

PIERCE PINI & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS

Dehn Oil Site Redevelopment

Dehn Oil has recently purchased the property at 6651 141st Avenue NW in Ramsey. The property is zoned E-2 and has a multi-tenant commercial building on the south portion of the property parallel to 141st. There is a bituminous parking lot between the building and the public street as well as another bituminous parking area and vehicle staging area on the north side of the building. The north half of the property is undeveloped and has been used for aggregate stockpile and rock crushing operations in the past. There is conditional use permit in place that permits the aggregate stockpiling to be placed on the aggregate surfacing.

Recently there have been site improvements on the property that include the addition of two large above ground fuel storage tanks for propane. The fuel tanks are constructed on concrete footings with a fuel pump area southwest of the tanks.

City code requires that all exterior storage areas, loading areas and access roads be paved. The north portion of the property is currently all compacted aggregate. The proposed site improvements include a 20' wide bituminous access road to the fueling/loading area as well as paving of the fueling area and the storage area for empty fuel tanks and vehicles.

In addition to the bituminous pavement improvements, the above ground storage tanks will be fenced in with 6' chain link security fencing. The fenced area will have to access gates per fire department requirements as well as two additional gates for snow removal.

Protective bollards are also proposed to be added around the two large above ground fuel tanks and the pumping station. Bollards will be installed at 4' spacing and in conformance with the city of Ramsey's above ground fuel storage tank installation requirements.

The existing aggregate stockpiles will continue to be used and the project is requesting that the existing conditional use approval to remain for exterior storage of those features on unpaved areas.

The site drains north to the existing stormwater pond along the north property line. The proposed site improvements will not alter the general drainage pattern and runoff will continue to be directed to the existing pond. This project has been discussed with Lower Rum River Watershed Management Organization and will require a permit for erosion control and stormwater management. The scope of work will not require volume control per LRRWMO requirements and the existing pond meets the needs for rate control and water quality.