# ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Alter Logistics **FILE #:** 21-236-272
2. **APPLICANT:** Alter Logistics **HEARING DATE:** February 25, 2021
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 795-801 Barge Channel Road
5. **PIN & LEGAL DESCRIPTION:** 09.28.22.34.0028; Lot 2, Block 1, Southport Barge Terminal
6. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** I2, FF Flood Fringe
7. **ZONING CODE REFERENCE:** §§ 61.501, 72.74, 72.32
8. **STAFF REPORT DATE:** February 18, 2021 **BY:** Josh Williams
9. **DATE RECEIVED:** February 4, 2021 **60-DAY DEADLINE FOR ACTION:** April 4, 2021

---

A. **PURPOSE:** Conditional use permit to allow internal conveyance pits below the Regulatory Flood Protection Elevation (RFPE) in a new building to be constructed on fill elevated to the RFPE

B. **PARCEL SIZE:** Approx.11.39 acres; project site less than one acre

C. **EXISTING LAND USE:** Industrial/Logistics

D. **SURROUNDING LAND USE:**

North: Barge Channel

East: Vacant/Industrial

South: Industrial

West: Industrial

E. **ZONING CODE CITATION:** § 61.501 lists general conditions that must be met by all conditional uses. § 72.74 lists standards for conditional uses in the FF flood fringe; and §72.23 lists additional standards to be considered when evaluating conditional use permit applications in the FF flood fringe.

F. **PARKING**: Zoning Code § 63.207 requires a minimum of 1 off street parking space for every 1,000 square feet GFA for industrial uses. Parking is being added with the proposed building, and the parking requirement will be made as part of the site plan approval.

G. **HISTORY/DISCUSSION:** Alter Logistics has operated at the site for many years. Ongoing operations include transfer and storage of salt, various metals, and fertilizer. In 2016, Alter received site plan approval for the installation of a heavy lift pad on the site. In 2020, Alter received a CUP for the addition of a new conveyance system and associated infrastructure that will serve the proposed new building.

H. **DISTRICT COUNCIL RECOMMENDATION:** The District 3 Council had not commented as of the date of this staff report.

I. **FINDINGS:**

*1.* Alter Logistics proposes construction of a new fertilizer storage building. The proposed building will be elevated on fill to the regulatory flood plain elevations (RFPE), with the exception of two internal pits the bottom of which will be below the RFPE. Alter had intended to apply to the Federal Emergency Management Agency (FEMA) for a Letter of Map Revision for Fill (LOMR-F) which would have removed the area of the proposed building from the flood fringe district and allowed construction of the building, including the proposed pits, without the need for a CUP. However, the time needed to complete that process would have delayed construction which Alter intends to commence spring 2021 pending City approvals. As an alternative, Alter has applied for a CUP to allow for the internal pits to be lower than the RFPE, subject to applicable requirements of Ch. 72 of the Saint Paul code.

*2.* § 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 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 building is proposed to be built at the Regulatory Flood Protection Elevation (RFPE), approximately 708 feet above sea level. The proposed internal pits to be located below the RFPE fall under the definition of basement in § 72.14. They are proposed to be constructed to the FP-1 or FP-2 floodproofing standard and meet all other requirements of § 72.74(c). As a condition of approval, the applicant should be required to provide plans and as-built drawings signed by a registered professional engineer or other qualified professional certifying consistency with the requirements of § 72.74(a)(1) and § 72.74(c).

4. § 72.32 lists thirteen 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 Southport 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 project will not significantly impact air or water quality.

(b) *The importance of the services provided by the proposed facility to the community.* The proposed facilities will allow continued use of industrial land. 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 larger Southport 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.* The proposed structure is part of an existing industrial facility that includes intermodal transfer to and from barges.

(g) *The safety of access to the property for ordinary vehicles.* Safe access to the site is available via Barge Channel 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 building will be elevated to the RFPE and the proposed internal pits located below the RPFE should be floodproofed to the FP-1 or FP-2 standard as a condition of approval.

(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. As a condition of approval, the portion of the building below the RFPE should be built to applicable floodproofing standards.

(l) *The availability of alternative locations or configurations for the proposed use.* The proposed structure must be located within the existing facility, and the proposed location is no less reasonable than other potential locations within the facility.

(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 Southport 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 project will not significantly impact air or 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 Barge Channel Road. The expansion of fertilizer operations at the site associated with the proposed use is expected to generate an additional 13-16 trucks per day. Longer term, the applicant anticipates that a mode shift toward rail will reduce truck 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 impede 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 is met.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit to allow internal conveyance pits below the Regulatory Flood Protection Elevation (RFPE) in a new building to be constructed on fill elevated to the RFPE at 795-801 Barge Channel Road, subject to the following additional conditions:

1. Site plan approval.
2. 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.
3. The applicant shall submit plans and as-built documentation for the internal pits signed by a registered professional engineer or other qualified professional certifying construction of the internal pits below the RFPE to the FP-1 or FP-2 floodproofing standard, as well as an elevation certificate.

# 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) 266-6583*

Zoning Office Use Only
File # _____
Fee Paid $ _____
Received By / Date _____
Tentative Hearing Date _____

**APPLICANT**

Name Jeremy Goldstein
*(must have ownership or leasehold interest in the property, contingent included)*
Address 801 Barge Channel Road City St. Paul State MN Zip 55107
Email jeremy.goldstein@alterlogistics.com Phone 563.340.9364
Name of Owner (if different) Saint Paul Port Authority (Ava L. Kenney) Email alk@sppa.com
Contact Person (if different) Brent Paulsen Email brent.paulsen@tkda.com
Address 444 Cedar Street, Suite 1500 City Saint Paul State MN Zip 55101

**PROPERTY INFO**

Address/Location 801 Barge Channel Road, St. Paul, MN 55107
PIN(s) & Legal Description 01910114
*(attach additional sheet if necessary)*
Lot Area 22.34 acres Current Zoning I2 General Industrial

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) §68.223 and §72.74 for the following use or purpose:
To allow for pits having a lowest level below the regulatory flood plan elevation within a proposed fertilizer storage building elevated on fill.

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

The proposed fertilizer building will be elevated on fill and have a main floor elevation above the regulatory flood plain elevation (RFPE), however, there are two pits within the building, constituting 1% of the overall floor area, that have their lowest point below the RFPE. These pits are operationally required to channel stored fertilizer onto a conveyor for transfer to trucks or rail cars. The pits do not contain any electrical components or motors and will be flood-proofed to the FP-1 / W1 (dry flood-proofed) standard per the Minnesota State Building Code / Flood-Proofing Regulations.

☒ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

**Applicant's Signature** _____ **Date** 2/4/2021

Rev 7.4.2019

February 4, 2021

Jon LeNoble, AIA
Project Architect
TKDA
444 Cedar Street Suite 1500
Saint Paul, MN 55101

Re: Conditional Use Application Flood-Proofing Narrative
Alter Logistics Phase 2 Fertilizer Building
TKDA Project No.16926.002

To whom it may concern:

The proposed Phase 2 Fertilizer Building at 801 Barge Channel Road will be elevated on fill and it will have a main floor elevation above the Regulatory Flood Plain Elevation (RFPE). However, there are two pits within the building, constituting 1% of the overall floor area, that have their lowest point below the RFPE, hence the request for a Conditional Use Permit. The pits will be of steel reinforced, cast-in-place concrete construction with no additional interior finishes and will not contain or store any materials that adversely react with water.

To provide the required level of dry flood-proofing the pits will have a continuous fluid-applied waterproof membrane on all exterior sides, including the bottom by use of a mud slab. The joints between the pit floors and walls, in addition to the pit walls and the main building floor slab, will have continuous, cast-in-place water stops. The weight of the pits along with the steel reinforcing that will unify the pit floor, pit walls, and the overall building slab, will resist the anticipated buoyancy forces. Both the thickness of the pit concrete, and the arrangement and diameter of the reinforcing steel will resist the hydrostatic pressures.

Hopefully the information above facilitates approval of the requested Conditional Use Permit. If there are any questions, please contact me directly at jon.lenoble@tkda.com.

Sincerely,

Jon LeNoble, AIA
Project Architect

JML:amc
K:\a-f\Alter_Logistics\16926002\04_Production\05_Reports\Phase 2 CUP Pit Narrative.docx

ALTER LOGISTICS

2117 State Street • Suite 300 • Bettendorf, IA 52722 • (563) 344-5000

February 4, 2021

Mr. Brent Paulsen
Senior Engineer, Civil Group
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101

VIA EMAIL: brent.paulsen@tkda.com

Re: Conditional Use Permit Application

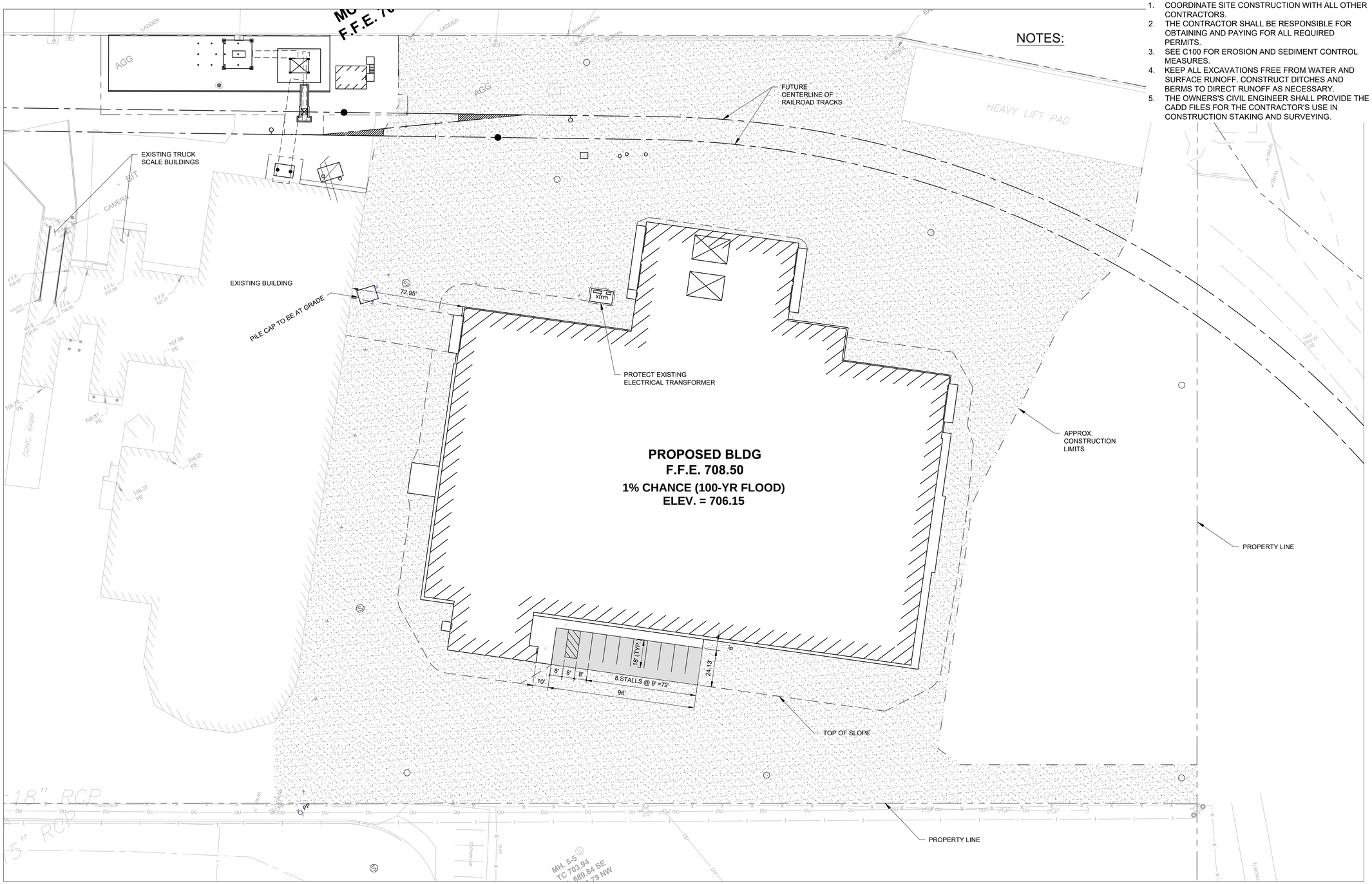
Dear Mr. Paulsen:

I am writing to describe our lease situation with the St. Paul Port Authority (Port). Alter Logistics Company leases approximately 22 acres in the Southport Industrial District for its river terminal operations. This lease is current and has several renewal options that continue until the year 2050. Our point of contact with the Port is Ava L. Kenney (alk@sppa.com).

The proposed Phase 2 scope of work addressed in the Conditional Use Permit Application affects only 1 acre of the 22 that are currently leased from the Port.

Sincerely,

Jeffrey D. Goldstein
Chairman/CEO




## NOTES:

1. COORDINATE SITE CONSTRUCTION WITH ALL OTHER CONTRACTORS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS.
3. SEE C100 FOR EROSION AND SEDIMENT CONTROL MEASURES.
4. KEEP ALL EXCAVATIONS FREE FROM WATER AND SURFACE RUNOFF. CONSTRUCT DITCHES AND BERMS TO DIRECT RUNOFF AS NECESSARY.
5. THE OWNERS'S CIVIL ENGINEER SHALL PROVIDE THE CADD FILES FOR THE CONTRACTOR'S USE IN CONSTRUCTION STAKING AND SURVEYING.

## LEGEND:

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE SURFACING
  - 6" CLASS 2 AGGREGATE SURFACING
  - 8" CLASS 5 AGGREGATE BASE

N

0 15 30 60
SCALE IN FEET

ALTER LOGISTICS

ALTER LOGISTICS COMPANY
2117 STATE STREET
BETTENDORF, IOWA 52722

# PHASE 2 FERTILIZER BUILDING

**Preliminary**
**Not for Construction**
02/04/2021

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| 1 | 02-04-21 | ISSUED FOR CUP |

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MN.

SIGNATURE:
PRINTED NAME: BRENT PAULSEN
LIC. NO.: 26880 DATE: 02-04-21

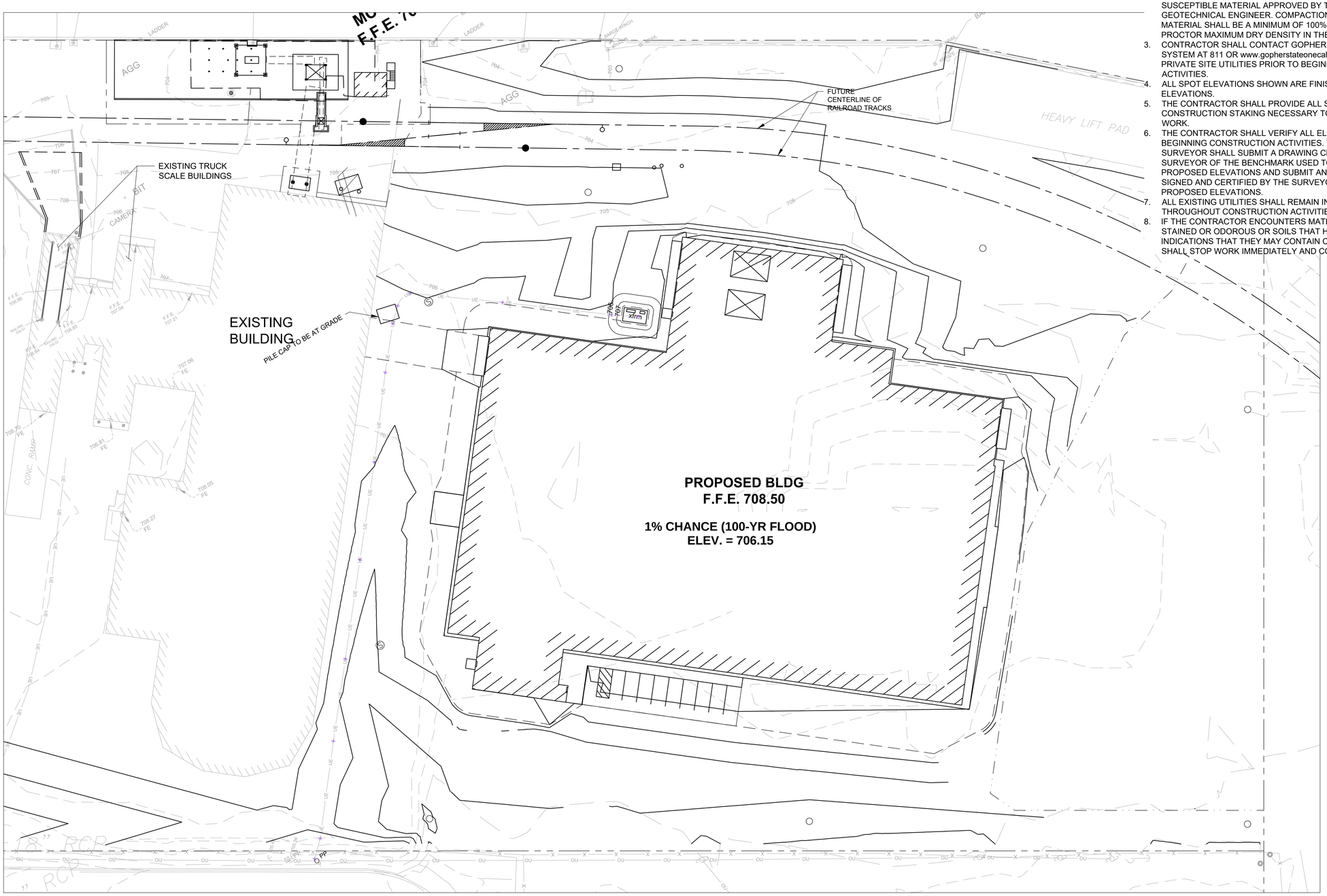
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| BDP | MTH | BJJ |

PHASE 2 SITE PLAN

C200
16926.002

Feb 04, 2021 - 10:35am
K:\a-f\Alter_Logistics\16926002\04_Production\01_CAD\02_Sheets\Phase 2\C200 PHASE 2 SITE PLAN.dwg




## GENERAL NOTES:

1. SEE SHEETS S110 & S111 FOR STRUCTURAL PLANS AND DETAILS.
2. THE OWNER'S GEOTECHNICAL ENGINEER SHALL OBSERVE EXISTING SOIL CONDITIONS. ALL UNSUITABLE MATERIALS SHALL BE EXCAVATED AND DISPOSED OF BY THE CONTRACTOR. BACKFILL MATERIAL SHALL BE NON-FROST SUSCEPTIBLE MATERIAL APPROVED BY THE ENGINEER AND GEOTECHNICAL ENGINEER. COMPACTION OF BACKFILL MATERIAL SHALL BE A MINIMUM OF 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY IN THE UPPER 38".
3. CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL SYSTEM AT 811 OR www.gopherstateonecall.org AND LOCATE ALL PRIVATE SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
4. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
5. THE CONTRACTOR SHALL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING NECESSARY TO COMPLETE ALL WORK.
6. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR'S SURVEYOR SHALL SUBMIT A DRAWING CERTIFIED BY THE SURVEYOR OF THE BENCHMARK USED TO ESTABLISH THE PROPOSED ELEVATIONS AND SUBMIT AN AS-BUILT DRAWING SIGNED AND CERTIFIED BY THE SURVEYOR CONFIRMING THE PROPOSED ELEVATIONS.
7. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE THROUGHOUT CONSTRUCTION ACTIVITIES.
8. IF THE CONTRACTOR ENCOUNTERS MATERIALS THAT ARE STAINED OR ODOROUS OR SOILS THAT HAVE ANY OTHER INDICATIONS THAT THEY MAY CONTAIN CONTAMINANTS, THEY SHALL STOP WORK IMMEDIATELY AND CONTACT THE OWNER.

## LEGEND:

CONCRETE PAVEMENT
SEE SHEET S110

AGGREGATE SURFACING.
- 6" CLASS 2 AGGREGATE SURFACING
- 8" CLASS 5 AGGREGATE BASE
- 24" SELECT GRANULAR MATERIAL

N

0 15 30 60
SCALE IN FEET

ALTER LOGISTICS

ALTER LOGISTICS COMPANY
2117 STATE STREET
BETTENDORF, IOWA 52722

# FERTILIZER BUILDING

**Preliminary**
**Not for Construction**
02/04/2021

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| --- | --- | --- |
| 1 | 02-04-21 | ISSUED FOR CUP |

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MN.

SIGNATURE:
PRINTED NAME: BRENT PAULSEN
LIC. NO.: 26880 DATE: 02-04-21

TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| BDP | MTH | BJJ |

PHASE 2 GRADING & DRAINAGE PLAN

C400
16926.002

Feb 04, 2021 - 10:37am
K:\a-f\Alter_Logistics\16926002\04_Production\01_CAD\02_Sheets\Phase 2\C400 PHASE 2 GRADING & DRAINAGE PLAN.dwg

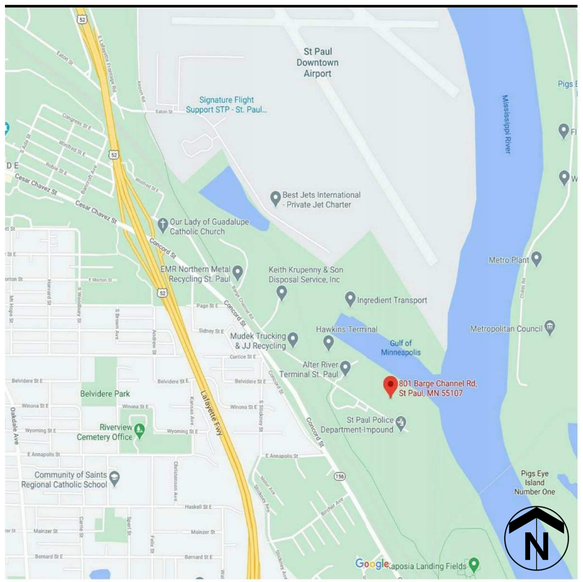
# ALTER LOGISTICS PHASE 2

# CONDITIONAL USE PERMIT

# ALTER-LOGISTICS

SAINT PAUL, MN

PROJECT LOCATION MAP



## INDEX OF DRAWINGS

| SHEET NO. | SHEET NAME | SUBMITTAL RECORD BP1 | BP2 | BP3 | BP4 | BP5 |
|---|---|---|---|---|---|---|
| GENERAL | | | | | | |
| G0.0 | TITLE SHEET | | | | | |
| CIVIL | | | | | | |
| C200 | PHASE 2 SITE PLAN | | | | | |
| C400 | PHASE 2 GRADING & DRAINAGE PLAN | | | | | |
| ARCHITECTURAL | | | | | | |
| A0.2 | CODE PLAN AND SUMMARY | | | | | |
| A0.3 | CODE PLANS | | | | | |
| A1.1 | MAIN LEVEL FLOOR PLAN | | | | | |
| A1.2 | MEZZANINE AND CATWALK FLOOR PLAN | | | | | |
| A1.3 | ROOF PLAN | | | | | |
| A2.0 | OVERALL EXTERIOR ELEVATIONS | | | | | |
| A2.1 | OVERALL EXTERIOR ELEVATIONS | | | | | |
| A3.0 | BUILDING SECTIONS | | | | | |
| A3.1 | BUILDING SECTIONS | | | | | |
| A4.0 | ENLARGED PLANS | | | | | |
| A4.1 | ENLARGED PLANS | | | | | |

| SHEET NO. | SHEET NAME | SUBMITTAL RECORD BP1 | BP2 | BP3 | BP4 | BP5 |
|---|---|---|---|---|---|---|

| SHEET NO. | SHEET NAME | SUBMITTAL RECORD BP1 | BP2 | BP3 | BP4 | BP5 |
|---|---|---|---|---|---|---|

| SHEET NO. | SHEET NAME | SUBMITTAL RECORD BP1 | BP2 | BP3 | BP4 | BP5 |
|---|---|---|---|---|---|---|

## PROJECT CONTACTS


OWNER

ALTER LOGISTICS
801 BARGE CHANNEL ROAD
SAINT PAUL, MN 55107

PROJECT MANAGER

BRENT PAULSEN, RE
TKDA
444 CEDAR STREET
SUITE 1500
SAINT PAUL, MN 55101
EMAIL: BPAULSEN@TKDA.COM
PHONE: (651) 292-4602

ARCHITECT

JON LeNOBLE, AIA
TKDA
444 CEDAR STREET
SUITE 1500
SAINT PAUL, MN 55101
EMAIL: JLENOBLE@TKDA.COM
PHONE: (651) 292-4589

GENERAL CONTRACTOR

JASON FREIDRICHS
MARCUS CONSTRUCTION
2580 HIGHWAY 12 EAST
WILMAR, MN 56201
EMAIL: J.FREIDRICHS@MARCUSCONSTRUCTION.COM
PHONE: (320) 441-2172

STRUCTURAL ENGINEER

DAN JAEGER, SE
KOMA
2051 KILLEBREW DRIVE, SUITE 680
BLOOMINGTON, MN 55425
EMAIL: DJAEGER@KOMAINC.COM
PHONE: (651) 789-4132


PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION


11 East Superior Street, Suite 420
Duluth, MN 55802101
218.724.8578
tkda.com
TKDA

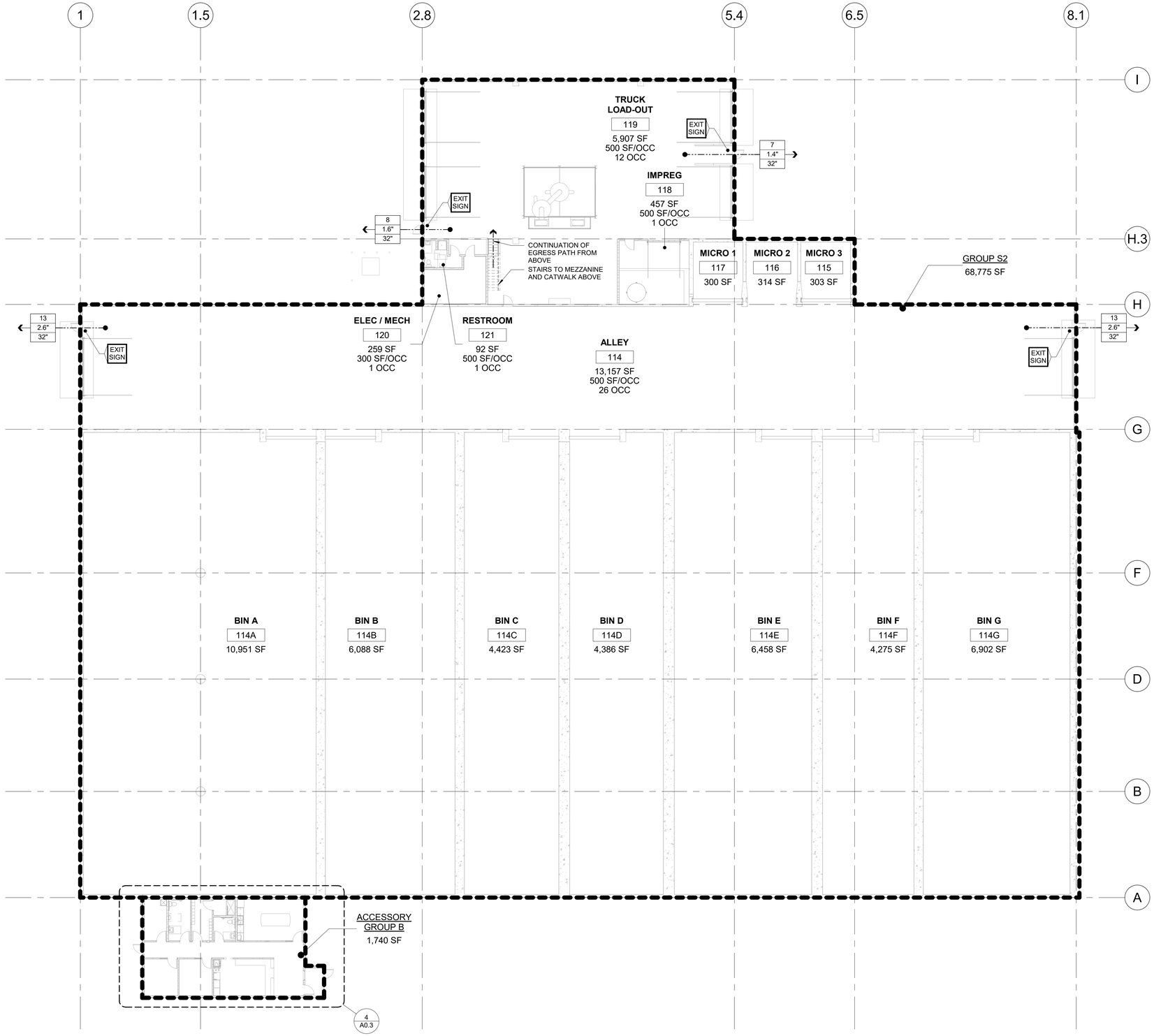

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

TITLE SHEET

G0.0

16926.002


PLOTTED: 2/4/2021 3:11:03 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt




1 A0.2 MAIN LEVEL CODE PLAN
1/16" = 1'-0"

PLAN NORTH

# CODE REVIEW

**APPLICABLE CODES**

*2020 MINNESOTA STATE BUILDING CODE (BASED ON 2018 IBC)*
*2020 MINNESOTA STATE ACCESSIBILITY CODE*
*2020 MINNESOTA STATE COMMERCIAL ENERGY CODE*
*2020 MINNESOTA STATE FIRE CODE*
*2020 MINNESOTA STATE PLUMBING CODE*

**PROJECT DESCRIPTION**

*A NEW, FREESTANDING, SINGLE-STORY FERTILIZER STORAGE BUILDING WITH ACCESSORY OFFICE SPACES.*

**USE AND OCCUPANCY CLASSIFICATION** — **CHAPTER 3**

| | | |
|---|---|---|
| *BUSINESS* | *B (ACCESSORY)* | *SECTION 304* |
| *STORAGE* | *S-2* | *SECTION 311* |

**BUILDING HEIGHTS AND AREAS** — **CHAPTER 5**

UNLIMITED HEIGHT - PER SECTION 503.1.1 (EXEMPT FROM THE HEIGHT REQUIREMENT OF SECTIONS 504 AND 506 BECAUSE THE BUILDING HOUSES AN INDUSTRIAL PROCESS REQUIRING UNUSUAL HEIGHTS)

UNLIMITED AREA - PER SECTION 507.3 (THE BUILDING IS A ONE-STORY, NONSPRINKLERED, GROUP S-2 OCCUPANCY, SURROUNDED BY A YARD NOT LESS THAN 60 FEET WIDE)

THE GROUP B OCCUPANCIES ARE ACCESSORY PER SECTION 508.2 (LESS THAN 10% OF THE FLOOR AREA AND DO NOT EXCEED THE TABULAR ALLOWABLE HEIGHTS OR AREAS)

**TYPE OF CONSTRUCTION** — **CHAPTER 6**

CONSTRUCTION CLASSIFICATION: **TYPE VB**

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

| BUILDING ELEMENT | TYPE VB |
|---|---|
| STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES | *0* HOURS |
| BEARING WALLS (EXTERIOR) | *0* HOURS |
| BEARING WALLS (INTERIOR) | *0* HOURS |
| NON-BEARING WALLS AND PARTITIONS (EXTERIOR) | *0* HOURS |
| NON-BEARING WALLS AND PARTITIONS (INTERIOR) | *0* HOURS |
| FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST | *0* HOURS |
| ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST | *0* HOURS |

**INTERIOR FINISHES** — **CHAPTER 8**

| OCCUPANCY | INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS | CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS | ROOMS AND ENCLOSED SPACES |
|---|---|---|---|
| *GROUP S-2* | *N/A* | *N/A* | *C* |
| *GROUP B* | *N/A* | *N/A* | *C* |

**FIRE PROTECTION SYSTEMS** — **CHAPTER 9**

AN AUTOMATIC SPRINKLER SYSTEM IS NEITHER REQUIRED NOR PROVIDED. THE BUILDING IS A SINGLE FIRE AREA.

A STANDPIPE SYSTEM IS NEITHER REQUIRED NOR PROVIDED.

CONTRACTOR TO PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE MARSHAL. CONTRACTOR TO VERIFY LOCATION AND TYPE WITH THE LOCAL FIRE MARSHAL.

A FIRE ALARM AND DETECTION SYSTEMS IS NEITHER REQUIRED NOT PROVIDED.

A SMOKE CONTROL SYSTEMS IS NEITHER REQUIRED NOR PROVIDED.

MEANS OF EGRESS — CHAPTER 10

OCCUPANT LOAD
- GROUP B = 22 OCCUPANTS
- GROUP S-2 = 41 OCCUPANTS
- TOTAL OCCUPANTS = 63 OCCUPANTS
- THE STORAGE BINS (ROOMS 114A, 114B, 114C, 114D, 114E, 114F, 114G, 115, 116, AND 117) ARE NON-OCCUPIABLE SPACES WHEN HOLDING PRODUCT AND DO NOT CONTRIBUTE TO THE OCCUPANT LOAD.
- REFER TO CODE PLANS FOR ADDITIONAL INFORMATION

EXITS AND EXIT ACCESS
- EXITS REQUIRED = 4 EXITS, 128" OF EXIT WIDTH
- EXITS PROVIDED = 4 EXITS, 128" OF EXIT WIDTH
- FIRE-RESISTANCE-RATED CORRIDORS ARE NOT REQUIRED

**TRAVEL DISTANCES**

| OCCUPANCY CLASS | COMMON PATH LIMIT | DEAD END LIMIT | TRAVEL DIST. LIMIT |
|---|---|---|---|
| GROUP B | 100' | 20' | 200' |
| GROUP S-2 | 100' | 20' | 300' |

PLUMBING FIXTURES — CHAPTER 29

| | MALE | | | | FEMALE | | | DF | SS |
|---|---|---|---|---|---|---|---|---|---|
| | WC | URL | LAV | SHWR | WC | LAV | SHWR | | |
| REQUIRED | 1 | 0 | 1 | 0 | 1 | 1 | 0 | 1 | 1 |
| PROVIDED | 2* | 1 | 2* | 2^ | 2* | 2* | 2^ | | 1 |

WC = WATER CLOSET — LAV = LAVATORY — URL = URINAL
DF = DRINKING FOUNTAIN — SK = SERVICE SINK — SHWR = SHOWER

* ONE RESTROOM IS DEDICATED TO EACH SEX AND ONE IS UNI-SEX
^ BOTH SHOWERS ARE UNI-SEX

## CODE PLAN LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| | EGRESS PATH | 0 / XX" / XX" | DESIGNATED EXIT (EXIT OCCUPANTS / REQUIRED WIDTH / PROVIDED WIDTH) |
| | OCCUPANCY GROUP BOUNDARY | | ADA COMPLIANT (5' DIAMETER CLEAR WHERE INDICATED) |
| | FIRE EXTINGUISHER BRACKET MOUNT | | |

ALTER LOGISTICS

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

*SIGNATURE:*
*PRINTED NAME:* JON LeNOBLE
*LICENSE NO:* 50117 DATE: 4-FEB-2021

TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
**tkda.com**

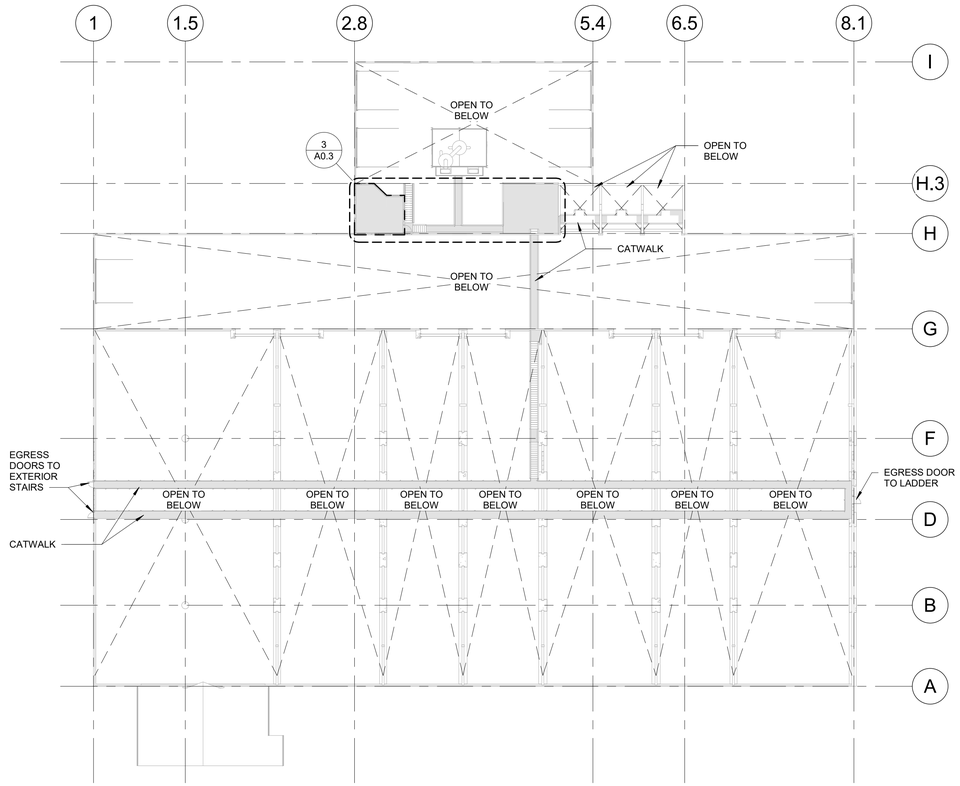
| *DESIGNED* | *DRAWN* | *CHECKED* |
|---|---|---|
| Designer | Author | Checker |

CODE PLAN AND SUMMARY

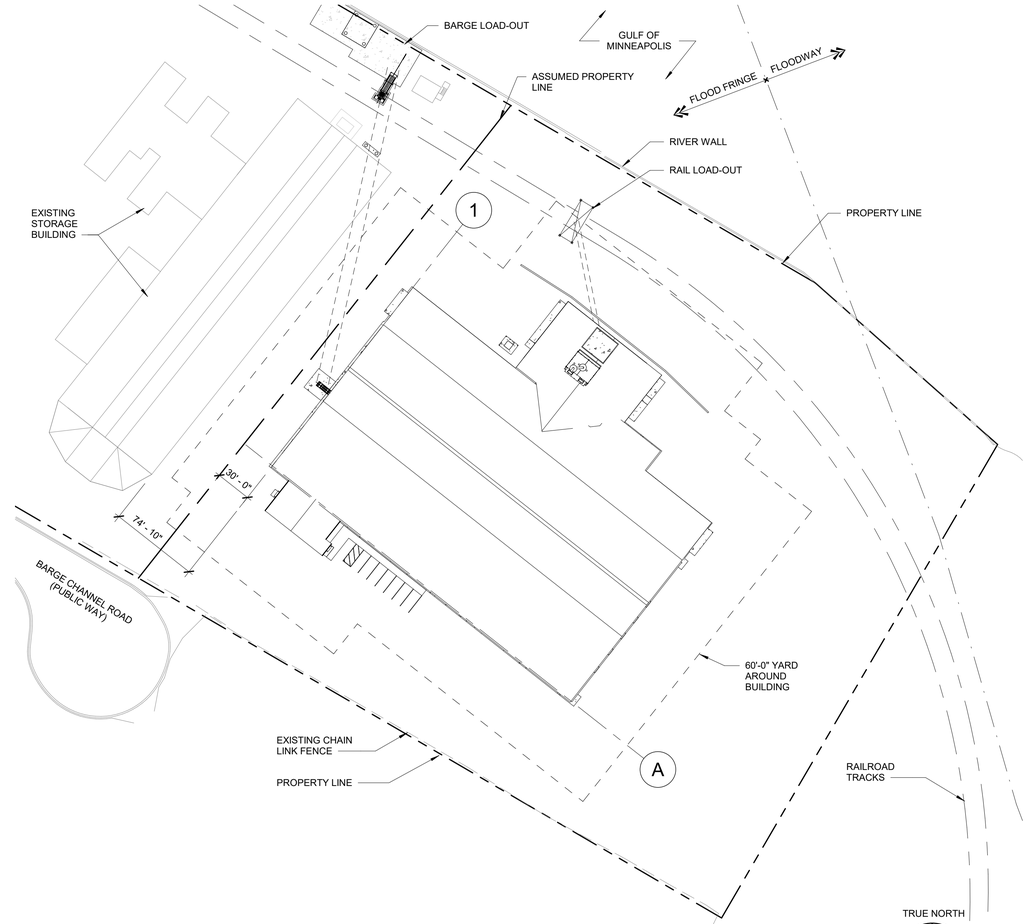
A0.2

16926.002

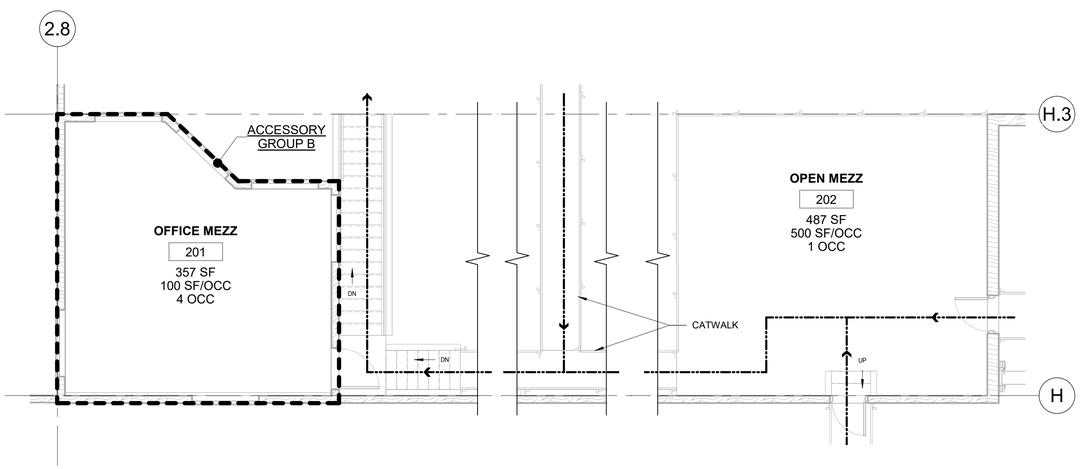
PLOTTED: 2/4/2021 3:10:11 PM
FILE PATH: BIM 360:///Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt



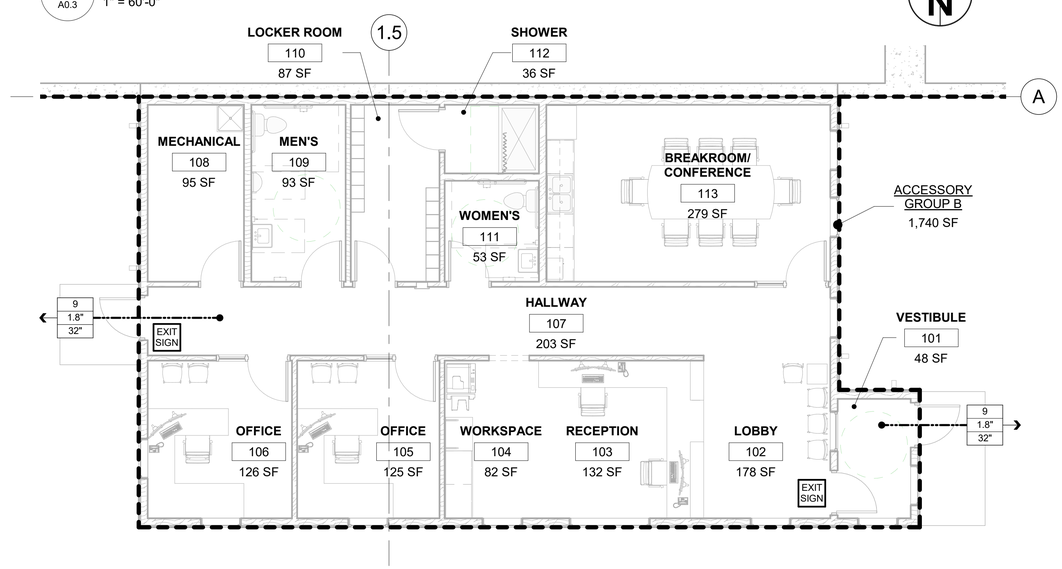

1 A0.3 MEZZANINE CODE PLAN
1" = 30'-0"




2 A0.3 CODE SITE PLAN
1" = 60'-0"




3 A0.3 ENLARGED MEZZANINE CODE PLAN
3/16" = 1'-0"




4 A0.3 OFFICE CODE PLAN
3/16" = 1'-0"

PLOTTED: 2/4/2021 3:10:16 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt

ALTER LOGISTICS

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE:
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

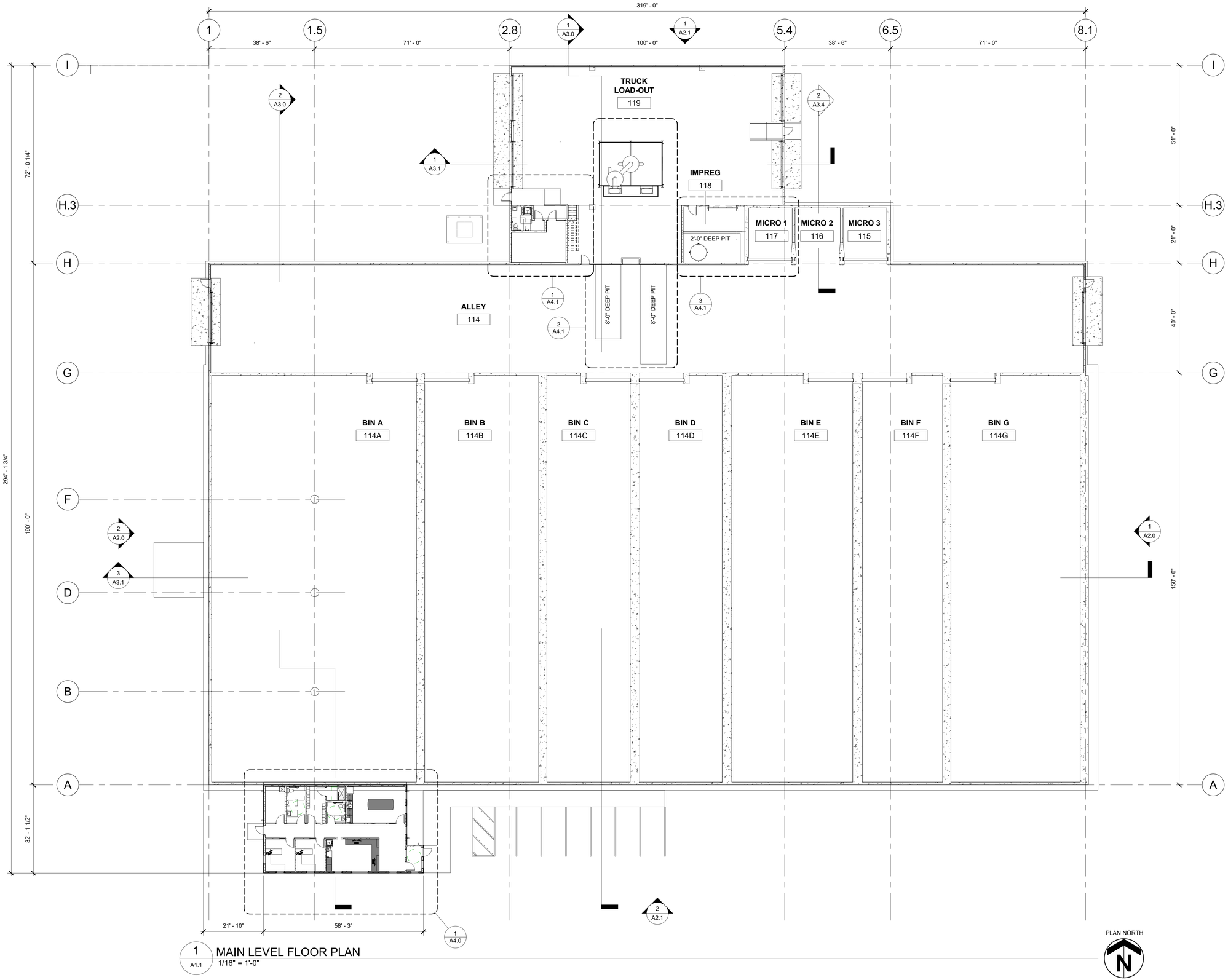

TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com


| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

CODE PLANS

A0.3

16926.002




1 / A1.1 MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"

ALTER LOGISTICS

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE: Jon LeNoble
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021


TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

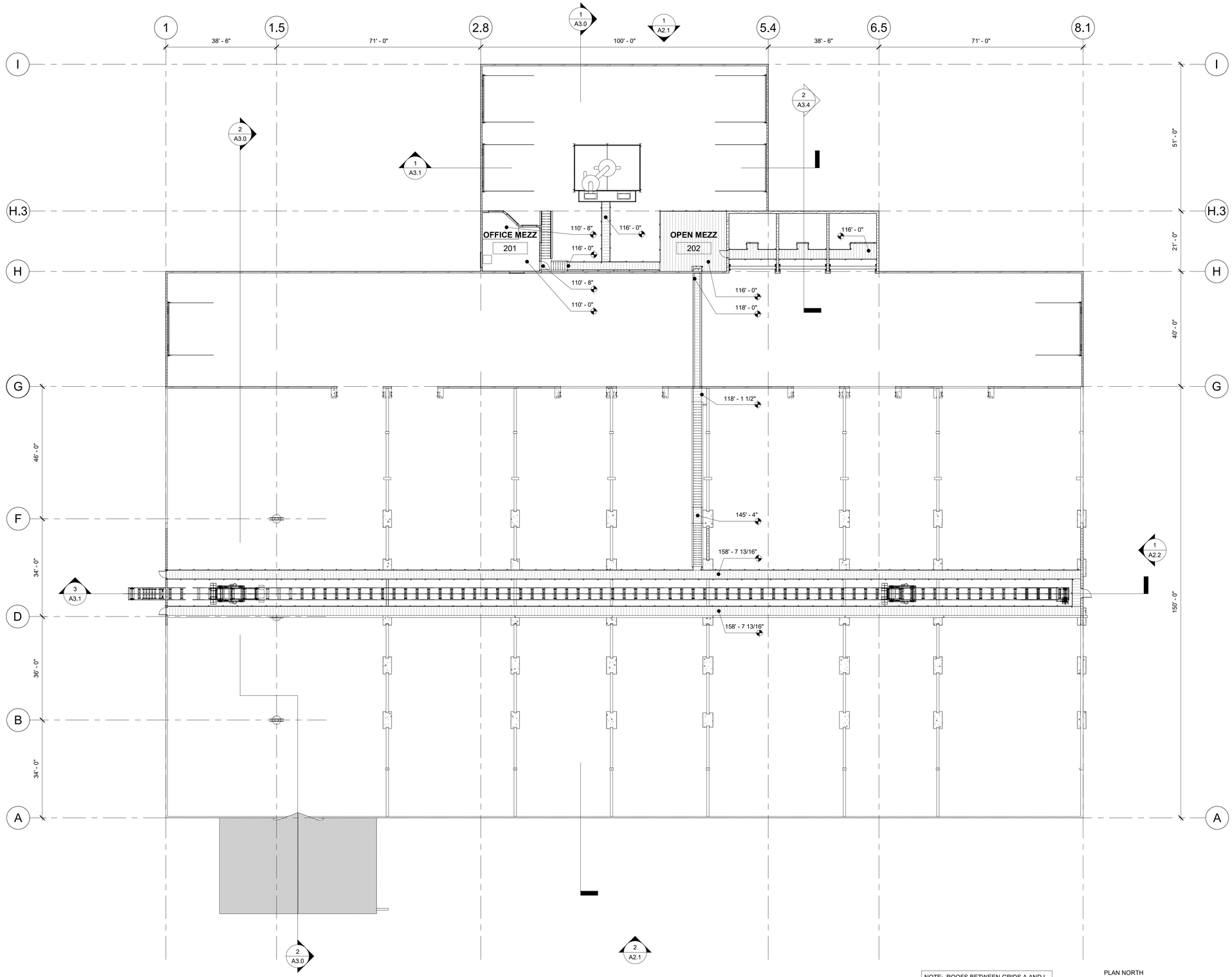

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

MAIN LEVEL FLOOR PLAN

A1.1

16926.002

PLOTTED: 2/4/2021 3:10:17 PM
FILE PATH:BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt




1 A1.2 CATWALK FLOOR PLAN
1/16" = 1'-0"

NOTE: ROOFS BETWEEN GRIDS A AND I NOT SHOWN FOR CLARITY.

PLAN NORTH

PLOTTED: 2/4/2021 3:10:20 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_Alter-Logistics_Phase2.rvt

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE:
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021


TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com


| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

## MEZZANINE AND CATWALK FLOOR PLAN

# A1.2

16926.002

1 A1.3 ROOF PLAN
1/16" = 1'-0"

PLOTTED: 2/4/2021 3:10:22 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE: Jon LeNoble
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

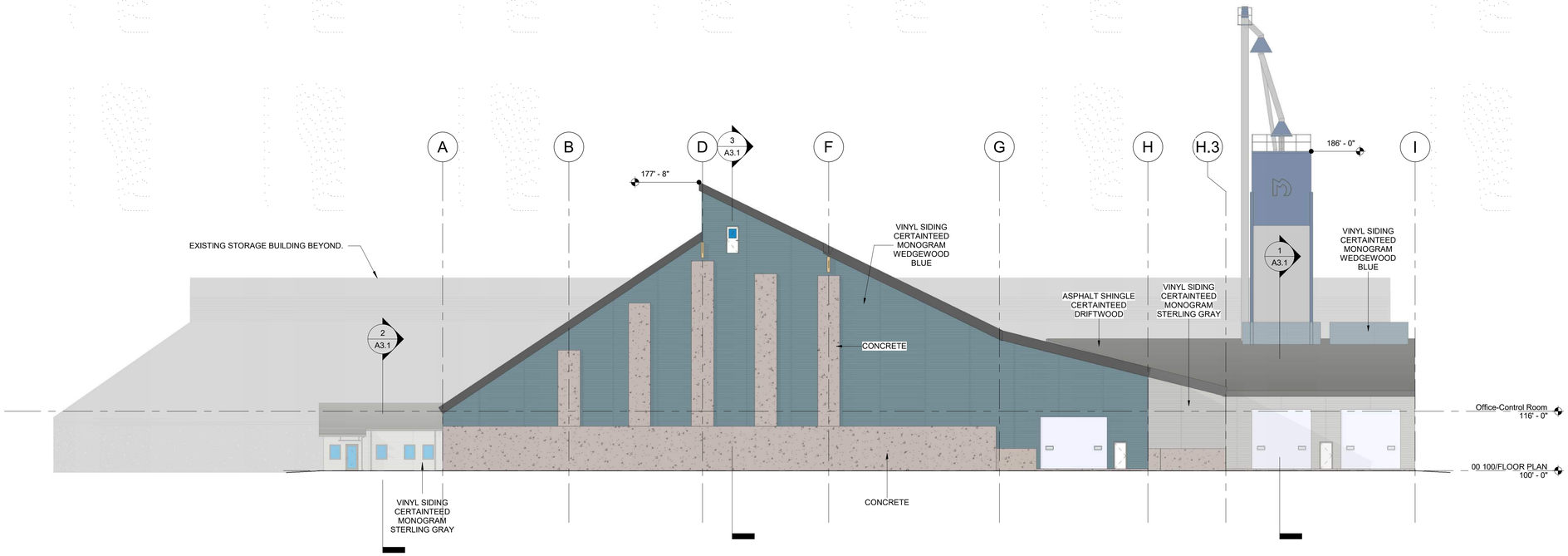
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

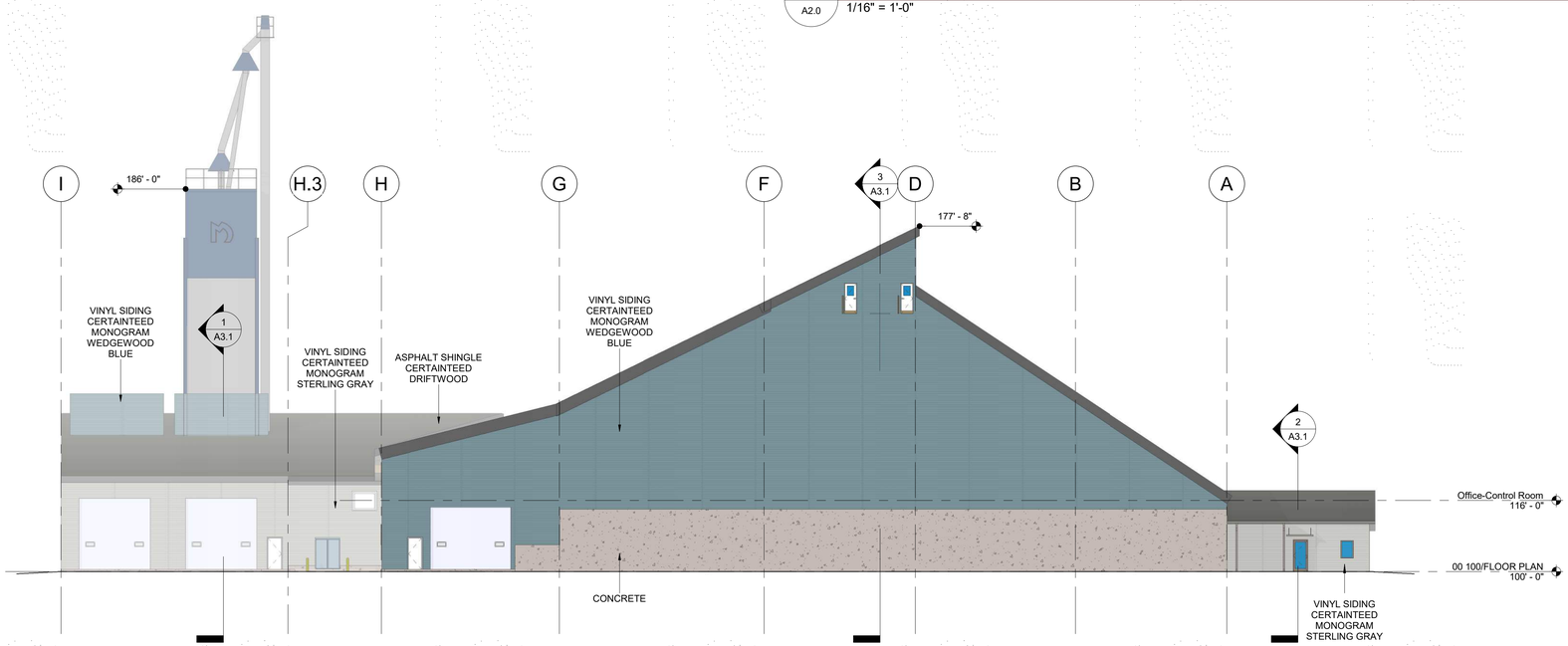
ROOF PLAN

A1.3

16926.002




1 A2.0 OVERALL EAST EXTERIOR ELEVATION
1/16" = 1'-0"




2 A2.0 OVERALL WEST EXTERIOR ELEVATION
1/16" = 1'-0"

PLOTTED: 2/4/2021 3:10:28 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt

ALTER LOGISTICS

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE: Jon LeNoble
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

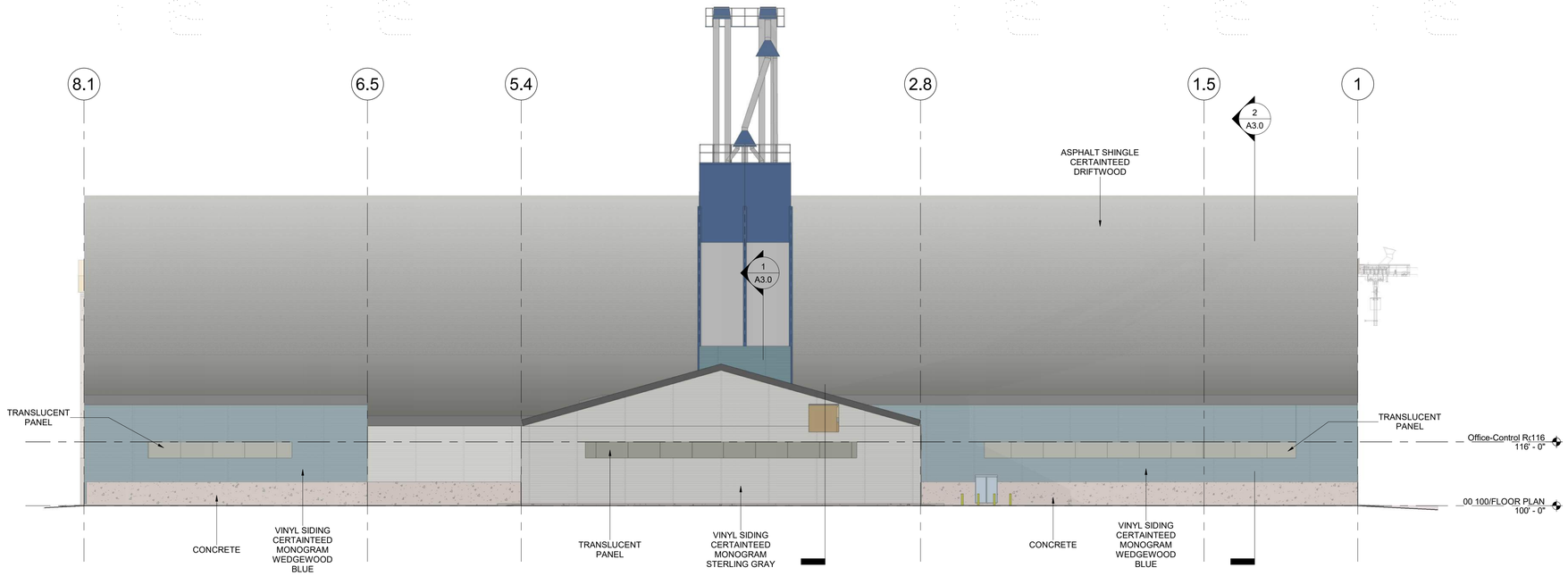

TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com


| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

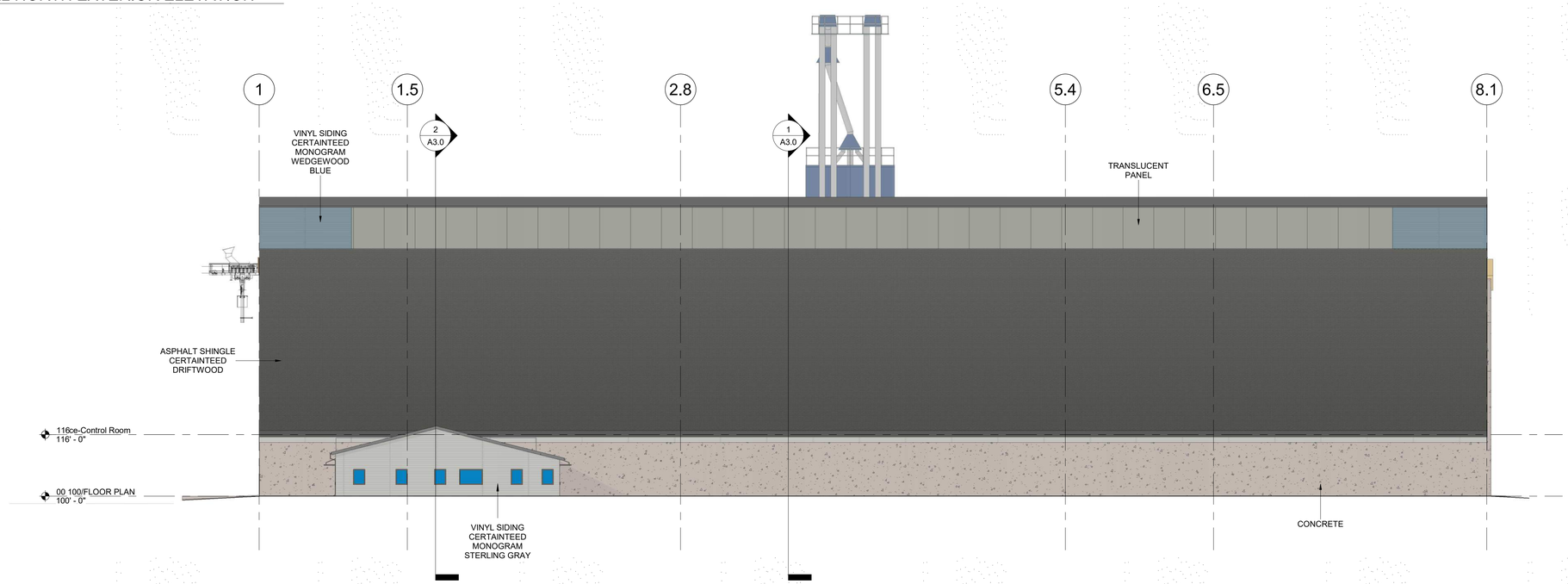
OVERALL EXTERIOR ELEVATIONS

A2.0

16926.002




1 A2.1 OVERALL NORTH EXTERIOR ELEVATION
1/16" = 1'-0"




2 A2.1 OVERALL SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

PLOTTED: 2/4/2021 3:10:39 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt

ALTER LOGISTICS

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE:
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

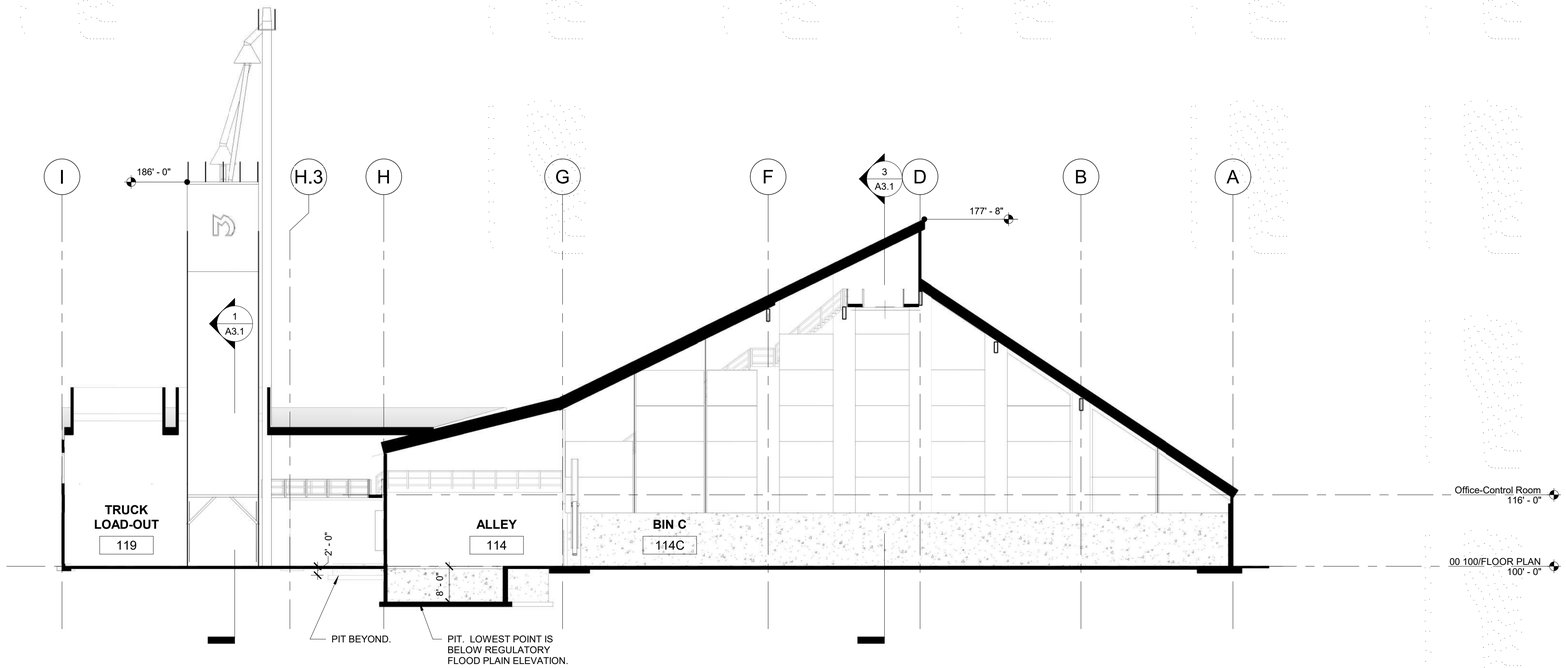
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

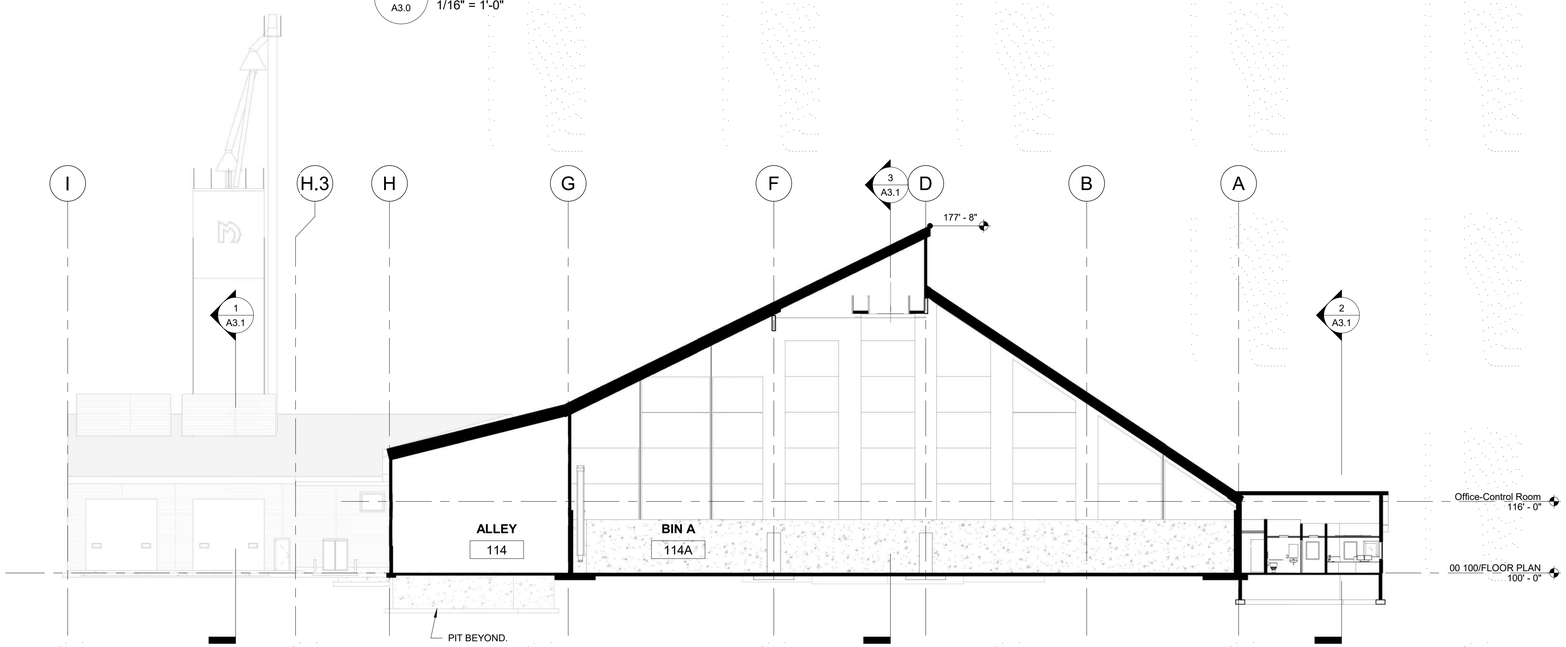
OVERALL EXTERIOR ELEVATIONS

A2.1

16926.002




1 A3.0 BUILDING SECTION
1/16" = 1'-0"




2 A3.0 BUILDING SECTION
1/16" = 1'-0"

PLOTTED: 2/4/2021 3:10:41 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE: Jon LeNoble
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

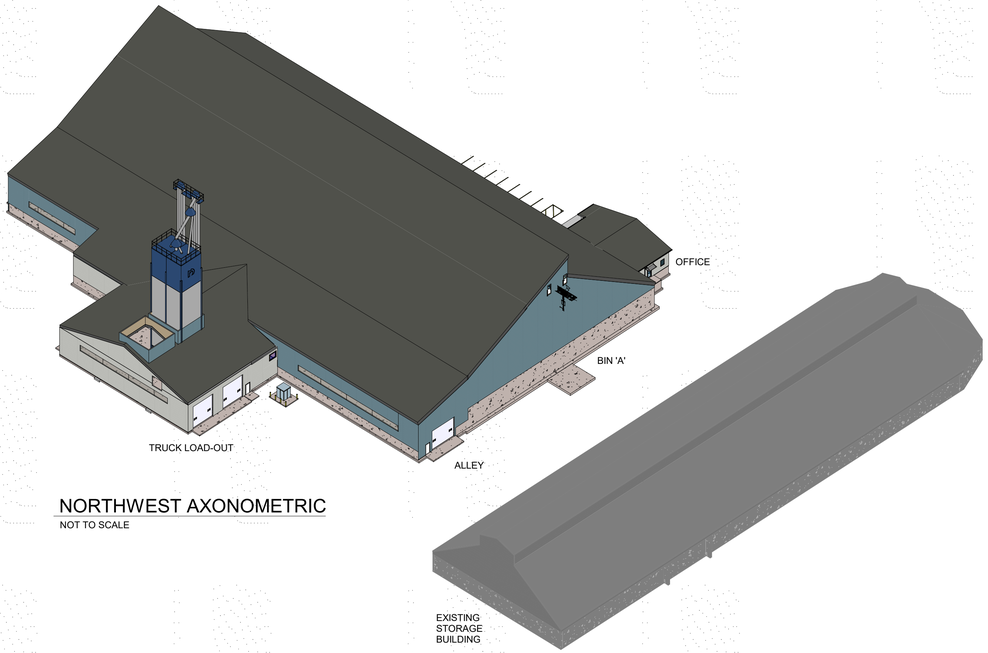
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

BUILDING SECTIONS

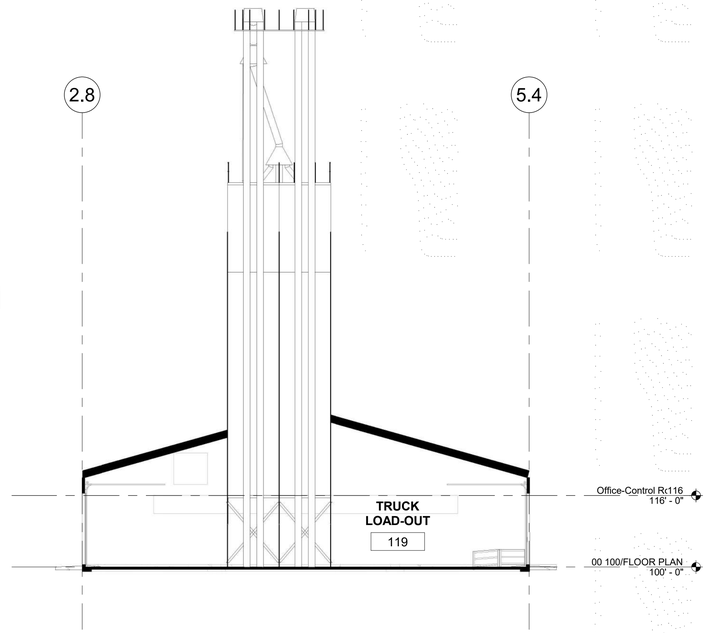
A3.0

16926.002



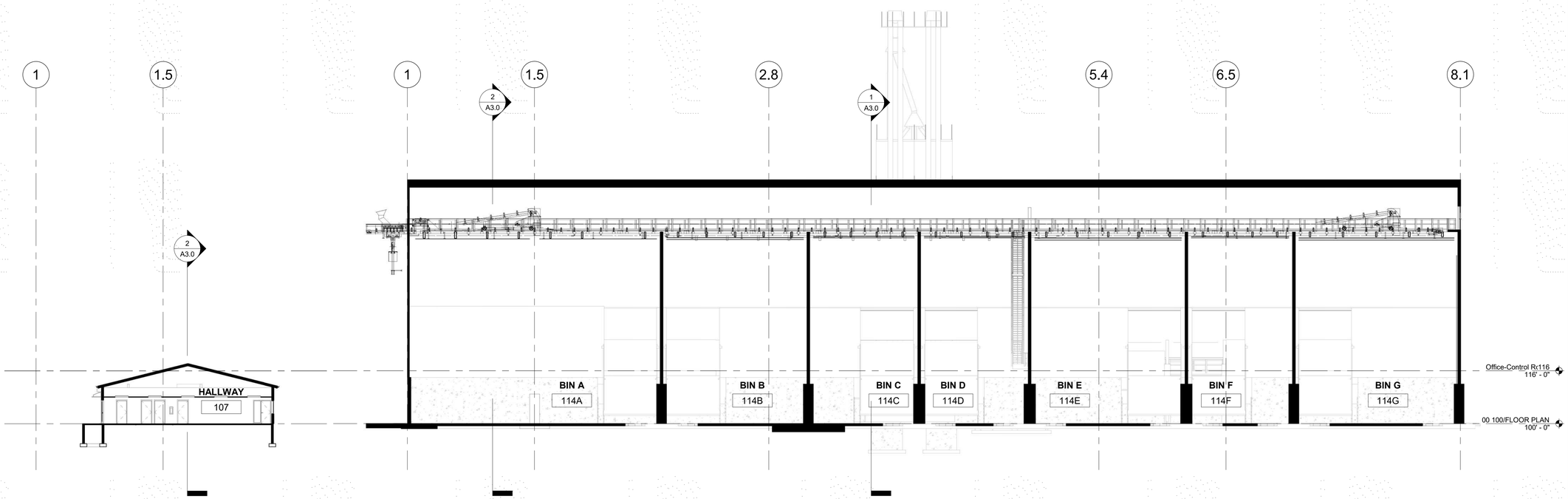

NORTHWEST AXONOMETRIC

NOT TO SCALE




1 / A3.1 BUILDING SECTION THROUGH...

1/16" = 1'-0"




2 / A3.1 BUILDING SECTION THROUGH OFFICE

1/16" = 1'-0"

3 / A3.1 BUILDING SECTION

1/16" = 1'-0"

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE: Jon LeNoble
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

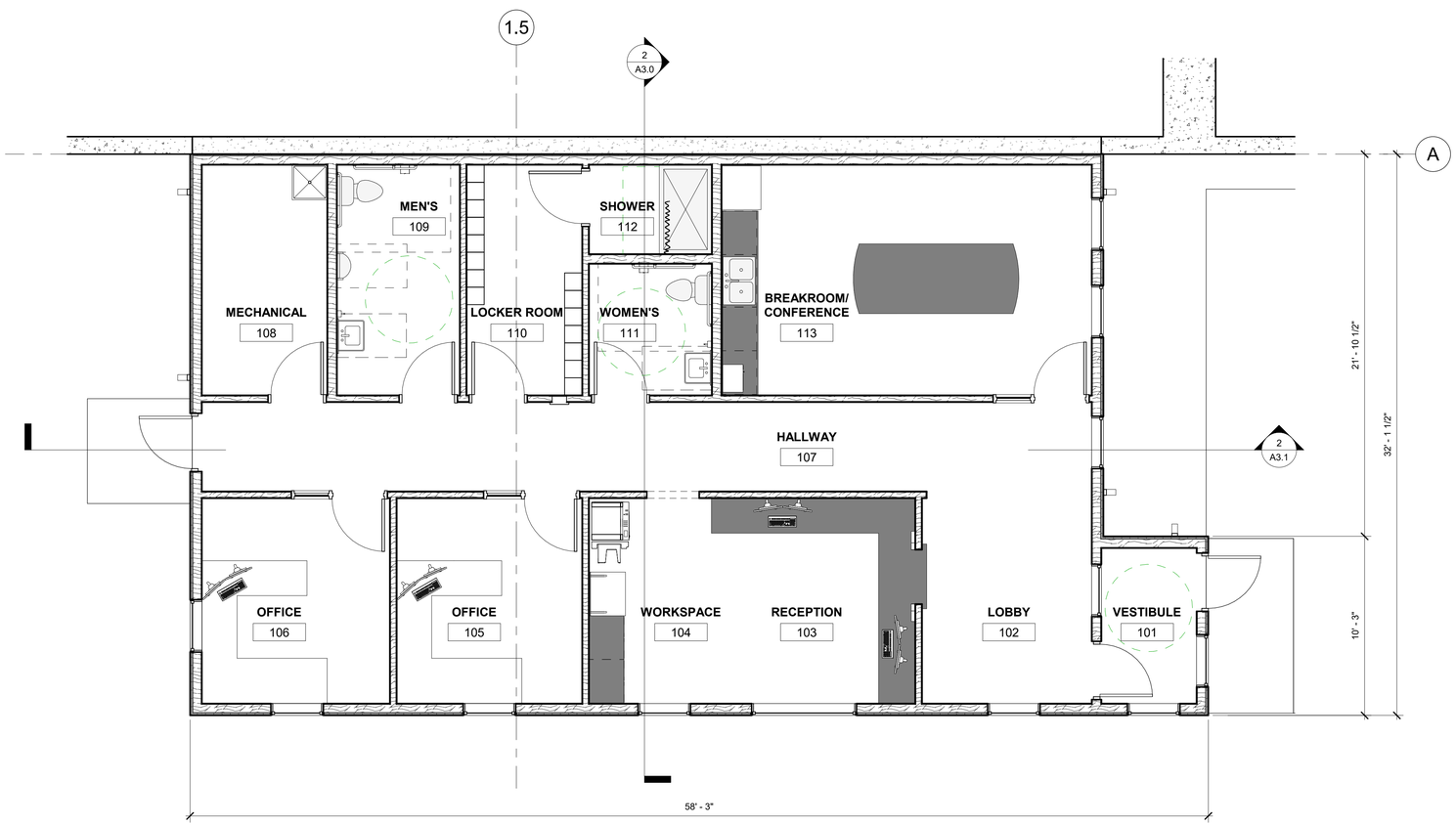
| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

BUILDING SECTIONS

A3.1

16926.002

PLOTTED: 2/4/2021 3:10:49 PM
FILE PATH:BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt




1 A4.0 ENLARGED OFFICE FLOOR PLAN
1/4" = 1'-0"

PLOTTED: 2/4/2021 3:10:52 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_Alter-Logistics_Phase2.rvt

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE:
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

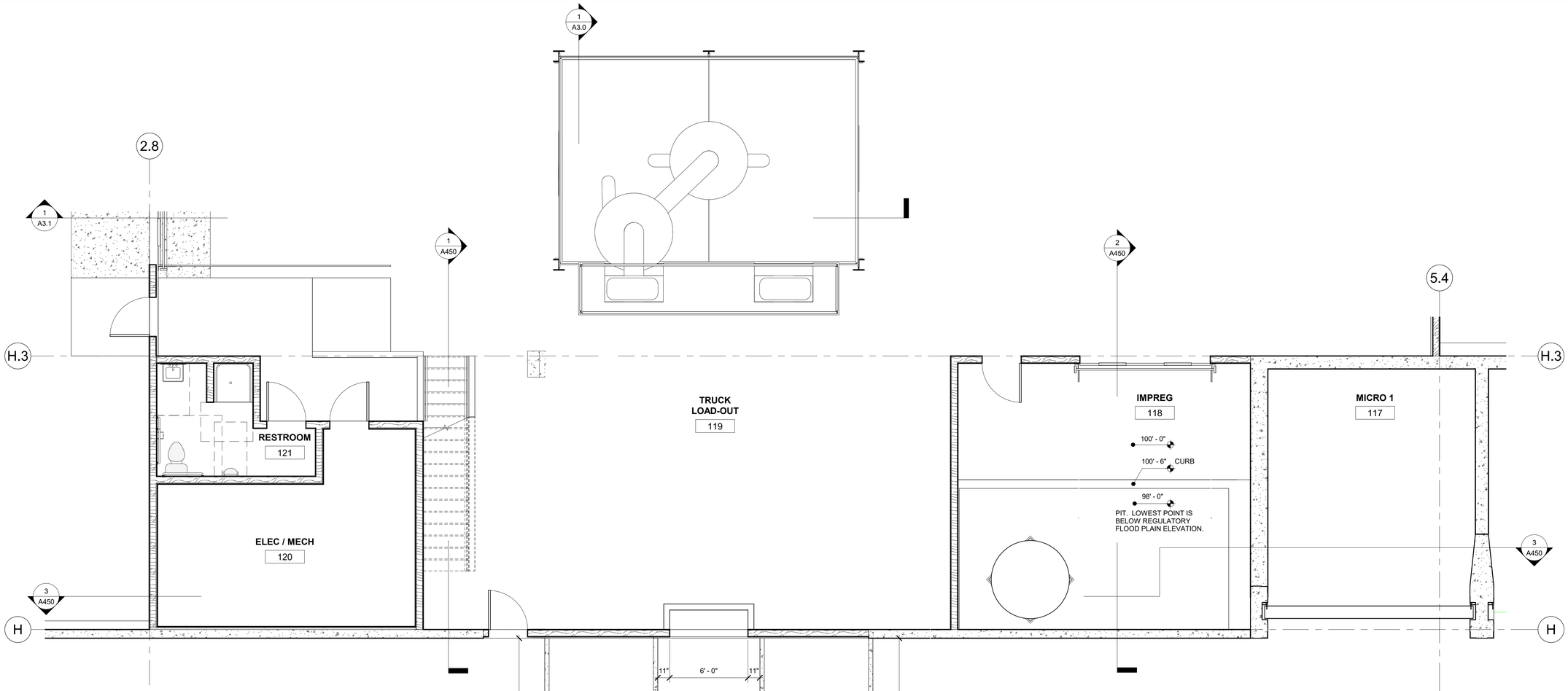
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

ENLARGED PLANS

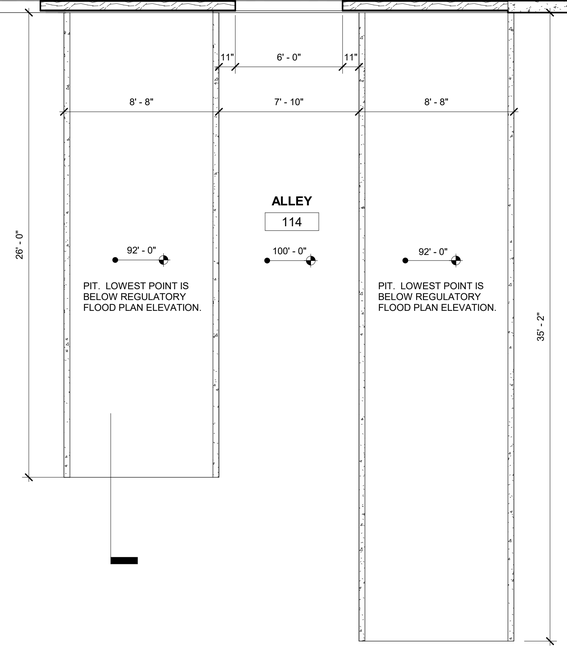
A4.0

16926.002




1 A4.1 ENLARGED PLAN @ RESTROOM 120 & MECH/ELEC 121
1/4" = 1'-0"

3 A4.1 ENLARGED PLAN @ IMPREG 118 AND MICRO-1 117
1/4" = 1'-0"




2 A4.1 ENLARGED PLAN @ ALLEY 114 PITS
1/4" = 1'-0"

ALTER-LOGISTICS

Client Street Address
SAINT PAUL, MN

# ALTER LOGISTICS PHASE 2

PRELIMINARY
PRINTED: 04-FEB-2021

NOT FOR CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

| NO. | DATE | ISSUE RECORD |
|---|---|---|

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE: Jon LeNoble
PRINTED NAME: JON LeNOBLE
LICENSE NO: 50117 DATE: 4-FEB-2021

TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| Designer | Author | Checker |

ENLARGED PLANS

A4.1

16926.002

PLOTTED: 2/4/2021 3:10:54 PM
FILE PATH: BIM 360://Alter Logistics/A19_16926002_AlterLogistics_Phase2.rvt

FILE #21-236-272 Existing Land Use

# Application of Alter Logistics

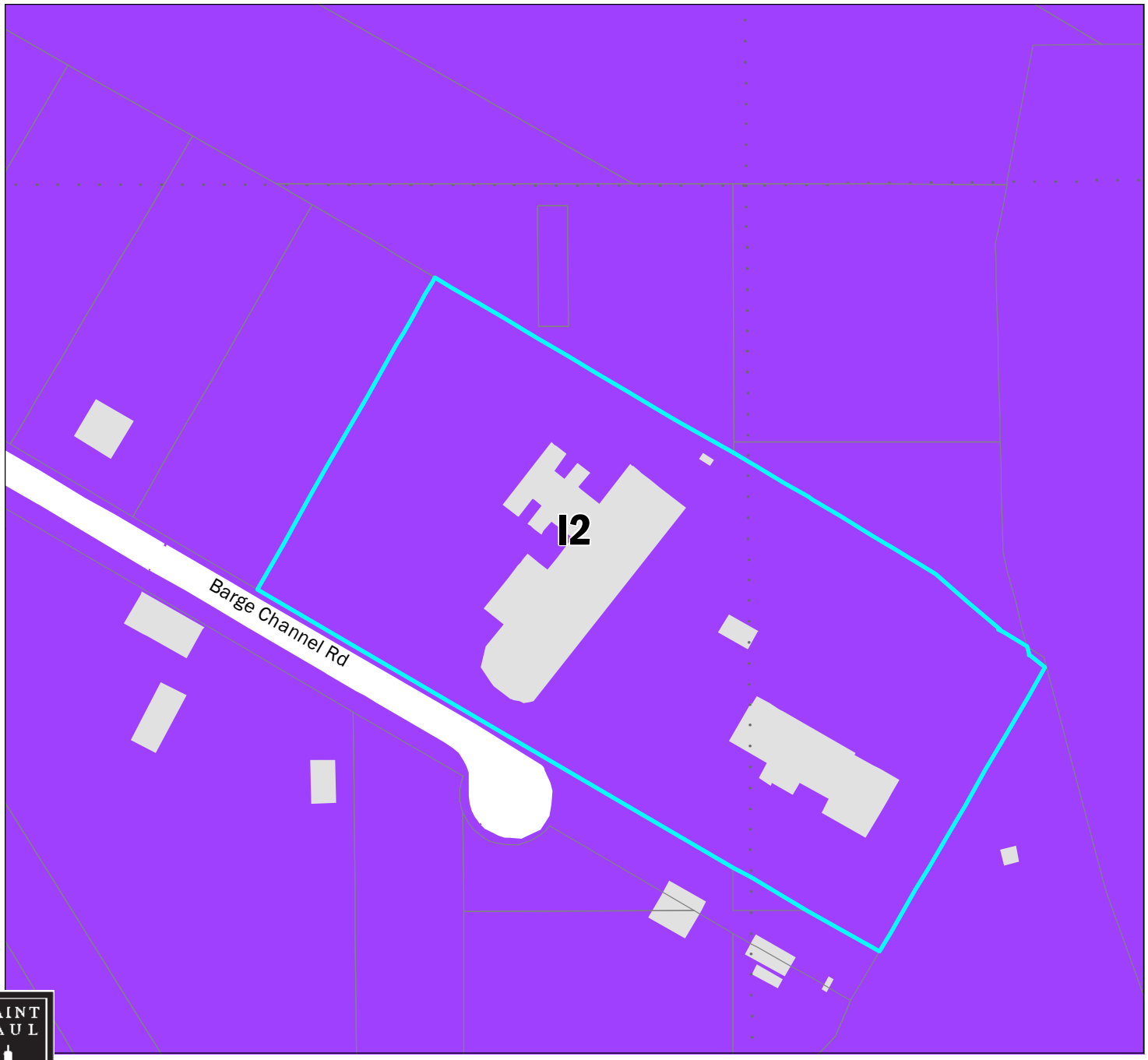
Application Type: CUP
Application Date: February 4, 2021
Planning District: 3

0 50 100 200 300 400 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

- ParcelPoly on
- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water




FILE #21-236-272 Zoning Map

# Application of Alter Logistics

Application Type: CUP
Application Date: February 4, 2021
Planning District: 3

0 50 100 200 300 400 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

- ParcelPoly on
- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction

FILE #21-236-272 Aerial Map

# Application of Alter Logistics

Application Type: CUP
Application Date: February 4, 2021
Planning District: 3

0 50 100 200 300 400 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

**Subject Parcel(s) Outlined in Blue**

ParcelPoly on