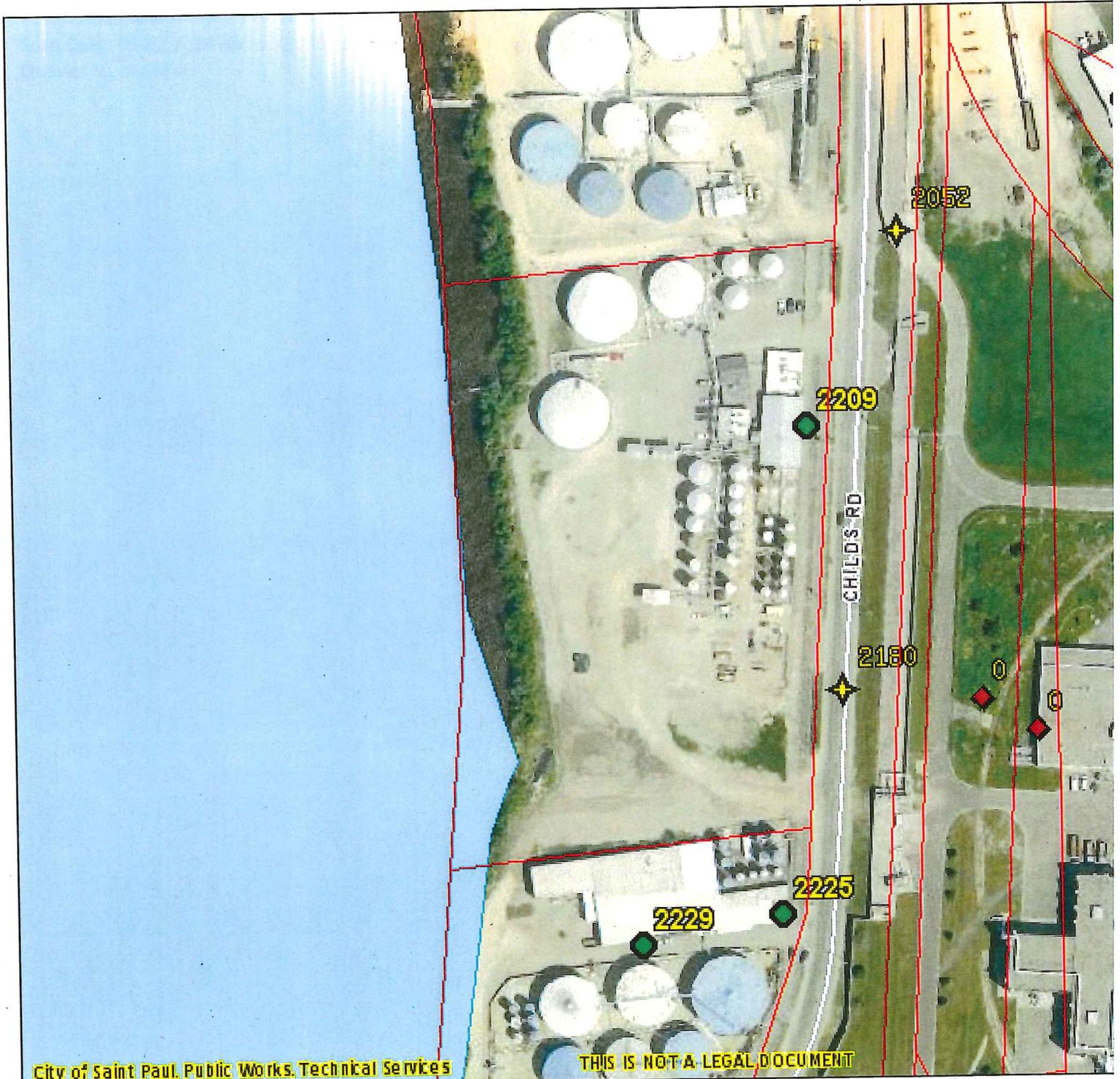
EXISTING CULVERT

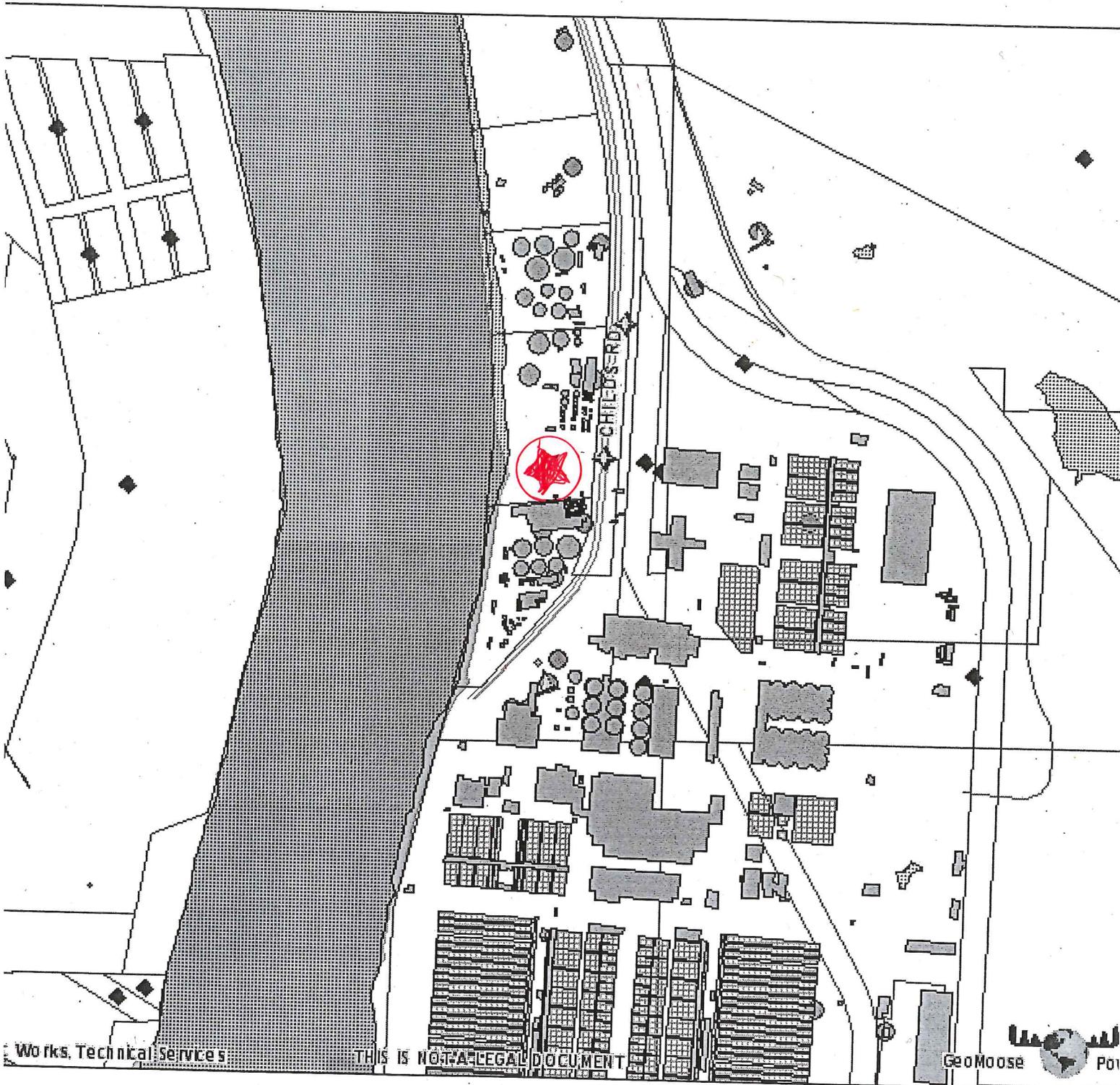
FLOODWAY

FLOW ARROW

APPROXIMATE PROPERTY BOUNDARY

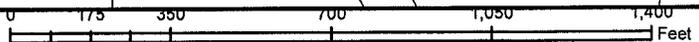
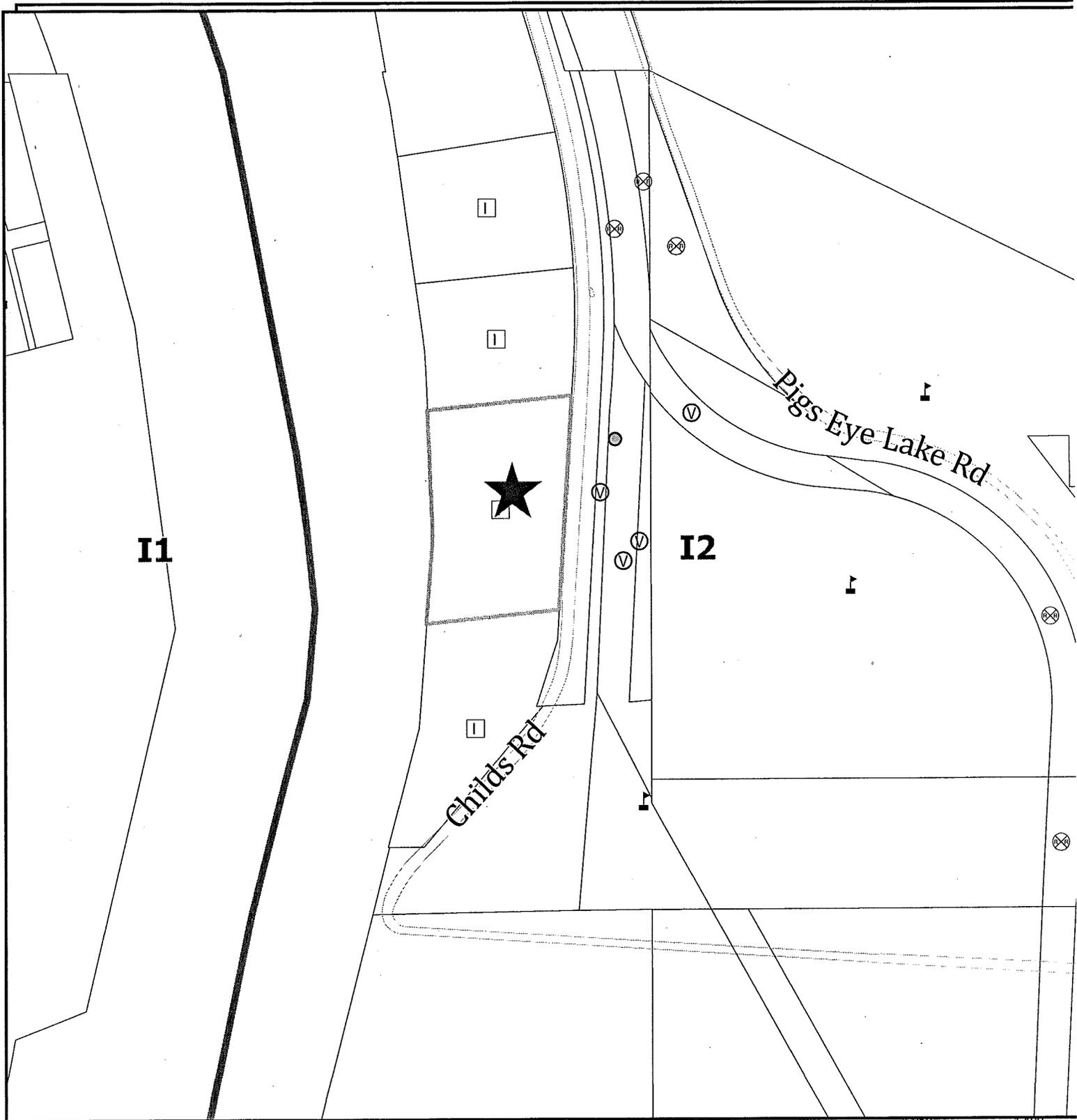
PRELIMINARY DRAFT	
DRAWN: TRUCKLETT, NO. 23/82-1144.00 DATE: 05/27/2014	PROJECT NO.: SHEET NO.: REV. NO.: C-01
EMULSION TANK FOUNDATIONS ST. PAUL, MINNESOTA	
FLINT HILLS RESOURCES ST. PAUL TERMINAL ST. PAUL, MINNESOTA	
SITE PLAN, BORING PROFILE & EROSION CONTROL PLAN	
US DESIGN: 05/27/2014 CHECKED: JLS DESIGNED: JLS APPROVED: JLS	PROJECT NO.: SHEET NO.: REV. NO.:
BARR ENGINEERING CO. 4700 WEST 77TH STREET MINNEAPOLIS, MN 55425-4003 PH: 763-433-2277 WWW.BARR.COM	PROJECT NO.: SHEET NO.: REV. NO.:
0 1 2 3 4 5 6 DATE RELEASED	0 1 2 3 4 5 6 DATE RELEASED
NO. BY: CHK: JFP DATE:	REVISION DESCRIPTION:





Works, Technical Services

THIS IS NOT A LEGAL DOCUMENT



APPLICANT Flint Hills Resources Pine Bend LLC

APPLICATION TYPE CUP

FILE # 14-316675 DATE 8/6/2014

PLANING DISTRICT 1

ZONING MAP # 23

- | | |
|----------------------|--------------------------|
| Commercial & Office | Residential One Family |
| Industrial & Utility | Residential Two Family |
| Institutional | Residential Three Family |
| Vacant/Undeveloped | Multifamily |

Saint Paul Department of Planning and Economic Development
Ramsey County

