

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Contanda Terminals Boiler Building **FILE #** 18-098-490
 2. **APPLICANT:** Contanda Terminals LLC **HEARING DATE:** September 13, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 2175 Childs Road
 5. **PIN & LEGAL DESCRIPTION:** 092822110002, PORT AUTHORITY PLAT NO. 3 LOT 4 BLK 5
 6. **PLANNING DISTRICT:** 1 **PRESENT ZONING:** I2, FF
 7. **ZONING CODE REFERENCE:** §72.73; §72.74; §61.501
 8. **STAFF REPORT DATE:** September 6, 2018 **BY:** Josh Williams
 9. **DATE RECEIVED:** August 23, 2018 **60-DAY DEADLINE FOR ACTION:** October 22, 2018
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- A. **PURPOSE:** Conditional use permit for construction of a building in the flood fringe (FF) elevated on an alternative to fill
- B. **PARCEL SIZE:** 194,713 sq. ft. (approx. 4.47 acres)
- C. **EXISTING LAND USE:** Industrial (I2)
- 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:** Conditional use permits for the subject property were approved in 1999, 2001, 2005, and 2012. Records indicating industrial use of the subject property go back to at least 1967.
- 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 applicant proposes to build a new 28' x 34' (952 square feet) building elevated on an alternative to fill. The building will house two new boilers, which provide steam heat to the existing terminal facility, along with equipment and employee facilities. The site is located within the flood fringe (FF) district. Grade elevation at the project site is 700.5', and Regulatory Flood Protection Elevation at the site is 708.6'.
 2. The applicant proposes to construct the building on concrete strip footings on top of subsurface piers. Three parallel walls with openings at both ends and void space between will be built atop the footings, raising the finished floor elevation to the RPF. The walls are proposed to be constructed to the FP-3 or FP-4 wet floodproofing standards, and will allow free flow of any floodwaters through the void area between the walls.
 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 applicant has submitted a Saint Paul Flood Plain application proposing to construct the proposed building with parallel walls elevating the lowest finished floor to the RFLPA, and floodproofed to the FP-3 or FP-4 standard. As a condition of approval, the applicant should provide building and foundation plans and record of as-built condition for the proposed structure signed by a registered professional engineer or architect and verifying consistency with the requirements of §72.74(a)(1), a Saint Paul Floodplain Certification, and an Elevation Certificate.

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 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 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.* 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 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 building will be of floodproof construction, and the facility has an existing flood response plan on file with the Department of Safety and Inspections.
 - (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 parallel walls elevating the structure will be built to allow water movement through the base of the structure consistent with the direction of flow in the main channel.
 - (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:
- (n) *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 located in a large industrial area, and will not significantly alter river valley views. The project will not significantly impact air or water quality.
 - (a) *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.
 - (b) *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.
 - (c) *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.

(d) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met.

- 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. The applicant shall provide building and foundation plans and record of as-built condition for the proposed structure signed by a registered professional engineer or architect and verifying consistency with the requirements of §72.74(a)(1), a Saint Paul Floodplain Certification, and an Elevation Certificate.
 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.



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 #: 18-098490
 Fee: _____
 Tentative Hearing Date: 9-13-18
 #09282210002

APPLICANT

Name David Papst (Contanda contact) Email dpabst@contanda.com
 Address 2175 Childs Road
 City Saint Paul State MN Zip 55106 Daytime Phone 832-699-5481
 Name of Owner (if different) St. Paul Port Authority (property owner)
 Contact Person (if different) Kraig Klund (TKDA) Phone 651-292-4455

PROPERTY LOCATION

Address/Location 2175 Childs Road, Saint Paul, MN 55106
 Legal Description Lot 4, Block 5, Port Authority Plat no. 3, Ramsey County, Minnesota
 Current Zoning General Industrial
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 72, Section 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.

See Attached.

RECEIVED
 AUG 24 2018
 BY: _____

Required Site Plan is attached

Applicant's Signature

[Handwritten Signature]

Date 8-23-2018 City Agent

[Handwritten Signature]
 8/24/18

Conditional Use Permit Supporting Information Narrative

The proposed project requires a Conditional Use Permit for the following reason:

1. The proposed Boiler Building will be elevated above the Regulatory Flood Protection Elevation (RFPE) by an alternate method allowed by conditional use in the FF Flood Fringe District.

Through discussion with City staff we understand the following applicable standards and conditions will be considered when reviewing this Conditional Use Permit Application:

- Sec. 61.502 – Modify Special Conditions
- Sec. 72.74. - Standards for conditional uses in the FF Flood Fringe District
- Sec. 72.75 – Standards for all FF Flood Fringe uses.

The following discussion presents a narrative of the project and an applicant comment on applicable zoning code.

Narrative

The Contanda Terminal is a bulk liquid storage and transfer facility located at 2175 Childs Road in Saint Paul along the Mississippi River. The facility receives and loads out loads of product via barge, truck and rail car.

The purpose of the Contanda Boiler Replacement project is to provide a modernization and upgrade of two boilers used to provide steam to provide heat for the facility. It will include the construction of a small building (approx. 28' x 34') to house the new boilers. The proposed site plans and building floor plan and elevations are included with this CUP application. All building utilities with the exception of sanitary sewer will be extended to the building along an adjacent, existing pipe rack.

At the time of submitting the Site Plan Review application the applicant was informed that a Conditional Use Permit (CUP) and a Flood Plain Application would be required as this project is located in the Flood Fringe Overlay District (FF) and a Special Flood Hazard Area, Zone AE. The existing grade at the proposed boiler building location is approximately 700.5' and the RFPE is 708.6'. Because the proposed building is in close proximity to other existing structures, the use of fill to elevate the lowest floor of the structure above the RFPE is not going to be feasible. Instead, we are proposing to utilize an alternative elevation method in the form of a building foundation consisting of 3 parallel concrete walls oriented in the direction of the flow of the river that will allow flood waters to pass beneath the lowest occupied floor of the building. The building will be constructed of flood resistant materials utilizing wet flood proofing methods and in accordance with FP-3 or FP-4 of the Minnesota Building Code. Additionally, a Flood Response Plan for this facility is included with this application as part of the Flood Plain Application supporting documentation.

APPLICANT COMMENT ON APPLICABLE FF FLOOD FRINGE DIST. ZONING CODE

Sec. 61.502. – Modify Special Conditions

- (a) ...such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.**

Applicant Comment: The proposed alternative method of elevating the building's lowest floor above the RFPE is a common and accepted method of addressing potential flooding. And the proposed improvements are consistent with current use of the property. Additionally, the proposed use is consistent with the use of all surrounding properties.

Sec. 72.74. - Standards for conditional uses in the FF flood fringe district

- (a) Alternative elevation methods...**

Applicant Comment: The lowest floor of the proposed Boiler Building structure will be raised above the regulatory flood protection elevation utilizing a raised foundation system of 3 parallel walls as shown in the attached drawings (see the conceptual floor plan and elevations). The support walls will be constructed such that flood waters can pass beneath the lowest finished floor without compromising the structural integrity of the structure. The structural engineer or architect will provide a certification that the building and foundation design and as-built condition is consistent with the Minnesota Building Code and the flood factors of the area.

Sec. 72.75. - Standards for all FF flood fringe uses.

- (a) Developments not to affect hydraulic capacities.**

Applicant Comment: The proposed project is located within the flood fringe and not in the floodway. No filling will take place within the floodway or flood fringe. The floodway is the part of the floodplain necessary to allow passage of 100-year flood waters without increasing the water surface and where velocities of flowing floodwaters are of concern. Additionally, there will be no net fill within the flood fringe for the project and there will be no effect on the hydraulic capacities of the channel.



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
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Visit our Web Site at www.stpaul.gov/dsi

(2018-01)

FLOODPLAIN APPLICATION

SAINT PAUL LEGISLATIVE CODE CHAPTER 72
AND THE
NATIONAL FLOOD INSURANCE PROGRAM

This is an application for a floodplain permit addendum. Its purpose is to convey requirements for projects in the floodplain in accordance with the National Flood Insurance Program (NFIP). The NFIP aims to reduce the impact of flooding on private and public structures. It does so by providing affordable insurance to property owners and by encouraging communities to adopt and enforce floodplain management regulations that meet minimum floodplain standards. These efforts help mitigate the effects of flooding on new and improved structures. This application is a tool to ensure that the minimum standards are met.

As a participant in the NFIP, under 44 CFR 60.3(a)(2) Saint Paul is required to ensure, prior to issuing a building or grading permit for a development in the "Special Flood Hazard Area," that an Applicant is in compliance with local and NFIP regulations. As defined in Section 60.205 of the City of Saint Paul Zoning Code, developments in the floodplain include any change in the use or appearance of any structure or land including, but not limited to, structural changes to buildings or alterations to the shore or bank of a body of water. Site plan review is necessary for any development in the floodplain regardless of the change. Flood maps can be reviewed at the City of Saint Paul Department of Safety and Inspections zoning office or online at the FEMA website (www.fema.gov).

INSTRUCTIONS: The applicant completes **Sections I, III, IV, VIII, and IX** of this form with contact information, description of the proposed activity and flood proofing to be implemented, and professional certification. City staff reviews the submission and completes **Sections II, V, VI, and VII**, determining whether or not additional information is required such as a Flood Response Plan or an Elevation Certificate. Staff will make a final determination after all required pre-construction information has been submitted.

SECTION I - APPLICANT CONTACT INFORMATION

Applicant Name: Constanda Terminals
Phone Number: 832-699-4089
Email: fduplantis@constanda.com
Address: 175 Childs Rd.

Owner (if different): St. Paul Port Authority
Phone Number: 651-204-6221
Email: KLS@SPPA.COM
Address: 380 St. Peter Street
St. Paul, MN 55102

Applicant Signature: [Signature]

Date: 8-23-2018

SECTION II - COMMUNITY OFFICIAL RESPONSIBLE FOR FLOODPLAIN MANAGEMENT ACTION/DETERMINATION

FP#: _____ SR#: _____

Special Flood Hazard Area: Zone A Zone AE Other Flood Hazard Area: Zone X

- The proposed development is in conformance with applicable floodplain standards.
Floodplain permit addendum is approved conditioned on receiving as-built certificates.
- The proposed development is not in conformance with applicable floodplain standards (explanation attached).
Floodplain permit addendum is denied.
- The proposed development is not within SFHA, is not a substantial improvement, or is a historic structure.
Floodplain permit addendum is not required.

Name: _____ Title: _____

Signature: _____ Date: _____

SECTION III - PROPOSED ACTIVITY

Staff Use Only: FP#: _____ SR#: _____

Property Address/Location:

Structural Development

- Addition/Alteration*
 Rehabilitation/Repair*
 Demolition

- New Structure (§60.205)
 With a roof and a wall
 Attached to utilities
 Gas or liquid storage tanks
 Other
 Accessory Structure
 Minimal investment? Yes No
 Less than 500 square feet? Yes No

Other Development

- Grading and/or paving
 Drainage improvement
 Linear construction (e.g. street)
 Watercourse alteration

Material/equipment storage? Yes NoHistoric Structure? Yes No

Any structural change to a nonconforming structure that increases the potential for flood damage to the structure or use shall be protected to the regulatory flood protection elevation using any allowable fill method. If the improvement is determined to be substantial, the building addition must meet the requirements for the Flood Way or Flood Fringe Overlay Districts. If the substantial improvement includes the interior of the existing nonconforming structure, this structure must meet the requirements of these Overlay Districts as well. (City of Saint Paul Ordinance 72.41)

*Is the proposed development activity less than 50% of value prior to construction? Yes No

If yes, what is the estimated market value of the structure? _____

SECTION IV - REQUIRED FLOOD PROOFING (to be completed before or with Building Permit application)

City of Saint Paul Ordinance 72.74: "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 side; 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". Additional standards apply.

Is structure elevated on fill? Yes No

If no, what is the proposed alternative elevation method?

- Tuck-under garage Parallel walls Other (describe here):

Under **44 CFR 60.3(a)(3)** and **44 CFR 60.3(d)(1)**, the City of Saint Paul shall "review all permit applications to determine whether proposed building sites will be reasonably safe from flooding." To facilitate this review, the designer **must** submit certification satisfying requirements as shown in Figure 1 of *FEMA Technical Bulletin 10-01*. See Section VIII at the end of this application for certification form.

Is any area of the structure below the Regulatory Flood Protection Elevation (RFPE)? Yes NoIf yes, provide evidence of conformance with *FEMA Technical Bulletin 10-01*.

Structural flood proofing method:

- Dry flood proofing (FP-1 or FP-2)
 Wet flood proofing (FP-3 or FP-4)
 Other method(s) (describe here):

Please provide a completed **MT-1 form** if applicant is requesting from DHS-FEMA a Letter of Map Revision Based on Fill (LOMR-F), Conditional LOMR-F, or Letter of Map Amendment (FW District).

SECTION V - FLOOD INSURANCE RATE MAP (FIRM)

Staff Use Only: FP#: _____ SR#: _____

Consult FEMA Map Service Center at <https://msc.fema.gov>

FIRM No. 27123C: _____ Effective Date: _____

Special Flood Hazard Area: Zone A Zone AE Other Flood Hazard Area: Zone X

Floodplain Management Overlay District: FF Flood Fringe FW Flood Way

City of Saint Paul Ordinance 72.16: *Decisions on floodway and flood fringe overlay district boundaries shall be based on the regional flood profile; examination of the floodway delineation on the flood insurance rate map and other supporting technical data in the flood insurance study as adopted in section 72.15, and the ground elevations that existed on the site on the date of the first National Flood Insurance Program map, dated February 9, 1973, showing the area in the floodplain.*

Flood Insurance Study (FIS) cross-section: D

Base Flood Elevation (BFE*): 706.6' feet (NGVD) *If Zone A, describe on separate sheet how BFE was derived

Regulatory Flood Protection Elevation (RFPE): 708.6' feet (NGVD) Use Ramsey County FIS Table 4, 'With Floodway' column

SECTION VI - SUPPLEMENTAL REVIEWS FOR SITE PLAN

City of Saint Paul Ordinance 72.22: *A site plan shall be submitted to and approved by the planning commission in accordance with section 61.402 before a permit is issued for any development on property wholly or partially located within the floodplain management overlay districts. The site plan shall include the regulatory flood protection elevation; the proposed elevation of fill; the proposed elevation of the lowest floor of new structures, altered structures and additions to existing structures; and the proposed elevation to which structures will be floodproofed.*

Is a **Conditional Use Permit** required? (Department of Planning and Economic Development) Yes No

If yes, has a Flood Response Plan (FRP) been submitted? Yes No

If yes, has it been accepted? Yes Date: _____

Is a **No-Rise Certificate** required? (for projects in FW District) Yes No

If yes, has a No-Rise analysis been submitted? Yes No*

If yes, has it been accepted? Yes Date: _____

Is a **Levee Permit** required? (Department of Public Works) Yes No

If yes, has a levee analysis been submitted? Yes No*

SECTION VII - REQUIRED ADDITIONAL MATERIALS

Site Plan Review

- Conditional Use Permit
- Flood Response Plan
- No-Rise analysis*
- Levee Permit*
- Other:

Building Permit

- FEMA TB 10-01
- MT-1 form
- Other:

Final Certificate of Occupancy

- Elevation Certificate
- Floodplain Certificate

**If required, must be submitted prior to Site Plan Review*



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
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(2018-01)

FLOODPLAIN CERTIFICATION

SAINT PAUL LEGISLATIVE CODE CHAPTER 72
AND THE
NATIONAL FLOOD INSURANCE PROGRAM

SECTION VIII - PROFESSIONAL CERTIFICATION

Staff Use Only: FP#: _____ SR#: _____

Project Name and Address:

I, _____ certify that the design for the aforementioned development is reasonably safe from flooding and in accordance with accepted professional practices.

Signature: _____ Date: _____

Title: _____ Type of License: _____

License Number: _____

License Expiration Date: _____

Address: _____

Phone Number: _____

Professional Seal

SECTION IX - AVAILABLE TECHNICAL BULLETINS (as of October 2008)

Technical Bulletin 0 – User’s Guide to Technical Bulletins

Provides a list of available technical bulletins, a key word/subject reference index for all of the bulletins, and information about how to obtain copies of the bulletins.

Technical Bulletin 1, 2008 – Openings in Foundation Walls and Walls of Enclosures

Provides guidance on the NFIP regulations concerning the requirements for openings in foundation walls for buildings with enclosures below the base flood elevation (BFE) and located in Special Flood Hazard Areas (SFHAs) shown on Flood Insurance Rate Maps (FIRMs) as Zones A, AE, A1-A30, AR, AO, and AH.

Technical Bulletin 2, 2008 – Flood Damage Resistant Materials Requirements

Provides guidance on the NFIP regulations concerning the required use of flood-damage resistant construction materials for building components located below the BFE in SFHAs in both A and V zones.

Technical Bulletin 3-93 – Non-residential Floodproofing – Requirements and Certification

Provides guidance on the NFIP regulations concerning watertight construction and the required certification for floodproofed non-residential buildings in Zones A, AE, A1-A30, AR, AO, and AH whose lowest floors are below the BFE.

Technical Bulletin 4-93 – Elevator Installation

Provides guidance on the NFIP regulations concerning the installation of elevators below the BFE in SFHAs in both A and V zones.

Technical Bulletin 6-93 – Below-Grade Parking Requirements

Provides guidance on the NFIP regulations concerning the design of below-grade parking garages beneath buildings located in Zones A, AE, A1-A30, AR, AO, and AH.

Technical Bulletin 7-93 – Wet Floodproofing Requirements

Provides guidance on the NFIP regulations concerning wet floodproofing of certain types of structures located in Zones A, AE, A1-A30, AR, AO, and AH.

Technical Bulletin 10-01 – Ensuring that Structures Built on Fill in or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding

Provides regulatory and technical guidance concerning the construction of buildings with various types of foundations, including basements, in areas removed from the SFHA through the placement of fill and in areas near the SFHA.

Technical Bulletin 11-01 – Crawlspace Construction for Buildings Located in Special Flood Hazard Areas

Provides interim guidance on minimum NFIP requirements as well as best practices for crawlspace construction in SFHAs.

FLOOD RESPONSE PLAN

Revision 02

Crisis Management Plan General Procedures

FLOOD

Definitions:

Flood Advisory – nuisance flooding is occurring or imminent. A Flood Advisory may be upgraded to a Flash Flood Warning if flooding worsens and poses a threat to life and property.

Flash Flood Watch – flooding is possible. Stay tuned to NOAA radio. Be prepared to evacuate. Tune to local radio and television stations for additional information.

Flash Flood Warning – flooding is already occurring or will occur soon. Take precautions at once. Be prepared to go to higher ground. If advised, evacuate immediately.

Flooding that may occur will be strictly local, dependent on the local drainage capacity. Of greatest concern is the proper management of the containment and collection basins.

Facility Preparation

- 1.) Precautions must be taken to ensure that the water level in the tank containment areas does not rise higher than the level of contents of any tank, causing the tank to become buoyant and lift from its foundation. **Note:** The condition of collected water must meet the requirements of the Storm Water Pollution Prevention Plan for discharge.

The majority of tanks are located within a secondary containment system. Where the potential exists for floodwaters to breach the containment wall/berm, the following actions may be taken to prevent tanks from floating off of their foundations due to high water conditions:

- Manways can be removed from empty tanks to allow them to fill with floodwaters
 - Water may be added to a tank
 - Product can be transferred from tank to tank to provide sufficient product levels in a tank to prevent it from floating off of its foundation. Product transfers may only be performed with the customer's consent. Where a customer has only one tank, it may not be possible to take any action as their product may not be compatible with any other products in the facility.
- 2.) Water levels must be prevented from reaching dry chemical storage, or the dry materials must be elevated to a safe level.
 - 3.) Emergency flood-proofing options:
 - Build walls around doors and buildings with sandbags
 - Construct a double row of walls with boards and posts to create a "crib," then fill the crib with soil.
 - Construct a single wall by stacking small beams or planks on top of each other
 - Empty all trash and construction dumpsters; secure to prevent floatation.
 - 4.) Acquire plastic wrap, duct tape, rope, etc. to secure and protect critical equipment.

- 5.) The following equipment shall be moved to a higher location if possible:
 - Fax Machines, Copiers, Computers, etc.
 - Motors, pumps, compressors, etc.
 - Maintenance equipment including grinders, power tools, etc.
 - Extra supplies – valves, spill control equipment, etc.
 - Heavy Machinery – track mobiles, forklifts, front-end loaders, etc.
 - Storage totes and drums
 - Any treatment chemicals, drums of product/cleaners, paint, etc.
- 6.) As the flood approaches, the planning and scheduling of raw materials and customer pick-ups will be reviewed and adjusted so as to minimize the amounts of potentially hazardous materials on site. This action is appropriate to insure that all bulk storage tanks have adequate levels to survive a flood (refer to item no. 1 above).
- 7.) Railcars shall be removed from the site if possible. If not possible, then disconnect all lines and secure the railcars as you would for shipment.
- 8.) Tank trucks shall be removed from the site if possible. If not possible, then disconnect all lines and secure the trucks as you would for shipment.
- 9.) All loose tools and equipment shall be returned to its proper storage.
- 10.) All debris shall be removed.
- 11.) All hoses shall be disconnected, capped and/or removed. Hoses shall be coiled and stored.
- 12.) Empty all drip pans into approved waste storage containers and secure.
- 13.) If possible, dispose of any samples. Move remaining samples to higher ground in a secure area.
- 14.) Secure vessels or tanks as required (pumps and agitators off and valves closed).
- 15.) Drain and blow down all product lines.
- 16.) Secure loose items (i.e., drums, pallets, etc.).
- 17.) Secure all gas cylinders and cap those that are not in use. Remove any obsolete cylinders from the facility if possible.
- 18.) Nitrogen padding systems shall be maintained where applicable.
- 19.) Fire extinguishers shall be collected and stored.
- 20.) Tape all windows. Close, tape and sandbag all doors to all buildings, trailers, etc.

Office Preparation

Note: This section also applies to any similar equipment in the facility area.

- 1.) Acquire plastic wrap and duct tape.
- 2.) Remove personal items.
- 3.) Back-up computer files.
- 4.) Turn off and unplug power (not network line) from computer and other electronic equipment.
- 5.) Make preparations to turn off and disconnect the phone system. Make alternative communications arrangements off-site.
- 6.) Protect all electronic equipment (i.e., wrap computers in plastic) and move to higher ground (i.e., top of desks).
- 7.) Box all critical information (files, drawings, books, etc.), place in side plastic bags, seal closed with duct tape and place on top of desks or higher elevations in secure building or move offsite.
- 8.) Tape all windows. Close, tape and sandbag all office doors.

General

- 1.) Consider the need for backup systems and obtain as necessary prior to the event:
 - Portable pumps to remove flood water
 - Alternate power sources such as generators or gasoline-powered pumps
 - Battery-powered emergency lighting
- 2.) Verify home, cell and destination phone numbers of employees, customers and vendors. Terminal Manager or other designated person and any other appropriate parties should take a copy of these phone numbers to an off-site location.
- 3.) Review plans for return to work (weather information, announcements, etc.).
- 4.) Secure all security gates to the facility.

After the Flood

- 1.) Contact the Terminal Manager or other designated person and HSEQ Department for guidance/instruction.
- 2.) If the power is lost during a flood, all breakers should be shut off.
 - Check for damages in and around the facility.
 - Obtain the services of a certified electrician.
 - Once the power supplies are back on, turn on breaker for lights and A/C or heat if required.
 - With lights and A/C or heat now on, check again for damages.
 - If no other damage is observed, turn the rest of breakers on.

- 3.) Document all damages.
- 4.) Perform safety and housekeeping audit; ensure corrective actions are performed.
- 5.) The general procedures for all equipment are as follows:
 - Remove all the cover sheets used to cover the equipment and store them properly in the designated area.
 - Plug in equipment that was unplugged and switch power to on.
 - If the equipment needs gas, turn the valves on for gas supply.

NOTE: Personnel should assume that anything touched by floodwater is contaminated. Mud left by floodwater can contain chemicals from sources as varied as your garden chemicals to a neighboring facilities product. It is important to decontaminate everything touched by floodwaters as quickly as possible. Always wash your hands with soap and clean water after working in the area.

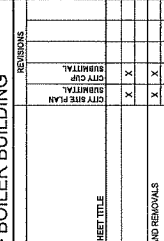
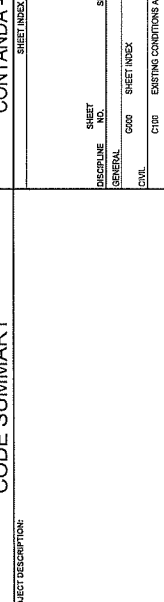
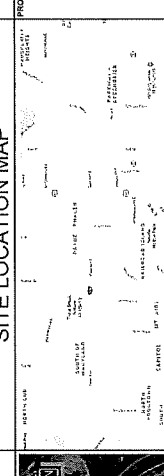
BOILER BUILDING

SITE PLAN SUBMITTAL

CONTANDA TERMINALS LLC

ST. PAUL, MINNESOTA

NOT FOR CONSTRUCTION

| PROJECT INFORMATION | SITE LOCATION MAP | CODE SUMMARY | REVISIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|-----------|-------------|----------------|-----------|---------|---------|---|---|-------|--|---|---|---------------|-----------------------------------|---|--|------------|--|--|--|------------|--|--|--|------------|--|--|--|--|
|   <p>PROJECT INFORMATION</p> <p>OWNER REPRESENTATIVE: NAME: SCOTT KING PHONE: 612.254.9428 (C) FAX: 612.254.9428 (C) EMAIL: sking@contanda.com</p> <p>DESIGN BLDG CONTRACTOR: NAME: PIONEER POWER (PIONEER POWER) PHONE: 651.448.8661 (C) EMAIL: mhair@pioneerpower.com</p> <p>DESIGN TEAM: ANDY KOSBIE PROJECT MANAGER (T/DA) PHRAG KLING PROJECT MANAGER (T/DA) PHONE: 651.292.4155 (C) EMAIL: mp.kling@tkda.com</p> <p>CRUIS COLL PROJECT MANAGER (T/DA) PHONE: 651.292.4533 (C) EMAIL: mcoll@tkda.com</p> <p>STEVE OLIVER PROJECT MANAGER (T/DA) PHONE: 651.490.8564 (C) EMAIL: stoliver@tkda.com</p> <p>ROBERT BELLE PROJECT MANAGER (T/DA) PHONE: 651.292.4518 (C) EMAIL: rbelle@tkda.com</p> | <p>PROJECT DESCRIPTION:</p>  | <p>CONTANDA - BOILER BUILDING</p> <table border="1"> <thead> <tr> <th>SHEET NO.</th> <th>SHEET TITLE</th> <th>CITY SITE PLAN</th> <th>SUBMITTAL</th> </tr> </thead> <tbody> <tr> <td>GENERAL</td> <td>GENERAL</td> <td>X</td> <td>X</td> </tr> <tr> <td>CIVIL</td> <td>EXISTING CONDITIONS AND REMOVALS GRAVING AND EROSION CONTROL PLAN SITE PLAN UTILITIES PLAN CIVIL DETAILS</td> <td>X</td> <td>X</td> </tr> <tr> <td>ARCHITECTURAL</td> <td>CONCEPTUAL FLOOR PLAN & ELEVATION</td> <td>X</td> <td></td> </tr> <tr> <td>STRUCTURAL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MECHANICAL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ELECTRICAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | SHEET NO. | SHEET TITLE | CITY SITE PLAN | SUBMITTAL | GENERAL | GENERAL | X | X | CIVIL | EXISTING CONDITIONS AND REMOVALS GRAVING AND EROSION CONTROL PLAN SITE PLAN UTILITIES PLAN CIVIL DETAILS | X | X | ARCHITECTURAL | CONCEPTUAL FLOOR PLAN & ELEVATION | X | | STRUCTURAL | | | | MECHANICAL | | | | ELECTRICAL | | | | |
| SHEET NO. | SHEET TITLE | CITY SITE PLAN | SUBMITTAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL | GENERAL | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CIVIL | EXISTING CONDITIONS AND REMOVALS GRAVING AND EROSION CONTROL PLAN SITE PLAN UTILITIES PLAN CIVIL DETAILS | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| MECHANICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



PIONEER POWER, INC.
A T/DA OF TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com



PIONEER POWER, INC.
MECHANICAL CONTRACTORS

CONTANDA

CONTANDA BOILER BUILDING

ALL CONTRACTORS AND SUBCONTRACTORS SHALL
REVIEW THIS DRAWING FOR CONFLICTS AT THE
BUILDING ANCHOR SITE

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

NOT FOR CONSTRUCTION

| NO. | DATE | ISSUE RECORD |
|-----|----------|------------------|
| 1 | 08/25/18 | CFR SUBMITTAL |
| 2 | 07/27/18 | SITE PLAN REVIEW |

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 PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Benjamin R. Kline*
PRINTED NAME: BENJAMIN R. KLINE
LIC. NO.: 45855

DATE: 7/27/18

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



DESIGNED: [] DRAWN: [] CHECKED: [] ANK: []

EXISTING CONDITIONS AND REMOVALS PLAN

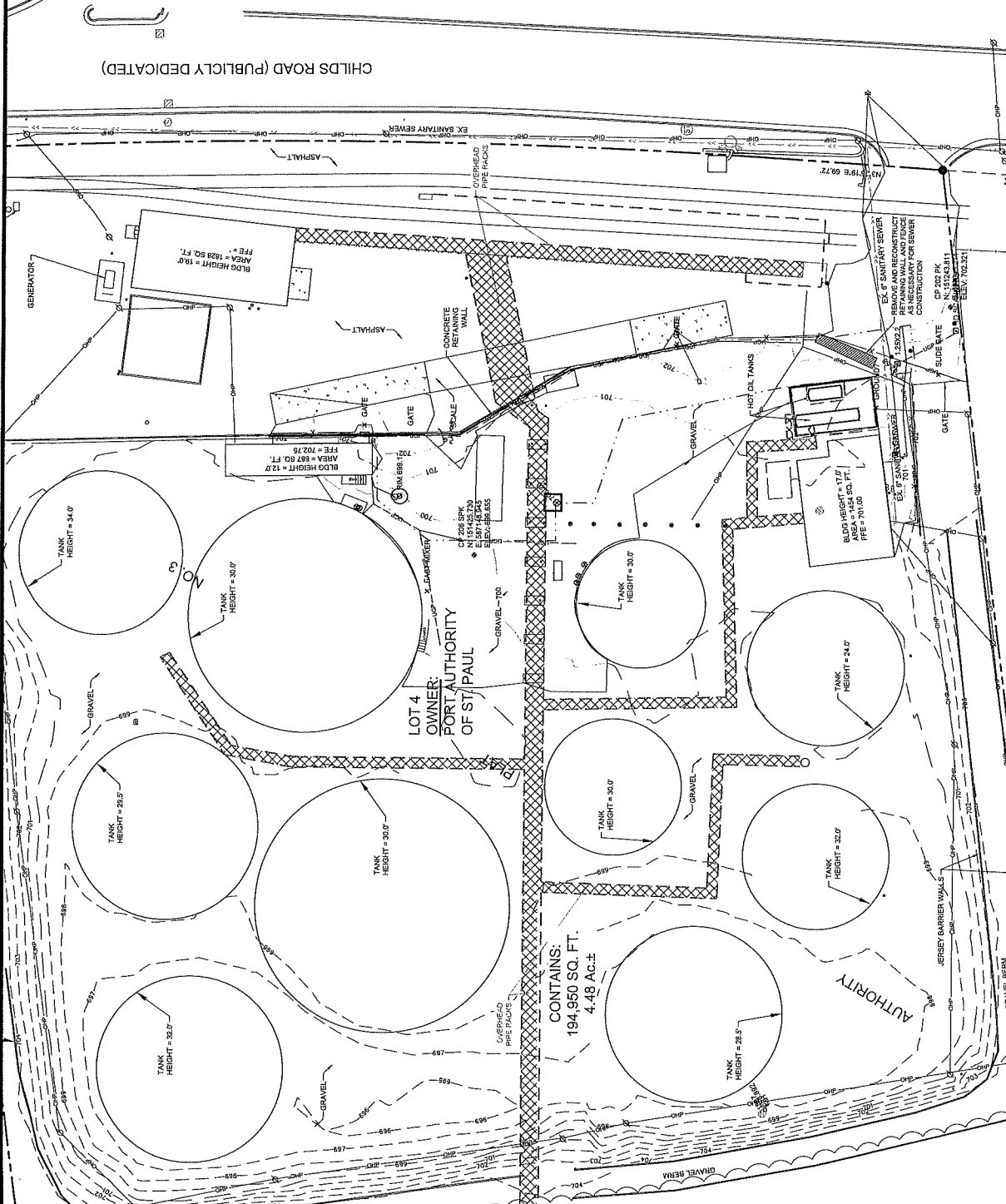
C100
18945.000

- NOTES:
- EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE, INCLUDING FENCE REMOVAL.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES THROUGH Gopher State Utility Locating, Inc. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL UTILITY LOCATES.
 - THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY. RESPECTIVE UTILITY COSTS FOR DISCONNECTION, REMOVAL, AND/OR RELOCATION OF EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALLOW FOR EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
 - IF UTILITY SERVICES MUST BE INTERRUPTED, THE CONTRACTOR SHALL COORDINATE THAT SHUTDOWN TO MAINTAIN FACILITIES. COORDINATE SHUTDOWN AT LEAST ONE WEEK IN ADVANCE WITH THE ENGINEER AND TERMINAL MANAGER.
 - THE OWNER HAS THE RIGHT TO REMOVE ALL ITEMS REMOVED IF OWNER CONSENTS. RIGHTS THEN ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE OWNER UNLESS OTHERWISE SHOWN AT NO EXTRA COST TO THE OWNER.
 - A CLEAN, FULL DEPTH, STRAIGHT EDGE SHALL BE SAWCUT BETWEEN ALL CONCRETE AND ASPHALT SURFACES TO REMAIN. CONCRETE AND ASPHALT SURFACES TO REMAIN SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.
 - MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES COVERS AND GRATES REMAINING IN PLACE SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.

LEGEND:

- OVERHEAD PIPE RACK
- CONCRETE SURFACE
- EXISTING CONTOUR
- EXISTING FENCE
- RIGHT OF WAY / PROPERTY LINE
- CONSTRUCTION LIMITS

SCALE IN FEET: 0 10 20 30



CONTAINS:
194,950 SQ. FT.
4.48 AC.±

CHILDS ROAD (PUBLICLY DEDICATED)

LOT 4
OWNER:
PORT AUTHORITY
OF ST. PAUL

REMOVE AND RECONSTRUCT
EXISTING CONSTRUCTION AS NECESSARY FOR SEWER
CONSTRUCTION

EX. 1" SANITARY SEWER
REMOVE AND RECONSTRUCT
AS NECESSARY FOR SEWER
CONSTRUCTION

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AS NECESSARY FOR SEWER
CONSTRUCTION



PIONEER POWER, INC.
MECHANICAL CONTRACTORS

CONTANDA

**CONTANDA
BOILER BUILDING**

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL INFORMATION FOR ACCURACY AT THE BUILDING AND/OR SITE

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

NOT FOR CONSTRUCTION

| NO. | DATE | ISSUE RECORD |
|-----|----------|--------------|
| 1 | 07/27/18 | ISSUE RECORD |
| 2 | 07/27/18 | ISSUE RECORD |
| 3 | 07/27/18 | ISSUE RECORD |
| 4 | 07/27/18 | ISSUE RECORD |
| 5 | 07/27/18 | ISSUE RECORD |
| 6 | 07/27/18 | ISSUE RECORD |
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| 10 | 07/27/18 | ISSUE RECORD |
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| 16 | 07/27/18 | ISSUE RECORD |
| 17 | 07/27/18 | ISSUE RECORD |
| 18 | 07/27/18 | ISSUE RECORD |
| 19 | 07/27/18 | ISSUE RECORD |
| 20 | 07/27/18 | 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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DESIGNED BY: *R. J. ...*
PROJECT NAME: KOLA GRANDE
L.C. NO.: 43955
DATE: 07/27/18
444 Cedar Street, Suite 1500
St. Paul, MN 55101
651.292.4400
kda.com



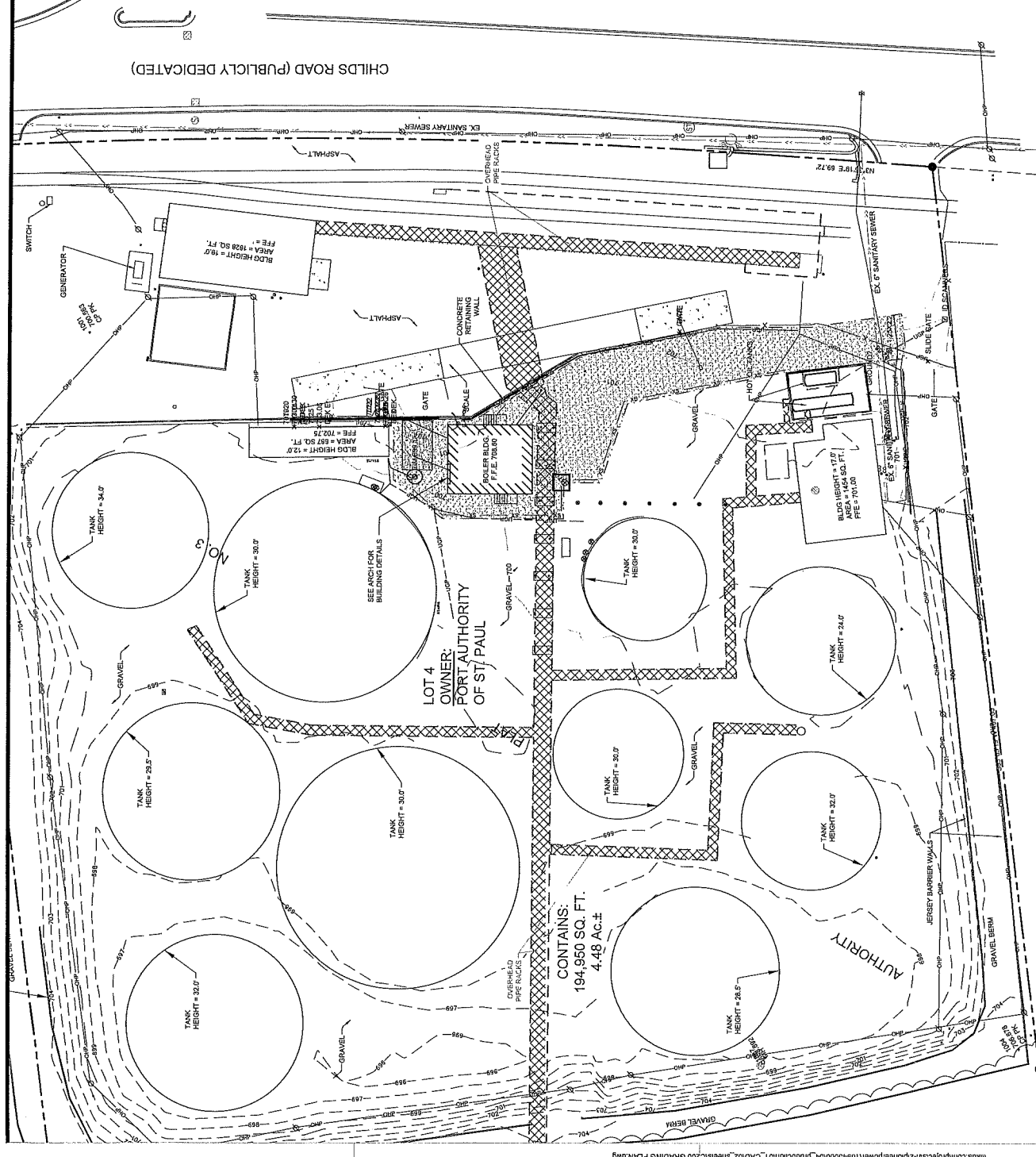
TKDA
DESIGNED
DRAWN
CHECKED
DATE

**GRADING AND
EROSION CONTROL
PLAN**

C200
16945.000

- NOTES:**
- THE CONTRACTOR SHALL STAGE CLEARING AND GRADING OF DISTURBED AREA TO THE MINIMUM REQUIRED FOR NECESSARY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN EXISTING VEGETATION TO THE MAXIMUM EXTENT POSSIBLE. REMOVE VEGETATION, OR OTHERWISE DISTURB, ONLY THE AREAS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CALL PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL UTILITY LOCATES.
 - CONTOURS AND ELEVATIONS SHOWN REPRESENT EXISTING CONDITIONS. THE CONTRACTOR SHALL ADJUST ALL EXISTING CATCH BASIN AND MANHOLE CASTINGS, VALVE BOXES AND OTHER STRUCTURES TO MATCH THEM ELEVATIONS.

- LEGEND:**
- OVERHEAD PIPE RACK
 - ROCK CONSTRUCTION ENTRANCE SEE DETAIL 2C200
 - EXISTING CONCRETE SURFACE
 - 6" OF AGGREGATE SURFACING
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING FENCE
 - SILT FENCE (SEE DETAIL 2C200)
 - RIGHT OF WAY / PROPERTY LINE
 - CONSTRUCTION LIMITS





CONTANDA

CONTANDA BOILER BUILDING

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LOCATIONS AT THE BUILDING AND/OR SITE.

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

NOT FOR CONSTRUCTION

| NO. | DATE | DESCRIPTION | ISSUE RECORD |
|-----|----------|------------------|--------------|
| 1 | 06/23/18 | CDP SUBMITTAL | |
| 2 | 07/27/18 | SITE PLAN REVIEW | |

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Kevin M. ...*
PROFESSIONAL ENGINEER
LIC. NO.: 43935
DATE: 07/27/18

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



DESIGNED: [] DRAWN: [] CHECKED: [] AMK

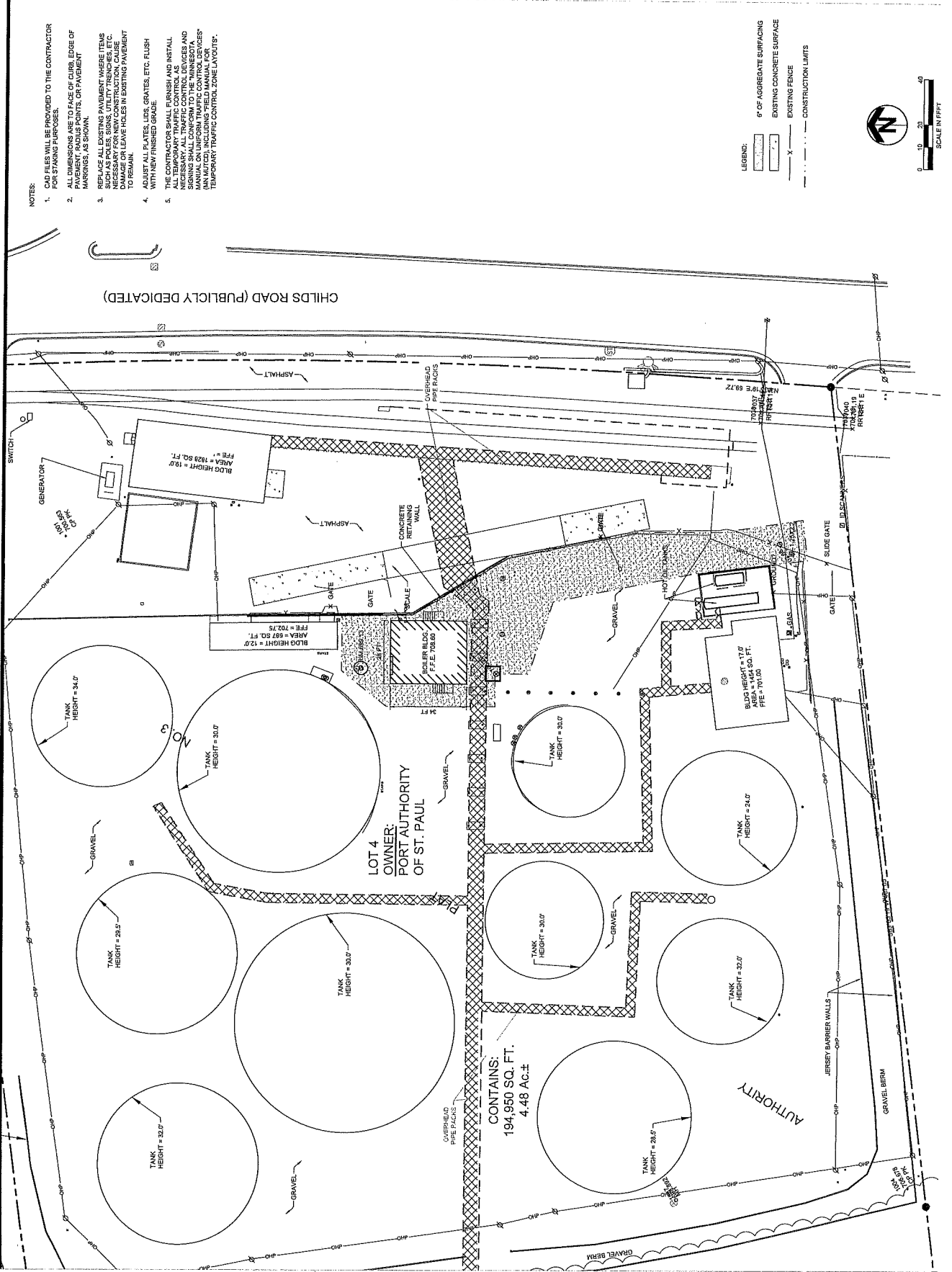
SITE PLAN

C300

16945.000

- NOTES:
1. CAD FILES WILL BE PROVIDED TO THE CONTRACTOR FOR MARKING PURPOSES.
 2. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, SIDEWALKS, CURBS, OR FACILITY MARKINGS, AS SHOWN.
 3. REPLACE ALL EXISTING PAVEMENT WHERE ITEMS SUCH AS POLES, SIGNS, UTILITY TRENCHES, ETC. ARE LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OR DAMAGE TO EXISTING PAVEMENT TO REMAIN.
 4. ADJUST ALL PLATES, LIDS, GRATES, ETC. FLUSH WITH NEW FINISHED GRADE.
 5. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY TRAFFIC CONTROL AS SHOWN. ALL SIGNING SHALL CONFORM TO THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND ALL SIGNING SHALL CONFORM TO THE "MINNESOTA TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS".

- LEGEND:
- 9" OF AGGREGATE SURFACES
 - EXISTING CONCRETE SURFACE
 - EXISTING FENCE
 - CONSTRUCTION LIMITS





CONTANDA

CONTANDA
BOILER BUILDING

- NOTES:
- UNDERGROUND UTILITIES ARE BASED ON A TOPOGRAPHIC SURVEY CONDUCTED IN 2013, WITH SUPPLEMENTAL SURVEY INFORMATION MAY 21, 2018. WITH SUPPLEMENTAL SURVEY INFORMATION, THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE UTILITIES IN SERVICE OR ABANDONED ARE SHOWN.
 - LOCATIONS OF EXISTING UTILITIES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT ALL UTILITIES.
 - ADJUST ALL PLATES, LIDS, GRATES, CASTINGS, ETC FLUSH WITH NEW FINISHED GRADES.
 - COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS FOR UTILITY INSTALLATION AND TESTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BYPASS PUMPING.
 - THE CONTRACTOR SHALL COMPLETE AN AS-BUILT SURVEY UPON COMPLETION OF PROJECT. THE SURVEY SHALL INCLUDE TYPE, SIZE, LENGTH AND HORIZ. AND VERT. LOCATIONS OF PIPES AND DRAINAGE STRUCTURES.
 - EXISTING SANITARY SEWER SYSTEM ON SITE AND CITY OF ST. PAUL SYSTEMS NEED TO BE VERIFIED.

| MPH | SIZE | DETAIL | CASTINGS | NOTES |
|------|------|--------|----------|--|
| SMH1 | 48" | SC2500 | NEWMAN | CONSTRUCT OVER EXISTING SANITARY SEWER |
| SMH2 | 48" | SC2500 | NEWMAN | CONSTRUCT OVER EXISTING SANITARY SEWER |
| SMH3 | 48" | SC2000 | NEWMAN | CONSTRUCT OVER EXISTING SANITARY SEWER |

THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL UTILITIES AND STRUCTURES AT THE BUILDING AND/OR SITE.

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

NOT FOR CONSTRUCTION

| NO. | DATE | DESCRIPTION | ISSUE RECORD |
|-----|----------|------------------|--------------|
| 1 | 02/20/18 | CLIP SUBMITTAL | |
| 2 | 02/27/18 | SITE PLAN REVIEW | |

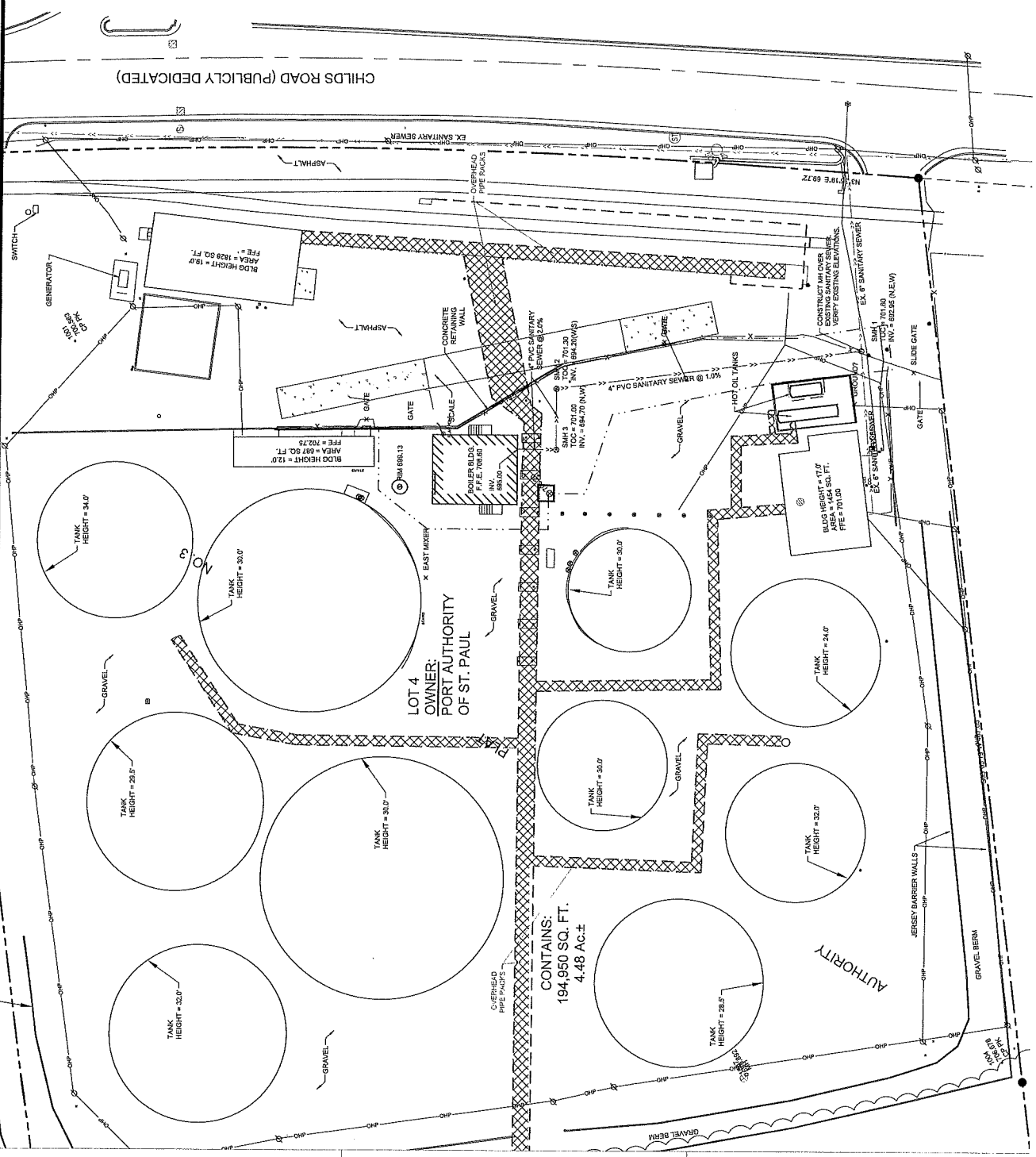
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 02/27/18
 PRINTED NAME: JASON BLANK
 U.C. NO.: 43885
 444 Cedar Street, Suite 1500
 Saint Paul, MN 55101
 651.292.4400
 tkda.com

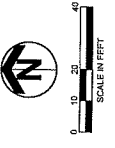
TKDA
 DESIGNER: JWB/AM
 CHECKED: AMK

UTILITY PLAN

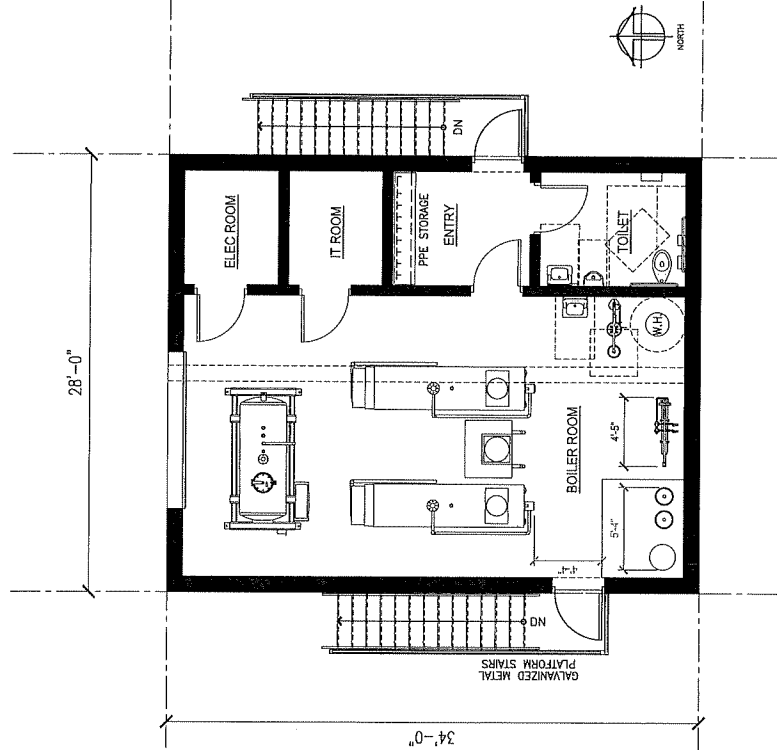
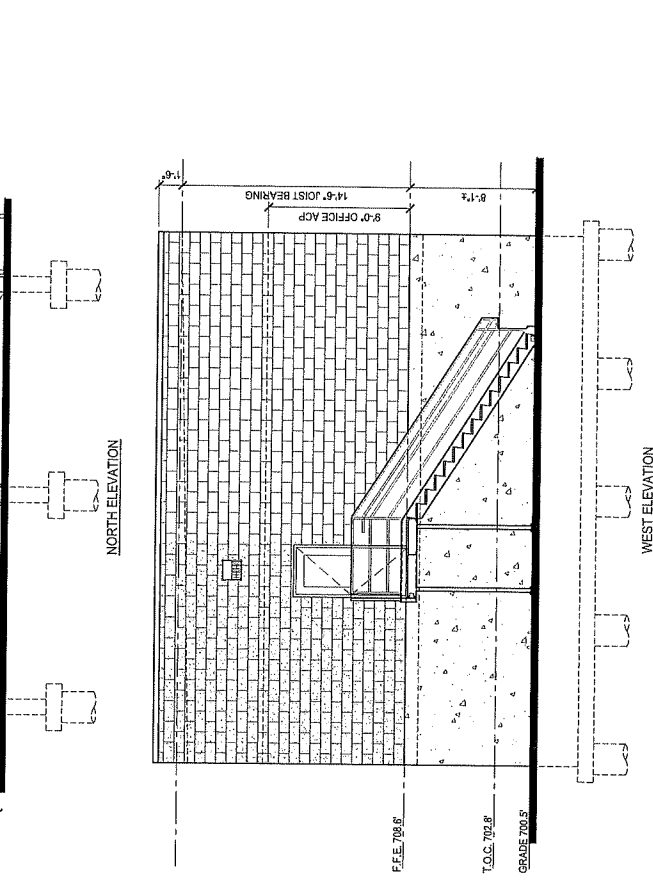
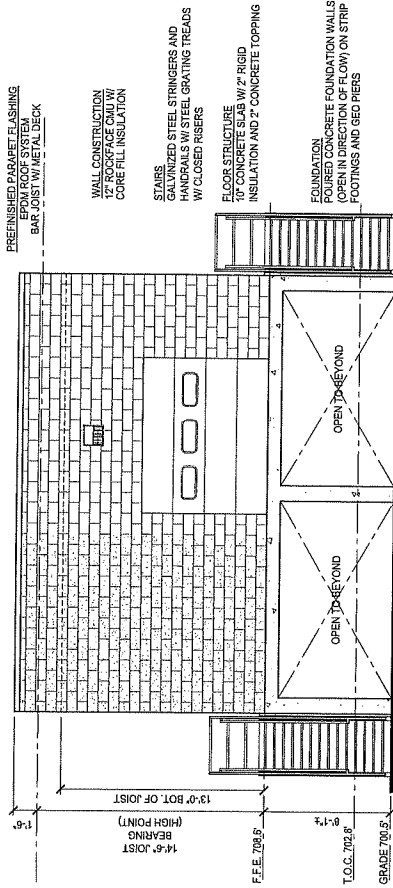
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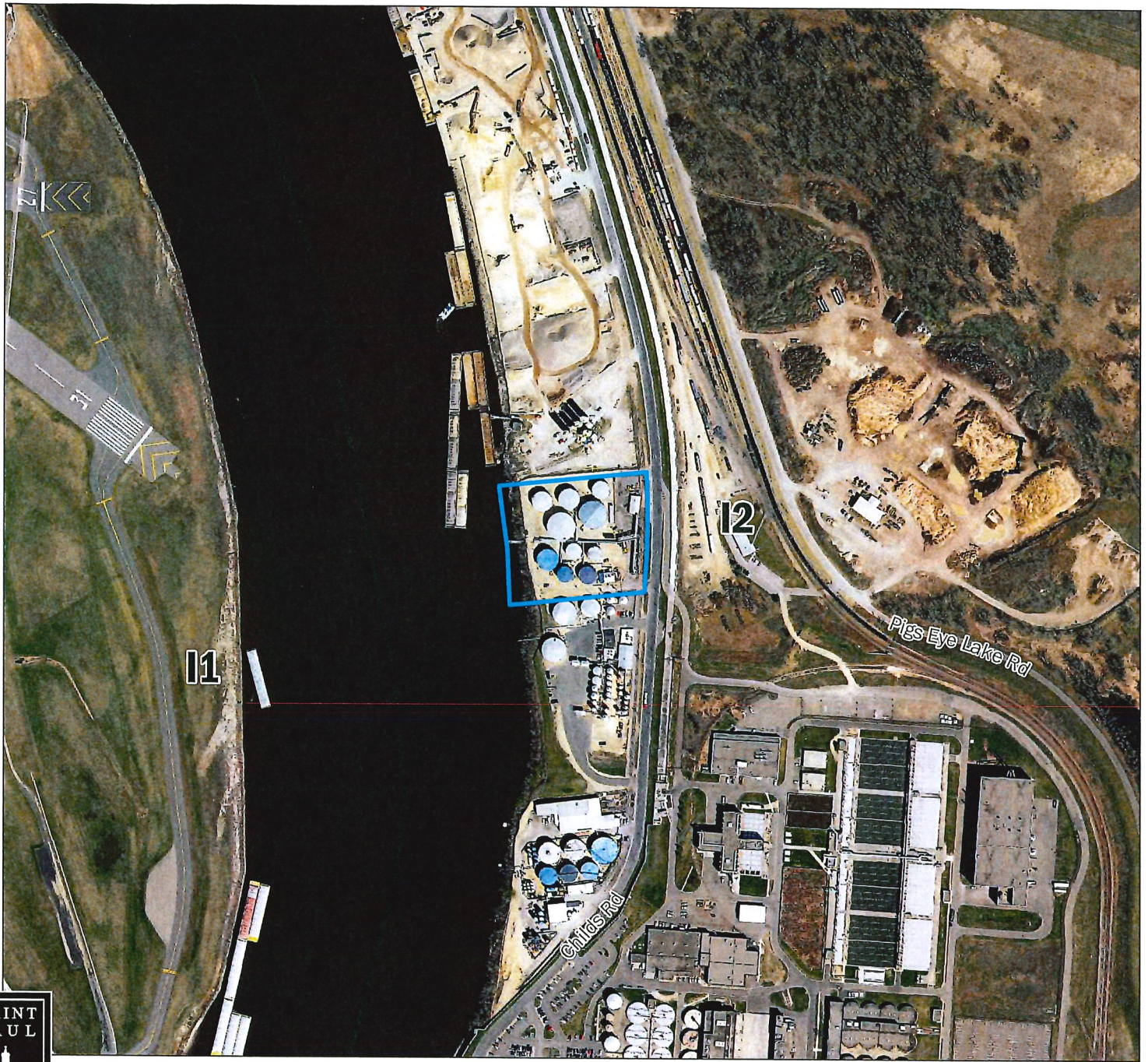


- LEGEND:
- CONCRETE SURFACE
 - EXISTING CONTOUR
 - EXISTING FENCE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - CONSTRUCTION LIMITS



CONCEPTUAL FLOOR PLAN & ELEVATIONS





FILE #18-098490 | AERIAL MAP

Application of Contanda Terminals LLC

Application Type: CUP for Replacement Building Not Elevated on Fill

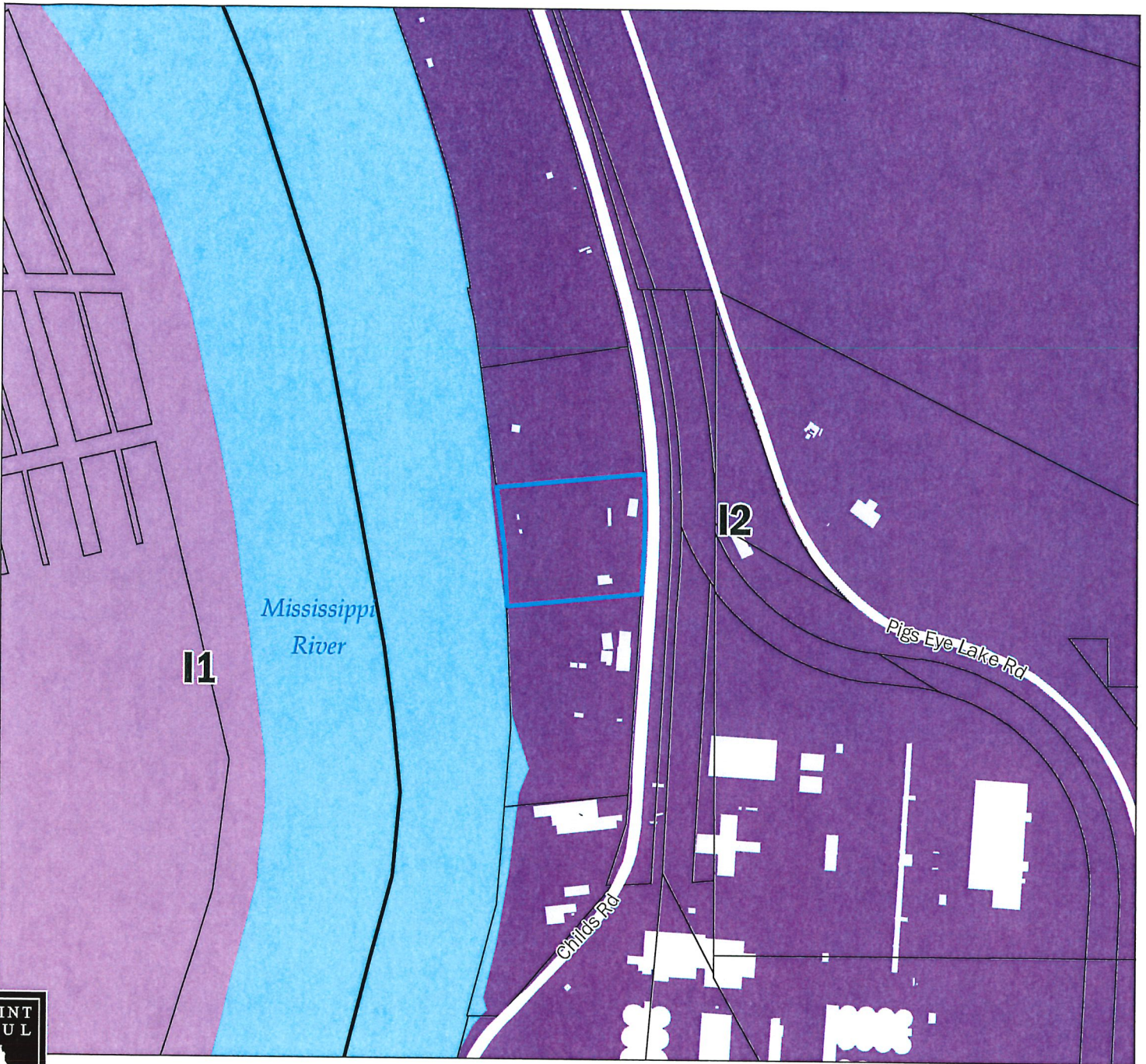
Application Date: August 24th, 2018

Planning District: 1

Subject Parcel Outlined in Blue



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.



FILE #18-098490 | ZONING MAP

Application of Contanda Terminals LLC

Application Type: CUP for Replacement Building Not Elevated on Fill

Application Date: August 24th, 2018

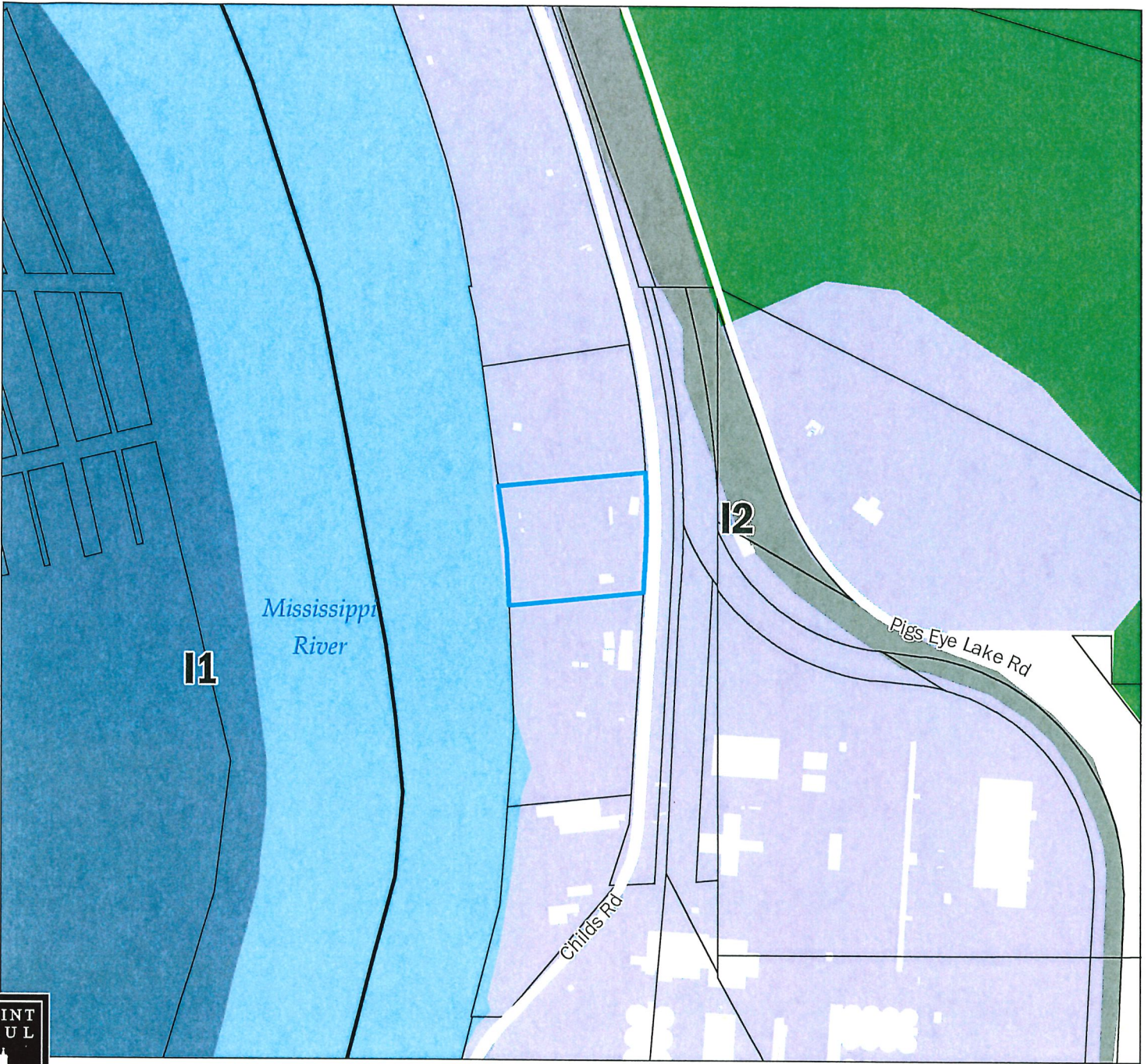
Planning District: 1



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Subject Parcel Outlined in Blue

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



FILE #18-098490 | LAND USE MAP
Application of Contanda Terminals LLC

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Subject Parcel Outlined in Blue

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