



# PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, September 11, 2024 at 7:10 AM  
City Hall – 38 1st Street West Dickinson, ND 58601

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## Commissioners:

**Chairman:** Jason Fridrich  
**Vice Chairman:** Scott Bullinger  
Dean Franchuk  
Zach Keller  
Troy Bosch  
Val Decker  
Rick Haugen  
Aaron Johansen  
Mike Schwab

**CALL TO ORDER**

**ROLL CALL**

**OPENING CEREMONIES: PLEDGE OF ALLEGIANCE**

**1. ORDER OF BUSINESS:**

**2. MINUTES**

**A. AUGUST 24TH, 2024 MINUTES**

**3. REGULAR AGENDA:**

**A. FINAL MINOR PLAT (FLP-016-2024)** - Presented by: City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the Caden and Holly Tuhy Subdivision located in the SE ¼ of the SE ¼ of Section 14, Township 140 North, Range 97 West, located in the City of Dickinson's ETZ. The site consists of +/- 5 acres.

**B. SPECIAL USE PERMIT (SUP-002-2024)** - Presented by City/County Planner, Steve Josephson

To consider a Special Use Permit for a heavy industry use to allow above-ground chemical storage at 4637 Villard Street West. The property is legally described as Lots 2 & 3 in the Replat of the Dickinson Industries Subdivision located in Section 7, Township 140 North, Range 96 West, located in the City of Dickinson's ETZ. The site consists of +/- 2.7 acres.

**C. FINAL MINOR PLAT (FLP-017-2024)** - Presented by: City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the Moore 1st Subdivision located in the SE ¼ of the SW ¼ of Section 6, Township 139 North, Range 95 West in the City of Dickinson's ETZ. The site consists of +/- 5.22 acres.

**D. SPECIAL USE PERMIT (SUP-006-2024)** *Presented by: City Planner, Natalie Birchak*

To consider a Special Use Permit for a home occupation for small-scale commercial chocolate production at 860 20th Street West in the City of Dickinson. The property is legally described as Lots 7 & 8, Block 10 of the Prairie Hills 2nd Replat located in Section 33, Township 140 North, Range 96 West. The site consists of +/- 0.55 acres.

**E. PRELIMINARY MAJOR PLAT (PLP-006-2024)** *- Presented by: City Planner, Natalie Birchak*

To consider a Preliminary Major Plat for the West Ridge 4th Subdivision Addition Being the Replat of Lots 13-15, Block 6 of the Replat of the West Ridge 1st Addition, Block 1, Lots 1 and 17-12 located in the SW ¼ of SW ¼ of Section 31, Township 140 North, Range 96 West in the City of Dickinson. The site consists of +/- 1.51 acres.

**F. REZONING (REZ-002-2024)** *- Presented by City/County Planner, Steve Josephson*

To consider a Zoning Map amendment from General Industrial (GI) to Agriculture (AG) for a property located in the SW 1/4 of Section 11, Township 139 North, Range 96 West in the City of Dickinson's ETZ. The site consists of +/- 27.83 acres.

**G. SPECIAL USE PERMIT (SUP-004-2024)** *- Presented by City/County Planner, Steve Josephson*

To consider a Special Use Permit for convenience storage at 677 Livestock Lane in the City of Dickinson. The property is legally described as BN Lease Site # BF69076 located in Section 3, Township 139 North, Range 96 West. The site consists of +/- 4.22 acres.

4. **PUBLIC ISSUES OF CONCERN NOT ON AGENDA**
5. **ITEMS NOT ON AGENDA**
6. **WORK SESSION**
7. **ADJOURNMENT**

**Link for viewing Planning and Zoning Commission Meeting:**

<https://www.dickinsongov.com/meetings>

**This link will not be live until approximately 7:05 A.M. MT on September 11, 2024.**

**Teams Meeting:** <https://tinyurl.com/PZ-09-11-2024-Teams>

**Teams Meeting ID:** 251 153 054 031

**Meeting Passcode:** HDIdtA

**Teams Phone #:** 1-701-506-0320

**Phone Conference ID:** 650 191 666#

**Local Phone #:** 701-456-7006

**Persons who desire to be heard under Section 4 "Public Issues of Concern not on Agenda" may call in at (701) 456-7006 at 5:00 p.m.**

***Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator by the Friday preceding the meeting.***



# PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, August 14, 2024 at 7:10 AM  
City Hall – 38 1st Street West Dickinson, ND 58601

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## Commissioners:

**Chairman:** Jason Fridrich  
**Vice Chairman:** Scott Bullinger  
Dean Franchuk  
Zach Keller  
Troy Bosch  
Val Decker  
Rick Haugen  
Aaron Johansen  
Mike Schwab

## CALL TO ORDER

## ROLL CALL

### PRESENT

Chairman Jason Fridrich  
Vice Chairman Scott Bullinger  
Commissioner Dean Franchuk  
Commissioner Aaron Johansen  
Commissioner Richard Haugen  
Commissioner Mike Schwab  
Commissioner Val Decker  
Commissioner Zach Keller

### ABSENT

Commissioner Troy Bosch

## OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

### 1. ORDER OF BUSINESS:

Motion to approve order of business.

**Motion made by Vice Chairman Bullinger, Seconded by Commissioner Decker.**

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Keller

### A. INTRODUCTION OF NEW CITY PLANNER, NATALIE BIRCHAK

### 2. MINUTES

**A. JULY 10TH, 2024 MINUTES**

Motion to approve as presented.

**Motion made by Commissioner Decker, Seconded by Commissioner Johansen.**

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Keller

**3. REGULAR AGENDA:****A. RENAISSANCE ZONE APPLICATION (REN-002-2024) - Presented by City/County Planner, Steve Josephson**

To consider a request for a Renaissance Zone Project at a property legally described as Lot 7 Less 100' X 135', Block 1, 2nd Replat Prairie Hills 1st.

Mr. Josephson presents the renaissance zone application. He explains that this would be for purchase and improvement of a property. The applicant would invest 1.5 million dollars which exceeds 75% of the assessed value. They are asking for an 8-year property and income tax exemption. This is in an outlot in the Prairie Hills Mall. Staff recommends approval. The State has reviewed the application. This will be held at the same assessment rate for the eight-year period.

The applicant is not present.

Chairman Fridrich opens the public hearing. There being no comment, the hearing is closed.

**Motion to approve made by Commissioner Johansen, Seconded by Vice Chairman Bullinger.**

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Keller

**B. FINAL MAJOR PLAT (FLP-015-2024) - Presented by: City Engineer/Community Development Director, Josh Skluzacek**

To consider a Final Plat for the Wood Acres Subdivision located in the SW 1/4 of Section 30, Township 140 North, Range 96 West located in the City of Dickinson's ETZ. The site consists of +/- 20 acres.

Mr. Skluzacek presents the final plat. The Preliminary Plat was heard and approved at a prior meeting. There were a few things discussed at that meeting including a note that the proposed n/s right of way on the east side of the property shall be dedicated to the city for 25 years. After 25 years, the property owners within the subdivision may request a vacation of the Right-of-Way; and the above referenced Right-of-Way is reduced from 50 feet to 33 feet. There was also a note requested that the approach

onto 21<sup>st</sup> be paved within the 21<sup>st</sup> Street ROW. Those conditions will be added to the face of the plat.

The applicant nor a representative for the application is present.

Chairman Fridrich opens the public hearing.

Motion to approve with the conditions regarding ROW listed above to be added to plat.

**Motion to approve made by Vice Chairman Bullinger, Seconded by Commissioner Schwab.**

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Keller

**C. REZONE (REZ-006-2024) - Presented by: City/County Planner, Steve Josephson**

To consider a Zoning Map Amendment from Medium Density Residential (R2) to General Commercial (GC) for a property legally described as Lots 3 & 4 Block 3 of Fisher East Side Second Subdivision located in the SW 1/4 of Section 2. Township 139 North, Range 96 West in the City of Dickinson's ETZ. The site consists of +/-1.46 acres.

Mr. Josephson presents the rezone request. He states this rezone is consistent with the FLUM. There is also a pattern of GC in the area, so rezoning this to GC would be compatible to the zoning pattern that has been established. Staff recommends approval. He adds that the setbacks and buffer area have been added to the staff report. The applicant would need to meet those requirements.

Russ Heiser, applicant, is present. Mr. Fridrich asks if he is in agreement with the setbacks and buffer requirements. He states he is in agreement.

Chairman Fridrich opens the public hearing.

Tom Hopfauf owns a commercial lot across the street. He is not opposed but he would like to know what he is doing with the property. Mr. Heiser addresses his questions. He states that he plans on putting up two buildings as shop condos; there would be 15 to sell out. Some smaller and some bigger. They would be for man caves, vehicle storage, or very minimal small businesses. It will not be gated or secured, but there will be trees and a fence in the back. They will drive in on Carroll Street and exit on 15<sup>th</sup>.

Jessica Gappert (sp) is online and lives next to the property on Suncrest Avenue. (it is very hard to hear her online). She has concerns about the safety and security of children. She asks about hours, light, noise, foot traffic. Mr. Josephson states they will need to have a 30' landscape buffer, 6' fence, wall or berm. The impacts are not going to be any different than the other GC that's in the area. He adds that all development creates impacts. Building Official, Leonard Schwindt adds that we adopt codes to protect the environment, such as sound. Mr. Heiser does plan on doing an

association document. Mr. Schwab adds that most of the access to that building would be to the east.

**Motion to approve made by Commissioner Franchuk, Seconded by Commissioner Decker.**

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Keller

**D. ZONING TEXT AMENDMENT (ZTA-002-2024)** - Presented by: Building Official, Leonard Schwindt

To consider a zoning text amendment to Article 39.04 Zoning District Regulations of the City of Dickinson North Dakota Zoning Ordinance regarding allowable accessory buildings to a residence as found in the Notes to Preceding Pages: Tables 4-2 and 4-3.

Building Official Schwindt present the zoning text amendment. He explains this will increase the allowable detached structure to 1800 sq feet. The current code allows 1200 sq ft for a detached structure. Additionally, our code allows 250 sq ft for every half acre and this would change it to 350sq feet per additional half acre thereafter. Historically the BOA hears these requests, and typically do approve these requests. He states staff recommends approval. Mr. Schwab asks about previous discussions about percentages of lot coverage for garages. Mr. Schwindt says the percentages work hand in hand with this change. Mr. Schwindt says they have researched other communities and they feel like is the best fit. Mr. Schwindt comments on concrete being part of the percentage of lot coverage. The percentages are different depending on the zone.

Chairman Fridrich opens the public hearing.

Andrew Schrank, resident on Bluffs Drive, and Highlands Engineering is present. He supports the change. He has a few questions. He asks about it being more incremental so it's not such a drastic jump for a half-acre or if it could be a percentage tied to the lot size. He also asks if this applies to agricultural buildings. Mr. Schwindt asks that Mr. Josephson speaks on the AG use. He is speaking as the County Planner. If something is designated as an AG building there is no limit to square footage. If it is in a platted subdivision and someone wants to up a barn there is a different standard – detached accessory structures are 5% of total sq footage of the lot. Discussion continues on AG designation in the County. Mr. Schwindt says they are open to adjusting the 350 sq ft. He would like to move forward today and then make changes before bringing it to city commission. There is discussion on rounding up the acreage such as a tenth of an acre.

Motion to approve with the change from 350 sq feet for an additional half acre to 70 sq feet for an additional tenth acre.

**Motion made by Commissioner Schwab, Seconded by Commissioner Johansen.**  
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk,

Commissioner Johansen, Commissioner Haugen, Commissioner Schwab,  
Commissioner Decker, Commissioner Keller

**E. ZONING TEXT AMENDMENT (ZTA-003-2024) - Presented by: Building Official,  
Leonard Schwindt**

To consider a zoning text amendment to Section 39.07.005 “Fence Regulations” of the City of Dickinson North Dakota Zoning Ordinance.

Mr. Schwindt presents the zoning text amendment. This clarifies that a fence permit is required to install a fence within the City of Dickinson. It also changes the person issuing the permit from the planning director to the building department. Discussion ensues on setbacks.

Chairman Fridrich opens the public hearing. There being no comment the hearing is closed.

**Motion made by Commissioner Decker, Seconded by Commissioner Haugen.**  
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk,  
Commissioner Johansen, Commissioner Haugen, Commissioner Schwab,  
Commissioner Decker, Commissioner Keller

**4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA**

**5. ITEMS NOT ON AGENDA**

**6. WORK SESSION**

**7. ADJOURNMENT**

**Motion made by Commissioner Schwab, Seconded by Vice Chairman Bullinger.**  
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk,  
Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner  
Decker, Commissioner Keller

**From:** Jotform  
**To:** Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Nicole Snyder; Nicole Snyder  
**Subject:** Re: Unified Development Application  
**Date:** Thursday, August 1, 2024 4:01:14 PM  
**Attachments:** 5983588393223107436\_signature\_23.png  
 241445 CADEN AND HOLLY TUHY SUBDIVISION MINOR PLAT 8-1-24.pdf  
 241445 Closure Report 2024-07-30.pdf  
 241445 Flood Map 07-26-24.pdf  
 241445 Parcel Map 07-26-24.pdf  
 241445 Zoning Map 07-26-24.pdf  
 ATT00001.txt  
 241445 City of Dickinson Pre-Application Tuhy.pdf  
 241445 Deed 3181230.pdf  
 241445 Transmittal-MINOR PLAT.pdf  
 241445 Owner Signature Signed 7-30-24.pdf  
 5983588393223107436\_signature\_23.png

An attachment has been removed from this message in accordance with the State of North Dakota Information Technology Department's Email Service Level Agreement (<https://www.ndit.nd.gov/sites/www/files/documents/email-service-level-agreement.pdf>). The attachment is NOT recoverable.

Please contact your IT support staff or the ITD Service Desk with any concerns. You can submit an incident ticket to ITD via the web at <https://www.ndit.nd.gov/support> or by phone at 701-328-4470.



## Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [241445\\_City of Dickinson Pre-Application\\_Tuhy.pdf](#)

Type of Development **Minor Subdivision Plat**

Is this a Replat **No**

Name **Caden Tuhy**

Applicant Email **ctuhy97@gmail.com**

Applicant Phone # **(701) 260-8110**

Applicant Representative (if applicable) **Andrew Albrecht**

Applicant Representative Company **Highlands Engineering**

Applicant Representative Email      andrew.albrecht@highlandseng.com

Applicant Representative Phone #      (701) 793-2422

Owner Name      Cory Tuhy

Owner Address      11523 33rd St SW, Dickinson, ND, 58601

Owner Email      ctuhydrums@gmail.com

Owner Phone #      (701) 264-0875

Is the owner present to Sign     

Owner Signature Upload      [241445\\_Owner\\_Signature\\_Signed 7-30-24.pdf](#)

Will this application require any other action to complete the development?     

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SEVEN WEST (R97W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF A ONE ACRE TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3032913 BEING A FOUND REBAR; THENCE N 89°46'05" W ALONG THE SOUTH LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 126.82 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 26°32'04" W LEAVING SAID SOUTH LINE, A DISTANCE OF 300.04 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 53°54'24" E, A DISTANCE OF 80.14 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°21'26" E, A DISTANCE OF 123.88 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 02°43'13" W, A DISTANCE OF 148.96 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°46'05" E PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 670.00 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 00°34'08" E PARALLEL TO THE EAST LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 243.21 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°46'05" W PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 394.32 FEET TO A FOUND REBAR AT THE NORTHEAST CORNER OF SAID ONE ACRE TRACT; THENCE N 89°49'11" W ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 197.93 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°13'44" W ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 219.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SE 14	140	97

Property Address / General Project Location: The property is located in the SE1/4SE1/4 of Section 14, Township 140 North, Range 97 West along the south section line being 33rd St SW. The property is situated between two existing properties being 11523 33rd St SW and 11525 33rd St SW.

Total Square Footage or Acreage of Subject Property: 5.00

Transmittal Letter (Explanation of Request & Proposed Operations): [241445\\_Transmittal-MINOR PLAT.pdf](#)

Rezone Calc Multiplier: 0

Minor Platting Multiplier: 1

Prelim Platting Multiplier: 0

Major Platting Multiplier: 0

Name of Plat: Caden and Holly Tuhy Subdivision

Number Lots: 1 to 10 Lots

Number of Block(s): 1

1

Application Calc: 500

Required Documentation Upload: [241445 CADEN AND HOLLY TUHY SUBDIVISION\\_MINOR PLAT\\_8-1-24.pdf](#)  
[241445\\_Closure Report\\_2024-07-30.pdf](#)  
[241445\\_Flood Map\\_07-26-24.pdf](#)  
[241445\\_Parcel Map\\_07-26-24.pdf](#)  
[241445\\_Zoning Map\\_07-26-24.pdf](#)  
[CADEN AND HOLLY TUHY SUBDIVISION\\_SHP\\_7-31-24.zip](#)

Deed for Property: [241445\\_Deed\\_3181230.pdf](#)

Application Fees: Applicable Fees 500.00 USD

Total: \$500.00  
Transaction ID: gc6jp4hx

Payment Information

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First Name: Andrew  
Last Name: Albrecht  
E-Mail: ctuhy97@gmail.com

Applicant Signature



Date: 08-01-2024

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You can [edit this submission](#) and [view all your submissions](#) easily.



## Transmittal Letter

**To:** Joshua Skluzacek – Community Development Director  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Albrecht, PE/LSI  
Highlands Engineering  
319 24<sup>th</sup> Street East  
Dickinson, ND 58601  
701.483.2444  
andrew.albrecht@highlandseng.com

**Date:** August 1, 2024

**Re:** Minor Plat Application – Caden and Holly Tuhy Subdivision

**Message:** Enclosed you will find the following Minor Plat application documents for the above referenced project being submitted for consideration at the September Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deed for the Property
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Minor Plat Drawing
- Subdivision Plat Closure Report
- Parcel Map for the Property from City's GIS Information
- Zoning Map from City's GIS Information
- Flood Hazard Areas from City's GIS Information

### Legal Description of Property

THEA PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SEVEN WEST (R97W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A ONE ACRE TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3032913 BEING A FOUND REBAR; THENCE N 89°46'05" W ALONG THE SOUTH LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 126.82 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 26°32'04" W LEAVING SAID SOUTH LINE, A DISTANCE OF 300.04 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 53°54'24" E, A DISTANCE OF 80.14 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°21'26" E, A DISTANCE OF 123.88 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 02°43'13" W, A DISTANCE OF 148.96 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°46'05" E PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 670.00 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 00°34'08" E PARALLEL TO THE EAST LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 243.21 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°46'05" W PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 394.32 FEET TO A FOUND REBAR AT THE NORTHEAST CORNER OF SAID ONE ACRE TRACT; THENCE N 89°49'11" W ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 197.93 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°13'44" W ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 219.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

### Written Statement

This property located outside the City's Corporate Limits within the ETZ, is currently owned by Clarence and Donna Tuhy through a life estate, and they would like to convey this ±5.00-acre parcel to their grandson and his wife, Caden and Holly Tuhy, so that they can build their primary residence within this site.

This property has direct access to an existing section line road that dead ends at the end of the proposed property and continues through the existing property to the existing farmhouse. Access to this property is provided by this existing gravel driveway with the proposed property line along the center of said gravel road.

The applicant does own additional surrounding land and the adjacent 1-acre lot is owned by the applicant's son and wife, Cory & Melinda Tuhy.

This application has been prepared in accordance with local, state, and federal regulations to the best of our knowledge.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



**Andrew J. Albrecht, PE/LSI**  
**Highlands Engineering**

# CADEN AND HOLLY TUHY MINOR SUBDIVISION

Section 3. Item A.



# CADEN AND HOLLY TUHY MINOR SUBDIVISION (CURRENT)

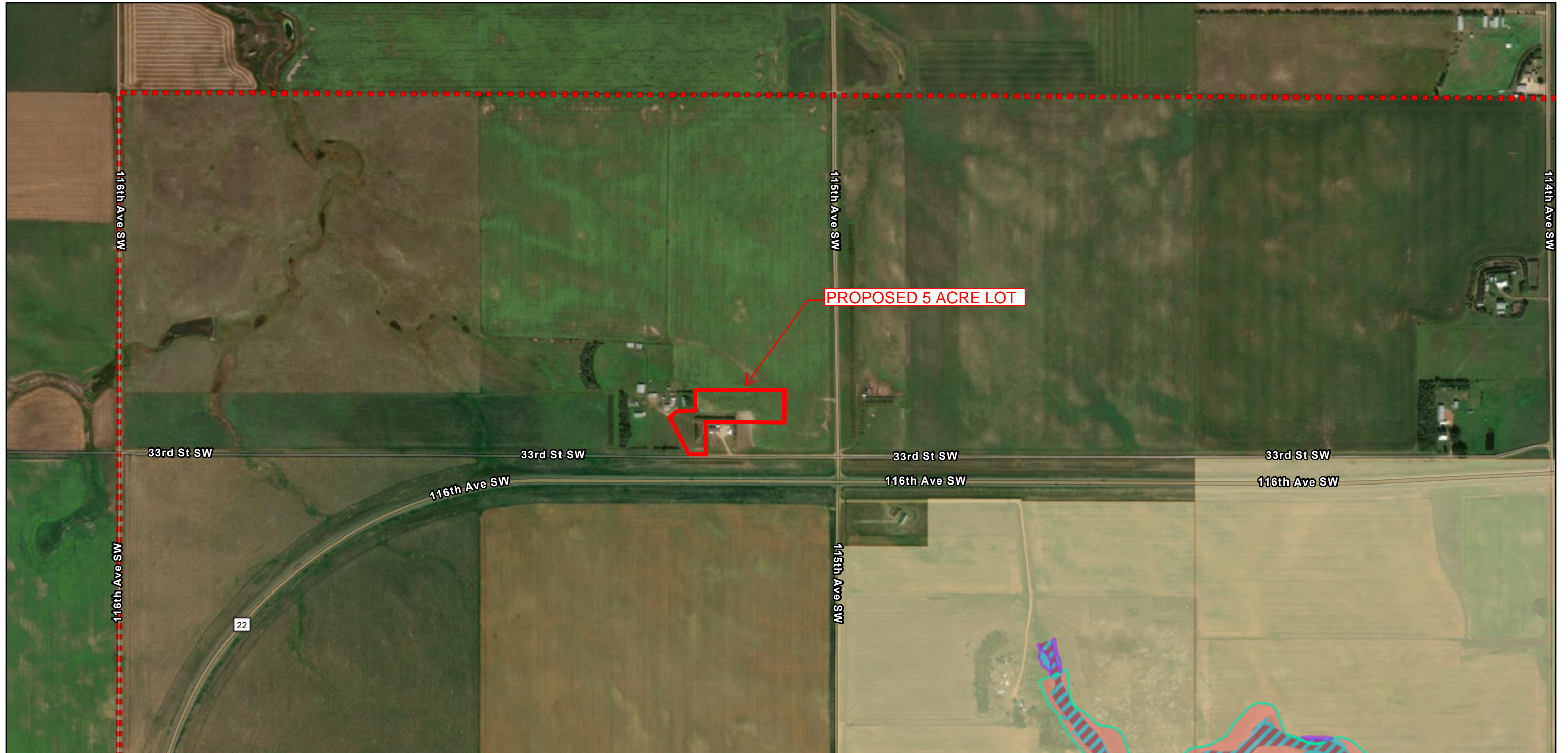
Section 3. Item A.







# FEMA Flood Hazard Map

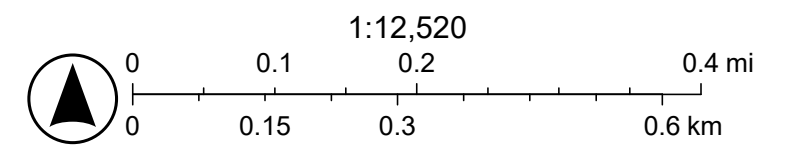


7/26/2024

- Extra Territorial Boundary
- North Dakota County Boundaries
- SFHA Area Changes
- Decrease
- Increase

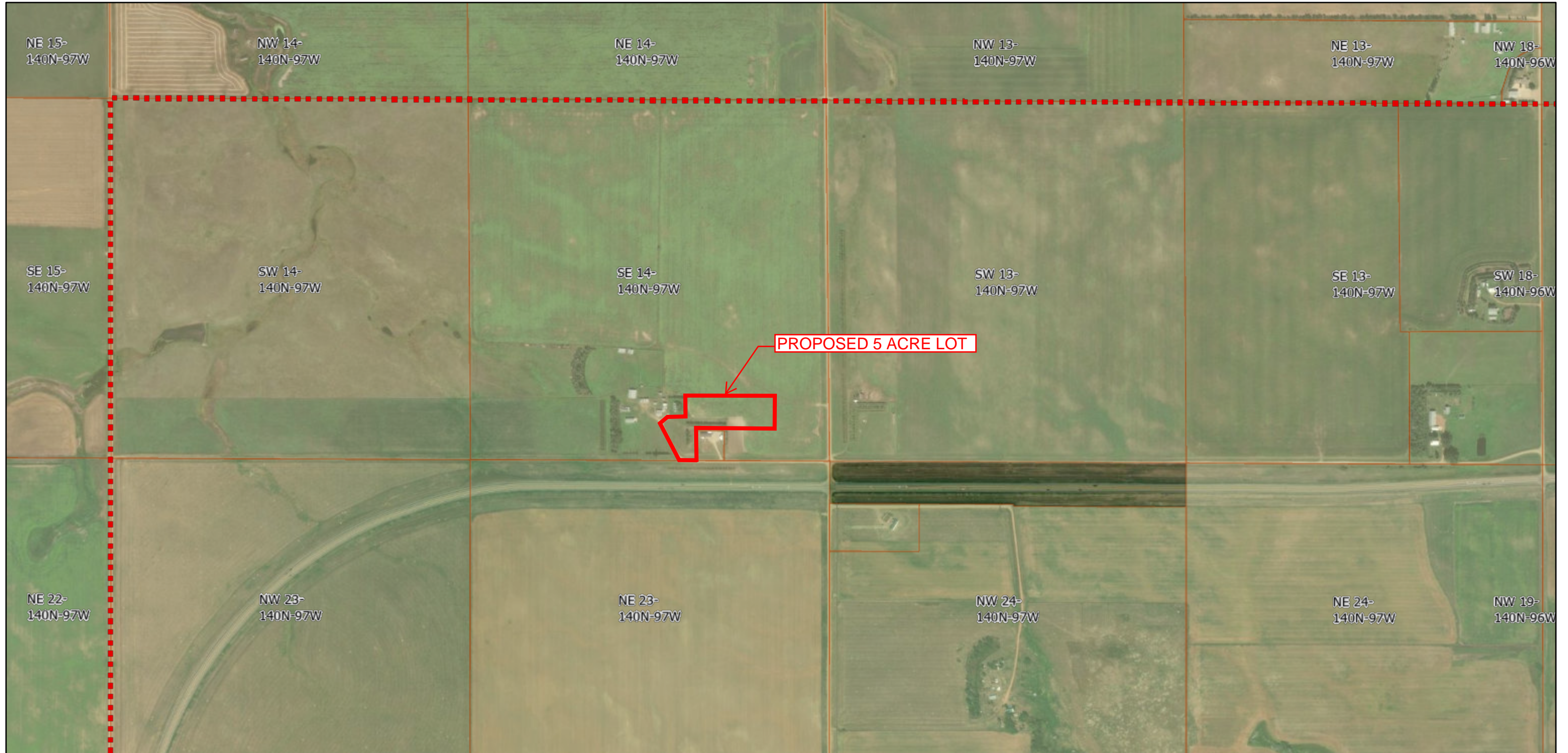
- Current SFHA Boundary
- FLOODWAY (AE)
- Preliminary SFHA Boundary
- Intersected by SFHA Zones (A or AE)
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Esri Community Maps Contributors, State of North Dakota, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Dickinson Engineering Department, Maxar

# Dickinson Land Information Map

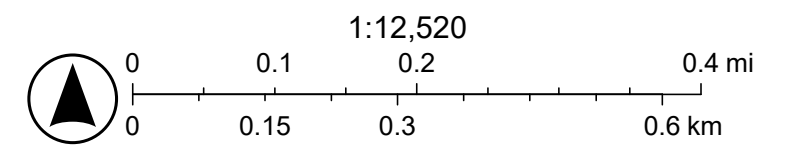


7/26/2024

- Extra Territorial Boundary
- ETZ Stark Parcels

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Pictometry International, Eagleview, City of Dickinson, Dickinson Engineering Department, Engineering & Planning, Maxar

# Dickinson Zoning Information Map




7/26/2024

 Extra Territorial Boundary

ETZ Zoning

 Rural Residential - RR

 Agricultural - AG

World Imagery

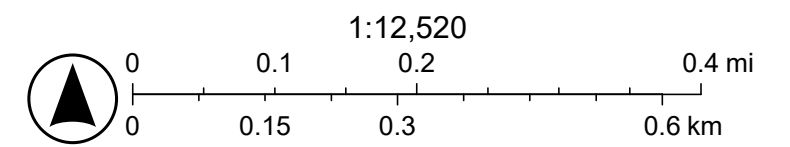
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata



Pictometry International, Eagleview, City of Dickinson, Dickinson Engineering Department, Engineering & Planning, Maxar



**CADEN & HOLLY TUHY  
FINAL MINOR PLAT  
STAFF REPORT**

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** September 4, 2024  
**Re:** **FLP-016-2024 Caden & Holly Tuhy Final Minor Plat**

**OWNER/APPLICANT**

Cory Tuhy/Caden Tuhy  
 11523 33<sup>rd</sup> Street SW  
 Dickinson, ND 58601  
 Ctuh97@gmail.com  
 (701) 260-8110

**APPLICANT’S REPRESENTATIVE**

Highlands Engineering/Andrew Albrecht  
 319 24<sup>th</sup> Street East  
 Dickinson, ND 58601  
 andrew.albrecht@highlandseng.com  
 (701) 793-2422

<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission
<b>Final Action</b>	September 17, 2024	City Commission

**EXECUTIVE SUMMARY**

The applicant is requesting the approval of a Minor Subdivision Plat for the Caden and Holly Tuhy Subdivision located in the SE ¼ of the SE ¼ of Section 14, Township 140 North, Range 97 West, of the 5<sup>th</sup> Principal Meridian, Stark County, North Dakota, within the City of Dickinson’s ETZ. According to the applicant, the purpose of the proposed subdivision is to convey a parcel of land from the owner to the applicant to allow for the construction of a single-family residence. The lot is currently zoned Agriculture (AG), and the proposed subdivision is +/- 5 acres.

Staff Recommendation: Staff recommends approval of the Caden and Holly Tuhy Subdivision.

**LOCATION**

The property is located in the SE ¼ of the SE ¼ of Section 14, Township 140 North, Range 97 West, of the 5<sup>th</sup> Principal Meridian, Stark County, North Dakota on the north side of 33rd Street

SW. The property is situated between two existing properties with the addresses of 11523 33rd Street SW and 11525 33rd Street SW.

<b>CURRENT ZONING</b>	<b>AG</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>AGRICULTURE</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 5.00</b>
<b>LOTS PROPOSED</b>	<b>1</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	AG	Undeveloped
East	AG	Undeveloped
South	AG	Undeveloped; Single-family residence
West	AG	Single-family residence; Agricultural uses

**STAFF ANALYSIS**

**CURRENT ORDINANCE REVIEW**

According to Section 39.04 of the Municipal Code, the minimum AG lot size is five acres. This proposed lot meets that requirement and therefore would be legally conforming. Additionally, Table 4-2: Permitted Uses by Zoning Districts, permits the construction of a primary residence in AG-zoned districts.

According to Section 34.030 of the Municipal Code, a minor subdivision shall meet the following criteria:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure; and
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear side of the subject tract or any adjacent property; and
- Does not violate any local, state, or federally-adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

Staff finds the proposed Caden and Holly Tuhy Subdivision meets those criteria.

### **PUBLIC COMMENT AND STAFF RECOMMENDATION**

**Public Input:** Staff has not received any public input as of the date of this report.

**Staff Recommendation:** The Community Development staff recommends **approval** of this development project.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-016-2024 Caden & Holly Tuhy Final Minor Plat** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

*(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLP-016-2024 Caden & Holly Tuhy Final Minor Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

**From:** Jotform  
**To:** [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Loretta Marshik](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Nicole Snyder](#); [Nicole Snyder](#)  
**Subject:** Re: Unified Development Application  
**Date:** Thursday, January 25, 2024 2:20:34 PM  
**Attachments:** [5820268190015497611\\_signature\\_19.png](#)  
[5820268190015497611\\_signature\\_23.png](#)  
[Letter.pdf](#)  
[Deed letter.pdf](#)  
[4637 W Villard proposed.pdf](#)  
[GEO transmittal letter.docx](#)  
[5820268190015497611\\_signature\\_19.png](#)  
[5820268190015497611\\_signature\\_23.png](#)



## Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Letter.pdf](#)

Type of Development **Special Use Permit**

Name **Bill Kainz**

Company **GEO Chemicals**

Applicant Email **bill.kainz@geo-chemicals.com**

Applicant Phone # **(701) 260-3339**

Applicant Representative (if applicable) **Bill Kainz**

Applicant Representative Company **GEO Chemicals**

Applicant Representative Email **bill.kainz@geo-chemicals.com**

Applicant Representative Phone # **(701) 260-3339**

Owner Name **Jeremy Rudolph**

Owner Address 2225 West Villard, Dickinson, ND, 58601

Owner Email rudolph@pathfinderinspections.com

Owner Phone # (307) 438-0649

Is the owner present to Sign Yes

Signature

Will this application require any other action to complete the development? No

Metes and Bounds Description N/A

	1/4 Section	Township	Range
Description	07	169	96

Legal - Lot/Block/Addition	Lot	Block	Addition
Description	2 and 3	2	Dickinson Industries

Property Address / General Project Location 4637 Villard St. W. Dickinson, ND

Total Square Footage or Acreage of Subject Property 2.7 acres

Existing Future Land Use Map Category Industrial

Existing Zoning GI - General Industrial

Existing Use Industrial

Overlay District Description N/A

Special Use Permit for the following Use: For daily operations and oil field chemical storage

Site Exhibit - Not Less than 1" = 20' Scale [4637 W Villard proposed.pdf](#)

Transmittal Letter (Explanation of Request & Proposed Operations) [GEO transmittal letter.docx](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 0

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Application Calc 350

Deed for Property [Deed letter.pdf](#)

Application Fees Applicable Fees 350.00 USD

Total: \$350.00

Transaction ID: n1h7mqyc

==Payer Info==

First Name William  
Last Name Kainz  
E-Mail bill.kainz@geo-chemicals.com

Applicant Signature



Date 03-01-2025

You can [edit this submission](#) and [view all your submissions](#) easily.

# GEO CHEMICALS SUP (SUP-002-2024)





Geo Chemicals is applying for a Special Use Permit on the property located at 4637 West Villard. The special use will be for the storage and distribution of oilfield chemicals along with the daily operations of our business. We are currently operation at 2367 West Villard and the operations will be exactly the same as what we are doing currently.

Chemicals will be stored on location in pails, drums, and totes. No bulk storage tanks will be used at this time. Daily operations include loading and unloading of trucks.

GEO Chemicals will work with Dickinson Rural Fire Department and Stark County Emergency Management and will follow all county and state requirements for the storage of our products.

It is being proposed to build a permanent berm for containment of a potential spill on the storage area of the chemicals along the south border of the property. No hazardous chemicals will be stored indoors at the facility.

Thank you for allowing Geo-Chemicals the opportunity to provide you with our chemical products, field services, and technical support. Should you have questions, please do not hesitate to contact Bill Kainz Area Manager, or Art Shepard Vice President of Geo-Chemicals.

**Geo-Chemicals LLC**

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Page 1  
Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse

FACILITY NAME AND LOCATION:

GeoChemicals, LLC - Dickinson Warehouse  
Dept:  
11117 30G St. SW  
Dickinson, North Dakota 58601 USA  
Emergency 24-Hour Phone Number: 763-276-4175  
County: Stark  
Fire District:  
Latitude: 46.976413563306  
Longitude: -102.79244358338  
MAILING ADDRESS: 517 E. 30th Ave., Suite D  
Hutchinson, Kansas 67502 USA

All facility information (not including chemical information) is identical to last year's submission

IDENTIFICATION NUMBERS:

Dun & Bradstreet: 847899304  
NAICS: 213112 (Support Activities for Oil and Gas Operations)

Is the facility manned?  Manned  Unmanned  
Maximum No. of Occupants: 9

REGULATORY INFORMATION:

Subject to Emergency Planning under Section 302 of EPCRA (40 CFR part 355)?  Yes  No  
Subject to Chem. Accident Prevention under Section 112(r) of CAA (40 CFR part 68, Risk Mgmt. Pgm.)?  Yes  No

CONTACT INFORMATION:

**Barton, Jim**  
Title: DOT Consultant  
Contact Type(s): Fac. Emergency Coordinator  
Address: 517 E. 30th Ave., Suite D, Hutchinson, KANSAS 67502 USA  
Phones: Work: 620-204-7200 24-hour: 620-314-6294  
Email: jim.barton@geo-chemicals.com

**Bryant, Todd**  
Title: Director of Analytical Data  
Contact Type(s): Tier II Information Contact  
Address: 517 E. 30th Ave., Suite D, Hutchinson, KANSAS 67502 USA  
Phones: Work: 620-204-7200  
Email: todd.bryant@geo-chemicals.com

**Crow, Larry**  
Title: Vice President of Internal Operations, General Counsel  
Contact Type(s): Emergency Contact, Owner / Operator  
Address: 517 E. 30th Ave., Suite D, Hutchinson, KANSAS 67502 USA  
Phones: 24-hour: 763-276-4175 Work: 620-204-7200  
Email: larry.crow@geo-chemicals.com

CHEMICAL INVENTORY INFORMATION:

Mixture or Product Name: Acid Hib 101

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,566 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 196 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 1,566 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 200 gallons

MIXTURE COMPONENTS:

- Name: Hydrochloric Acid    CAS #: 7647-01-0     EHS
- Max Amt Code: 01 (0-99 pounds)    Component Percentage: 3 (by weight)
- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 03 (500-999 pounds)    Component Percentage: 40 (by weight)

Mixture or Product Name: B-1203

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
 Maximum Amount: 25,750 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)  
 Average Daily Amount: 5,722 pounds    Average Daily Amount code: 05 (5,000-9,999 pounds)  
 Max amount in largest container: 2,861.1 pounds  
 Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
 Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature  
 Amount: 2,970 gallons

MIXTURE COMPONENTS:

Name: Glutaraldehyde    CAS #: 111-30-8     EHS  
 Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 20 (by weight)

Mixture or Product Name: Bionix GA-2512

CAS #:

Chemical Category:  Pure     Mixture  
 EHS:  Yes     No  
 Physical State:  Solid     Liquid     Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 23,206 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 2,835 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,778.6 pounds
- Days on site: 61

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,756 gallons

MIXTURE COMPONENTS:

- Name: Glutaraldehyde    CAS #: 111-30-8     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 25.3 (by weight)

Mixture or Product Name: Bionix GA-2512W

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 23,206 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 2,835 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 3,108.6 pounds
- Days on site: 152

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,756 gallons

MIXTURE COMPONENTS:

- Name: Glutaraldehyde    CAS #: 111-30-8     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 25.3 (by weight)

Mixture or Product Name: CI-0001

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 12,948 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 6,221 pounds    Average Daily Amount code: 05 (5,000-9,999 pounds)
- Max amount in largest container: 2,353 pounds
- Days on site: 365

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 1,816 gallons

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0  EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 70 (by weight)

Name: methanol CAS #: 67-56-1  EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 6.8 (by weight)

-----

Mixture or Product Name: CI-1201

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 14,612 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 4,737 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,435.4 pounds

Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 1,980 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.8 (by weight)

Name: Solvent Naptha Heavy CAS #: 64742-94-5  EHS  
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 40 (by weight)

Name: Solvent Naptha Light CAS #: 64742-95-6  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 32 (by weight)

-----

Mixture or Product Name: CI-7511

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 20,566 pounds Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 9,964 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)
- Max amount in largest container: 2,571 pounds
- Days on site: 274

STORAGE LOCATIONS:

- Confidential

Location Description: Inside warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 2,640 gallons

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7  EHS  
Max Amt Code: 03 (500-999 pounds) Component Percentage: 2.6 (by weight)

Name: isopropanol CAS #: 67-63-0  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 17 (by weight)

Name: Methanol CAS #: 67-56-1  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 18 (by weight)

Mixture or Product Name: CI-7511W

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 34,334 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 18,351 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,346 pounds

Days on site: 213

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,829 gallons

MIXTURE COMPONENTS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: Acetic Acid CAS #: 64-19-7  EHS  
Max Amt Code: 03 (500-999 pounds) Component Percentage: 2.9 (by weight)

Name: isopropanol CAS #: 67-63-0  EHS  
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 54 (by weight)

Name: Methanol CAS #: 67-56-1  EHS  
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 20 (by weight)

Mixture or Product Name: Corr Film A

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 1,242 pounds Maximum Amount code: 04 (1,000-4,999 pounds)  
Average Daily Amount: 704 pounds Average Daily Amount code: 03 (500-999 pounds)  
Max amount in largest container: 1,242 pounds  
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 163 gallons

MIXTURE COMPONENTS:

Name: Xylene CAS #: 1330-20-7  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 85 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: Corr Film B

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 1,572 pounds Maximum Amount code: 04 (1,000-4,999 pounds)

Average Daily Amount: 1,003 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 1,572 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 215 gallons

MIXTURE COMPONENTS:

Name: Xylene CAS #: 1330-20-7  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 89.5 (by weight)

Mixture or Product Name: CS-102-SH

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
 Maximum Amount: 5,735 pounds    Maximum Amount code: 05 (5,000-9,999 pounds)  
 Average Daily Amount: 1,434 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)  
 Max amount in largest container: 2,867.7 pounds  
 Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
 Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature  
 Amount: 660 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid    CAS #: 64-19-7     EHS  
 Max Amt Code: 02 (100-499 pounds)    Component Percentage: 2 (by weight)
- Name: Ethylene Glycol    CAS #: 107-21-1     EHS  
 Max Amt Code: 03 (500-999 pounds)    Component Percentage: 10 (by weight)
- Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS  
 Max Amt Code: 03 (500-999 pounds)    Component Percentage: 10 (by weight)
- Name: Methanol    CAS #: 67-56-1     EHS  
 Max Amt Code: 02 (100-499 pounds)    Component Percentage: 7.3 (by weight)

Mixture or Product Name: CS-103T

CAS #:  
 Chemical Category:  Pure     Mixture  
 EHS:  Yes     No

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 6,998 pounds    Maximum Amount code: 05 (5,000-9,999 pounds)  
Average Daily Amount: 1,750 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)  
Max amount in largest container: 2,851.2 pounds  
Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature  
Amount: 810 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol    CAS #: 107-21-1     EHS  
Max Amt Code: 02 (100-499 pounds)    Component Percentage: 4.4 (by weight)

Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS  
Max Amt Code: 02 (100-499 pounds)    Component Percentage: 4.4 (by weight)

Name: Methanol    CAS #: 67-56-1     EHS  
Max Amt Code: 02 (100-499 pounds)    Component Percentage: 3.2 (by weight)

Name: tetrakis(hydroxymethyl)phosphonium;sulfate    CAS #: 555566-30-8     EHS  
Max Amt Code: 02 (100-499 pounds)    Component Percentage: 3.8 (by weight)

Mixture or Product Name: CS-103TC

CAS #:

Chemical Category:  Pure  Mixture

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 7,313 pounds    Maximum Amount code: 05 (5,000-9,999 pounds)
- Average Daily Amount: 3,874 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,950.2 pounds
- Days on site: 244

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 818 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid    CAS #: 64-19-7     EHS  
 Max Amt Code: 02 (100-499 pounds)    Component Percentage: 1.7 (by weight)

Name: Ethylene Glycol    CAS #: 107-21-1     EHS  
 Max Amt Code: 03 (500-999 pounds)    Component Percentage: 8.5 (by weight)

Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS  
 Max Amt Code: 03 (500-999 pounds)    Component Percentage: 8.5 (by weight)

Name: Methanol    CAS #: 67-56-1     EHS  
 Max Amt Code: 02 (100-499 pounds)    Component Percentage: 6.2 (by weight)

Name: tetrakis(hydroxymethyl)phosphonium;sulfate    CAS #: 555566-30-8     EHS  
 Max Amt Code: 03 (500-999 pounds)    Component Percentage: 7.3 (by weight)

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Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB Slug

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 6,636 pounds Maximum Amount code: 05 (5,000-9,999 pounds)

Average Daily Amount: 2,685 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,610 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,591 pounds

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0  EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 5.9 (by weight)

Name: Solvent Naptha Heavy CAS #:  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 22 (by weight)

Name: Solvent Naptha Light CAS #:  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 17 (by weight)

Name: Xylene CAS #: 1330-20-7  EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 6.3 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB Slug H

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 17,214 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 6,086 pounds    Average Daily Amount code: 05 (5,000-9,999 pounds)
- Max amount in largest container: 2,504.7 pounds
- Days on site: 183

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,268 gallons

MIXTURE COMPONENTS:

- Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS
- Max Amt Code: 03 (500-999 pounds)    Component Percentage: 3.1 (by weight)
  
- Name: Solvent Naptha Heavy    CAS #: 64742-94-5     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 9.1 (by weight)
  
- Name: Solvent Naptha Light    CAS #: 64742-95-6     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 12 (by weight)
  
- Name: Xylene    CAS #: 1330-20-7     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 51 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB-0249

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 5,975 pounds Maximum Amount code: 05 (5,000-9,999 pounds)

Average Daily Amount: 2,194 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,560.8 pounds

Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 770 gallons

MIXTURE COMPONENTS:

Name: Solvent Naptha Heavy CAS #: 64742-94-5  EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 8.9 (by weight)

Name: Sulphuric Acid CAS #: 7664-93-9  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 7 (by weight)

Name: Xylene CAS #: 1330-20-7  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 55 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB-3540C

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 2,666 pounds Maximum Amount code: 04 (1,000-4,999 pounds)

Average Daily Amount: 2,666 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,666 pounds

Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 330 gallons

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0  EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 5 (by weight)

Name: Solvent Naptha Heavy CAS #: 64742-94-5  EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 22 (by weight)

Name: Solvent Naptha Light CAS #: 64742-95-6  EHS

Max Amt Code: 03 (500-999 pounds) Component Percentage: 21 (by weight)

Mixture or Product Name: EB-6410

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 18,740 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 447 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 2,622 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,502 gallons

MIXTURE COMPONENTS:

- Name: isopropanol    CAS #: 67-63-0     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 7 (by weight)
  
- Name: Solvent Naptha Heavy    CAS #: 64742-94-5     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 35 (by weight)
  
- Name: Solvent Naptha Light    CAS #: 64742-95-6     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 32 (by weight)
  
- Name: Sulphuric Acid    CAS #: 7664-93-9     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 30 (by weight)
  
- Name: xylene    CAS #: 1330-20-7     EHS
- Max Amt Code: 03 (500-999 pounds)    Component Percentage: 3.3 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: EB-8349

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 4,924 pounds Maximum Amount code: 04 (1,000-4,999 pounds)

Average Daily Amount: 2,462 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,462 pounds

Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 660 gallons

MIXTURE COMPONENTS:

Name: Solvent Naptha Heavy CAS #: 64742-94-5  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 48 (by weight)

Name: Solvent Naptha Light CAS #: 64742-95-6  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 32 (by weight)

Name: Xylene CAS #: 1330-20-7  EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.5 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: Flozol 2252

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 821 pounds    Maximum Amount code: 03 (500-999 pounds)
- Average Daily Amount: 205 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 410 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 110 gallons

MIXTURE COMPONENTS:

- Name: Xylene    CAS #: 1330-20-7     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 40 (by weight)

Mixture or Product Name: GC-0612

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
 Maximum Amount: 83 pounds    Maximum Amount code: 01 (0-99 pounds)  
 Average Daily Amount: 83 pounds    Average Daily Amount code: 01 (0-99 pounds)  
 Max amount in largest container: 83 pounds  
 Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
 Container Type: Plastic or non-metallic drum    Pressure: Ambient pressure    Temperature: Ambient temperature  
 Amount: 10 gallons

MIXTURE COMPONENTS:

Name: Sulphuric Acid    CAS #: 7664-93-9     EHS  
 Max Amt Code: 01 (0-99 pounds)    Component Percentage: 1.7 (by weight)

Mixture or Product Name: GEO PCB 1002

CAS #:

Chemical Category:  Pure     Mixture  
 EHS:  Yes     No  
 Physical State:  Solid     Liquid     Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

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Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 408 pounds    Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 272 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 408 pounds
- Days on site: 122

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 55 gallons

MIXTURE COMPONENTS:

- Name: Xylene    CAS #: 1330-20-7     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 45 (by weight)

Mixture or Product Name: GEO PCBW 1001

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,257 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 439 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 419.1 pounds
- Days on site: 274

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 165 gallons

MIXTURE COMPONENTS:

- Name: Xylene    CAS #: 1330-20-7     EHS
- Max Amt Code: 03 (500-999 pounds)    Component Percentage: 43 (by weight)

Mixture or Product Name: GEO PCBW 2201

CAS #:

- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,226 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 222 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 408.65 pounds
- Days on site: 122

STORAGE LOCATIONS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Confidential

Location Description: Inside Warehouse

Container Type: Plastic or non-metallic drum      Pressure: Ambient pressure      Temperature: Ambient temperature

Amount: 165 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS

Max Amt Code: 01 (0-99 pounds)    Component Percentage: 1.3 (by weight)

Name: Solvent Naptha Heavy    CAS #: 64742-94-5     EHS

Max Amt Code: 02 (100-499 pounds)    Component Percentage: 19 (by weight)

Name: Solvent Naptha Light    CAS #: 64742-95-6     EHS

Max Amt Code: 02 (100-499 pounds)    Component Percentage: 15 (by weight)

Name: Xylene    CAS #: 1330-20-7     EHS

Max Amt Code: 01 (0-99 pounds)    Component Percentage: 1.1 (by weight)

Mixture or Product Name: GeoShield 7200

CAS #:

Chemical Category:  Pure     Mixture

EHS:  Yes     No

Physical State:  Solid     Liquid     Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 13,207 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 6,122 pounds    Average Daily Amount code: 05 (5,000-9,999 pounds)

Max amount in largest container: 2,871 pounds

Days on site: 91

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature

Amount: 1,518 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol    CAS #: 107-21-1     EHS

Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 18 (by weight)

Name: Methanol    CAS #: 67-56-1     EHS

Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 9.1 (by weight)

Mixture or Product Name: GS-7200

CAS #:

Chemical Category:  Pure     Mixture

EHS:  Yes     No

Physical State:  Solid     Liquid     Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 20,883 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 14,478 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 3,099 pounds

Days on site: 304

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 2,224 gallons

MIXTURE COMPONENTS:

Name: Triazine CAS #: 4719-04-4  EHS  
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 72 (by weight)

Mixture or Product Name: GS-7500W

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 14,533 pounds Maximum Amount code: 06 (10,000-24,999 pounds)  
Average Daily Amount: 2,295 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)  
Max amount in largest container: 3,399 pounds  
Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 1,411 gallons

MIXTURE COMPONENTS:

Name: Methanol CAS #: 67-56-1  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 3.4 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: HCl 15%

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 58,896 pounds    Maximum Amount code: 08 (50,000-74,999 pounds)
- Average Daily Amount: 23,295 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,983 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 6,515 gallons

MIXTURE COMPONENTS:

- Name: HCl Acid    CAS #: 7647-01-0     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 15 (by weight)

Mixture or Product Name: HS-7030

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 14,859 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 9,761 pounds    Average Daily Amount code: 05 (5,000-9,999 pounds)
- Max amount in largest container: 2,874.3 pounds
- Days on site: 335

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 1,706 gallons

MIXTURE COMPONENTS:

- Name: Triazine    CAS #: 4719-04-4     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 25 (by weight)

Mixture or Product Name: HS-7030C

CAS #:

- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 3,079 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 770 pounds    Average Daily Amount code: 03 (500-999 pounds)
- Max amount in largest container: 2,854.5 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 356 gallons

MIXTURE COMPONENTS:

- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 10 (by weight)
- Name: Triazine    CAS #: 4719-04-4     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 36 (by weight)

Mixture or Product Name: HS-7030CA

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 32,396 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 21,085 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,868 pounds
- Days on site: 274

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 3,728 gallons

MIXTURE COMPONENTS:

- Name: Triazine    CAS #: 4719-04-4     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 23 (by weight)

Mixture or Product Name: HS-7030W-CA

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 28,405 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 10,255 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,722.5 pounds

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,443 gallons

MIXTURE COMPONENTS:

Name: Formaldehyde CAS #: 50-00-0  EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.5 (by weight)

Name: Methanol CAS #: 67-56-1  EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 27 (by weight)

Name: Triazine CAS #: 4719-04-4  EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 25 (by weight)

Mixture or Product Name: HS-7030W-CAH

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 11,946 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 996 pounds Average Daily Amount code: 03 (500-999 pounds)

Max amount in largest container: 2,692.8 pounds

Days on site: 30

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin      Pressure: Ambient pressure      Temperature: Ambient temperature

Amount: 1,464 gallons

MIXTURE COMPONENTS:

Name: Methanol    CAS #: 67-56-1     EHS

Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 26 (by weight)

Name: Triazine    CAS #: 4719-04-4     EHS

Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 13 (by weight)

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Mixture or Product Name: HS-7400W

CAS #:

Chemical Category:  Pure     Mixture

EHS:  Yes     No

Physical State:  Solid     Liquid     Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 2,335 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)

Average Daily Amount: 2,335 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)

Max amount in largest container: 2,335 pounds

Days on site: 274

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin      Pressure: Ambient pressure      Temperature: Ambient temperature

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 250 gallons

MIXTURE COMPONENTS:

Name: Metanol CAS #: 67-56-1  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 18.3 (by weight)

Mixture or Product Name: HS-8000

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 3,423 pounds Maximum Amount code: 04 (1,000-4,999 pounds)  
Average Daily Amount: 1,216 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)  
Max amount in largest container: 2,689.5 pounds  
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 420 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 40 (by weight)

Name: Triazine CAS #: 4719-04-4  EHS

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 36 (by weight)

Chemical Name: Methanol

CAS #: 67-56-1

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 30,942 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 11,379 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,188 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,667 gallons

Mixture or Product Name: MS-3

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

HEALTH HAZARDS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 33,696 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 19,341 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,488 pounds
- Days on site: 335

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 4,469 gallons

MIXTURE COMPONENTS:

- Name: 2-butoxy Ethanol    CAS #: 111-76-2     EHS
- Max Amt Code: 06 (10,000-24,999 pounds)    Component Percentage: 30 (by weight)
- Name: isopropanol    CAS #: 67-63-0     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 27.3 (by weight)

Mixture or Product Name: MS-3 (-)

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 13,597 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 3,399 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,352.9 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 1,907 gallons

MIXTURE COMPONENTS:

- Name: 2-butoxy Ethanol    CAS #: 111-76-2     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 30 (by weight)
- Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 55 (by weight)

Mixture or Product Name: OS-1

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 3,343 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 1,650 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 3,197.7 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 345 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol    CAS #: 107-21-1     EHS
- Max Amt Code: 03 (500-999 pounds)    Component Percentage: 18 (by weight)

Mixture or Product Name: PD-8019 Balls

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 129 pounds    Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 105 pounds    Average Daily Amount code: 02 (100-499 pounds)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Max amount in largest container: 129 pounds  
Days on site: 304

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Plastic bottles or jugs    Pressure: Ambient pressure    Temperature: Ambient temperature

Amount: 406 pounds

MIXTURE COMPONENTS:

Name: Solvent Naptha Heavy    CAS #: 64742-94-5     EHS

Max Amt Code: 01 (0-99 pounds)    Component Percentage: 2 (by weight)

Name: Xylene    CAS #: 1330-20-7     EHS

Max Amt Code: 01 (0-99 pounds)    Component Percentage: 3.5 (by weight)

Mixture or Product Name: PD-8019 Pellets

CAS #:

Chemical Category:  Pure     Mixture

EHS:  Yes     No

Physical State:  Solid     Liquid     Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 406 pounds    Maximum Amount code: 02 (100-499 pounds)

Average Daily Amount: 207 pounds    Average Daily Amount code: 02 (100-499 pounds)

Max amount in largest container: 406 pounds

Days on site: 335

STORAGE LOCATIONS:

Confidential

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Location Description: Inside Warehouse

Container Type: Plastic bottles or jugs Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 406 pounds

MIXTURE COMPONENTS:

Name: Solvent Naptha Heavy CAS #: 64742-94-5  EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 2 (by weight)

Name: Xylene CAS #: 1330-20-7  EHS

Max Amt Code: 01 (0-99 pounds) Component Percentage: 3.5 (by weight)

-----

Mixture or Product Name: PI-1252

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 23,675 pounds Maximum Amount code: 06 (10,000-24,999 pounds)

Average Daily Amount: 10,674 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,389 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,270 gallons

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 1 (by weight)

Name: xylene CAS #: 1330-20-7  EHS  
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 75 (by weight)

Mixture or Product Name: PIC-2352

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 16,247 pounds Maximum Amount code: 06 (10,000-24,999 pounds)  
Average Daily Amount: 8,727 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)  
Max amount in largest container: 1,895 pounds  
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 2,358 pounds

MIXTURE COMPONENTS:

Name: 2-bytoxy Ethanol CAS #: 111-76-2  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.4 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: isopropanol CAS #: 67-63-0  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.6 (by weight)

Name: Methanol CAS #: 67-56-1  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 19 (by weight)

Name: Toluene CAS #: 108-88-3  EHS  
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 48 (by weight)

Mixture or Product Name: PS-1052

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 3,707 pounds Maximum Amount code: 04 (1,000-4,999 pounds)  
Average Daily Amount: 1,992 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)  
Max amount in largest container: 2,242 pounds  
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 550 gallons

MIXTURE COMPONENTS:

Name: 2-butoxy Ethanol CAS #: 111-76-2  EHS  
Max Amt Code: 01 (0-99 pounds) Component Percentage: 1.5 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: Isopropyl Alcohol CAS #: 67-63-0  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 2.8 (by weight)

Name: Methanol CAS #: 67-56-1  EHS  
Max Amt Code: 03 (500-999 pounds) Component Percentage: 20 (by weight)

Name: Toluene CAS #: 108-88-3  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 50 (by weight)

Mixture or Product Name: PS-1352

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 17,528 pounds Maximum Amount code: 06 (10,000-24,999 pounds)  
Average Daily Amount: 8,338 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)  
Max amount in largest container: 2,379 pounds  
Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: inside warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 2,431 gallons

MIXTURE COMPONENTS:

Name: xylene CAS #: 1330-20-7  EHS

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 100 (by weight)

Mixture or Product Name: PS-8152

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 30,919 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 15,898 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,310 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,417 gallons

MIXTURE COMPONENTS:

Name: Toluene CAS #: 108-88-3  EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 27 (by weight)

Name: xylene CAS #: 1330-20-7  EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 48 (by weight)

Mixture or Product Name: Salt Hib

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 33,201 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 11,306 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,805 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 3,906 gallons

MIXTURE COMPONENTS:

- Name: ethylene glycol    CAS #: 107-21-1     EHS
- Max Amt Code: 03 (500-999 pounds)    Component Percentage: 1.7 (by weight)

Mixture or Product Name: Salt Hib Winterized

CAS #:

- Chemical Category:  Pure  Mixture
- EHS:  Yes  No
- Physical State:  Solid  Liquid  Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

HEALTH HAZARDS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 25,529 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 3,191 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,894 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,911 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol    CAS #: 107-21-1     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 30 (by weight)

Mixture or Product Name: SC-3711

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 46,340 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 29,285 pounds    Average Daily Amount code: 07 (25,000-49,999 pounds)
- Max amount in largest container: 2,699 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 5,665 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid    CAS #: 64-19-7     EHS
- Max Amt Code: 03 (500-999 pounds)    Component Percentage: 1.8 (by weight)
  
- Name: Ethylene glycol    CAS #: 107-21-1     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 7.6 (by weight)
  
- Name: isopropanol    CAS #: 67-63-0     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 11 (by weight)
  
- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 13 (by weight)

Mixture or Product Name: SC-3711+

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
 Maximum Amount: 69,297 pounds    Maximum Amount code: 08 (50,000-74,999 pounds)  
 Average Daily Amount: 30,119 pounds    Average Daily Amount code: 07 (25,000-49,999 pounds)  
 Max amount in largest container: 3,003 pounds  
 Days on site: 365

STORAGE LOCATIONS:

Confidential  
  
 Location Description: Inside warehouse  
 Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature  
 Amount: 7,615 gallons

MIXTURE COMPONENTS:

Name: Ethylene glycol    CAS #: 107-21-1     EHS  
 Max Amt Code: 07 (25,000-49,999 pounds)    Component Percentage: 48 (by volume)

Mixture or Product Name: SC-3775

CAS #:  
 Chemical Category:  Pure     Mixture  
 EHS:  Yes     No  
 Physical State:  Solid     Liquid     Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Below Reporting Thresholds

Maximum Amount: 38,635 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 6,135 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)

Max amount in largest container: 2,798 pounds

Days on site: 91

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 4,556 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7  EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 1.2 (by weight)

Name: Ethylene Glycol CAS #: 107-21-1  EHS

Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 19 (by weight)

Name: Isopropyl Alcohol CAS #: 67-63-0  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 7.7 (by weight)

Name: Methanol CAS #: 67-56-1  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 9 (by weight)

Mixture or Product Name: SC-3775+

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 16,969 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 1,414 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,828 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 1,980 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid    CAS #: 64-19-7     EHS  
Max Amt Code: 02 (100-499 pounds)    Component Percentage: 1.1 (by weight)
- Name: Ethylene Glycol    CAS #: 107-21-1     EHS  
Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 28 (by weight)
- Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS  
Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 6.8 (by weight)
- Name: Methanol    CAS #: 67-56-1     EHS  
Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 8 (by weight)

Mixture or Product Name: SC-3775W

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 20,394 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 1,699 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 2,709 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,484 gallons

MIXTURE COMPONENTS:

- Name: Acetic Acid    CAS #: 64-19-7     EHS  
Max Amt Code: 02 (100-499 pounds)    Component Percentage: 1.3 (by weight)
- Name: Ethylene Glycol    CAS #: 107-21-1     EHS  
Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 20 (by weight)
- Name: Isopropyl Alcohol    CAS #: 67-63-0     EHS  
Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 24 (by weight)
- Name: Methanol    CAS #: 67-56-1     EHS  
Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 9.3 (by weight)

Mixture or Product Name: SF-2209

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 36,727 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 19,642 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,468 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 4,910 gallons

MIXTURE COMPONENTS:

- Name: 2-butoxy Ethanol    CAS #: 111-76-2     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 23 (by weight)
- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 06 (10,000-24,999 pounds)    Component Percentage: 44 (by weight)

Mixture or Product Name: SF-4003

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 2,686 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Average Daily Amount: 672 pounds Average Daily Amount code: 03 (500-999 pounds)  
Max amount in largest container: 2,686 pounds  
Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 330 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid CAS #: 64-19-7  EHS  
Max Amt Code: 03 (500-999 pounds) Component Percentage: 23 (by weight)

Name: Isopropyl Alcohol CAS #: 67-63-0  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 13 (by weight)

Name: Methanol CAS #: 67-56-1  EHS  
Max Amt Code: 02 (100-499 pounds) Component Percentage: 9 (by weight)

Mixture or Product Name: SF-4006

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 49,535 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 18,850 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,627 pounds

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: inside warehouse

Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature

Amount: 6,223 gallons

MIXTURE COMPONENTS:

Name: Acetic Acid    CAS #: 64-19-7     EHS

Max Amt Code: 06 (10,000-24,999 pounds)    Component Percentage: 45 (by weight)

Name: isopropanol    CAS #: 67-63-0     EHS

Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 18 (by weight)

Name: methanol    CAS #: 67-56-1     EHS

Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 18 (by weight)

Mixture or Product Name: SF-7209

CAS #:

Chemical Category:  Pure     Mixture

EHS:  Yes     No

Physical State:  Solid     Liquid     Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 42,271 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 20,873 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 2,727 pounds

Days on site: 365

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 5,378 gallons

MIXTURE COMPONENTS:

Name: isopropanol CAS #: 67-63-0  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 3.8 (by weight)

Name: methanol CAS #: 67-56-1  EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 28 (by weight)

-----

Mixture or Product Name: SI-0373

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 48,089 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 29,111 pounds Average Daily Amount code: 07 (25,000-49,999 pounds)

Max amount in largest container: 2,993 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Amount: 5,302 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1  EHS  
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 35 (by weight)

Mixture or Product Name: SI-0373H

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 5,861 pounds Maximum Amount code: 05 (5,000-9,999 pounds)  
Average Daily Amount: 1,066 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)  
Max amount in largest container: 2,917 pounds  
Days on site: 61

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 663 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 18 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2022

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: SI-1373

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 52,972 pounds Maximum Amount code: 08 (50,000-74,999 pounds)

Average Daily Amount: 20,907 pounds Average Daily Amount code: 06 (10,000-24,999 pounds)

Max amount in largest container: 3,252 pounds

Days on site: 365

STORAGE LOCATIONS:

Confidential

Location Description: inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 5,702 gallons

MIXTURE COMPONENTS:

Name: Ethylene Glycol CAS #: 107-21-1  EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 33 (by volume)

Mixture or Product Name: SI-7063-S

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 1,854 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 1,679 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 1,854 pounds
- Days on site: 304

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 200 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol    CAS #: 107-21-1     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 10 (by volume)
- Name: HCl Acid    CAS #: 7647-01-0     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 6 (by weight)
- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 01 (0-99 pounds)    Component Percentage: 4 (by volume)

Mixture or Product Name: Stim Clean

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

HEALTH HAZARDS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 52,632 pounds    Maximum Amount code: 08 (50,000-74,999 pounds)
- Average Daily Amount: 20,870 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,977 pounds
- Days on site: 304

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 5,835 gallons

MIXTURE COMPONENTS:

- Name: HCl Acid    CAS #: 7647-01-0     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 3.9 (by weight)

Mixture or Product Name: Stim Clean (Winterized)

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 53,390 pounds    Maximum Amount code: 08 (50,000-74,999 pounds)
- Average Daily Amount: 20,921 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 3,020 pounds
- Days on site: 122

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 5,835 gallons

MIXTURE COMPONENTS:

- Name: Ethylene Glycol    CAS #: 107-21-1     EHS
- Max Amt Code: 06 (10,000-24,999 pounds)    Component Percentage: 31 (by weight)
- Name: HCl Acid    CAS #: 7647-01-0     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 3.7 (by weight)
- Name: TEG    CAS #: 112-27-6     EHS
- Max Amt Code: 04 (1,000-4,999 pounds)    Component Percentage: 5.1 (by weight)

Mixture or Product Name: T-Break 659

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 408 pounds    Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 260 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 408 pounds
- Days on site: 213

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 55 gallons

MIXTURE COMPONENTS:

- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 01 (0-99 pounds)    Component Percentage: 20 (by weight)
  
- Name: Solvent Naptha Heavy    CAS #: 64742-94-5     EHS
- Max Amt Code: 01 (0-99 pounds)    Component Percentage: 13.3 (by weight)
  
- Name: Solvent Naptha Light    CAS #: 64742-95-6     EHS
- Max Amt Code: 01 (0-99 pounds)    Component Percentage: 10.6 (by weight)
  
- Name: Toluene    CAS #: 108-88-3     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 40 (by weight)

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**Chemical Name: Triethylene Glycol**

CAS #: 112-27-6

- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Gas under pressure (compressed gas)
- Simple asphyxiant
- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 19,418 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 4,044 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 3,069 pounds
- Days on site: 91

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,088 gallons

Mixture or Product Name: WC-1300

CAS #:

- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 26,538 pounds    Maximum Amount code: 07 (25,000-49,999 pounds)
- Average Daily Amount: 13,195 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 3,389 pounds
- Days on site: 335

STORAGE LOCATIONS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Confidential

Location Description: Inside warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 2,584 gallons

MIXTURE COMPONENTS:

Name: Methanol CAS #: 67-56-1  EHS

Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 8 (by weight)

Name: THPS CAS #: 55566-30-8  EHS

Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 47 (by weight)

Mixture or Product Name: WC-1600

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 34,062 pounds Maximum Amount code: 07 (25,000-49,999 pounds)

Average Daily Amount: 9,419 pounds Average Daily Amount code: 05 (5,000-9,999 pounds)

Max amount in largest container: 3,567 pounds

Days on site: 304

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature

Amount: 3,151 gallons

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: Methanol CAS #: 67-56-1  EHS  
Max Amt Code: 05 (5,000-9,999 pounds) Component Percentage: 20 (by weight)

Name: THPS CAS #: 55566-30-8  EHS  
Max Amt Code: 06 (10,000-24,999 pounds) Component Percentage: 60 (by weight)

Mixture or Product Name: WT-0191

CAS #:

Chemical Category:  Pure  Mixture  
EHS:  Yes  No  
Physical State:  Solid  Liquid  Gas  
 Identical to previous year  
 Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds  
Maximum Amount: 2,765 pounds Maximum Amount code: 04 (1,000-4,999 pounds)  
Average Daily Amount: 1,090 pounds Average Daily Amount code: 04 (1,000-4,999 pounds)  
Max amount in largest container: 2,264 pounds  
Days on site: 183

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse  
Container Type: Tote bin Pressure: Ambient pressure Temperature: Ambient temperature  
Amount: 403 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0  EHS  
Max Amt Code: 04 (1,000-4,999 pounds) Component Percentage: 80 (by weight)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Mixture or Product Name: WTC-0191

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 809 pounds Maximum Amount code: 03 (500-999 pounds)

Average Daily Amount: 178 pounds Average Daily Amount code: 02 (100-499 pounds)

Max amount in largest container: 404 pounds

Days on site: 61

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Plastic or non-metallic drum

Pressure: Ambient pressure

Temperature: Ambient temperature

Amount: 110 gallons

MIXTURE COMPONENTS:

Name: Isopropyl Alcohol CAS #: 67-63-0  EHS

Max Amt Code: 02 (100-499 pounds) Component Percentage: 56 (by weight)

Mixture or Product Name: WTC-3100

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to December 31, 2021

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 2,633 pounds    Maximum Amount code: 04 (1,000-4,999 pounds)
- Average Daily Amount: 658 pounds    Average Daily Amount code: 03 (500-999 pounds)
- Max amount in largest container: 2,633 pounds
- Days on site: 30

STORAGE LOCATIONS:

- Confidential

Location Description: Inside Warehouse  
 Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature  
 Amount: 309 gallons

MIXTURE COMPONENTS:

Name: Glutaraldehyde    CAS #:     EHS  
 Max Amt Code: 02 (100-499 pounds)    Component Percentage: 18 (by weight)

Name: Methanol    CAS #: 67-56-1     EHS  
 Max Amt Code: 02 (100-499 pounds)    Component Percentage: 6.1 (by weight)

Mixture or Product Name: WTC-6075X

CAS #:

- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 17,676 pounds    Maximum Amount code: 06 (10,000-24,999 pounds)
- Average Daily Amount: 11,114 pounds    Average Daily Amount code: 06 (10,000-24,999 pounds)
- Max amount in largest container: 2,633 pounds
- Days on site: 365

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 2,215 gallons

MIXTURE COMPONENTS:

- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 05 (5,000-9,999 pounds)    Component Percentage: 33.2 (by weight)

Mixture or Product Name: WTC-6903C

- CAS #:
- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

- Gas under pressure (compressed gas)
- Simple asphyxiant
- In contact with water emits flammable gas
- Combustible dust
- Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 919 pounds    Maximum Amount code: 03 (500-999 pounds)
- Average Daily Amount: 919 pounds    Average Daily Amount code: 03 (500-999 pounds)
- Max amount in largest container: 919 pounds
- Days on site: 244

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 55 gallons

MIXTURE COMPONENTS:

- Name: Formaldehyde    CAS #: 50-00-0     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 32 (by weight)
- Name: Methanol    CAS #: 67-56-1     EHS
- Max Amt Code: 02 (100-499 pounds)    Component Percentage: 27 (by weight)

-----  
**Chemical Name: Xylene**

CAS #: 1330-20-7

- Chemical Category:  Pure     Mixture
- EHS:  Yes     No
- Physical State:  Solid     Liquid     Gas
- Identical to previous year
- Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 8,724 pounds    Maximum Amount code: 05 (5,000-9,999 pounds)
- Average Daily Amount: 1,674 pounds    Average Daily Amount code: 04 (1,000-4,999 pounds)
- Max amount in largest container: 995 pounds
- Days on site: 61

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside warehouse
- Container Type: Tote bin    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 1,210 pounds

Mixture or Product Name: ZX-400

- CAS #:
- Chemical Category:  Pure     Mixture
  - EHS:  Yes     No
  - Physical State:  Solid     Liquid     Gas
  - Identical to previous year
  - Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

- Below Reporting Thresholds
- Maximum Amount: 223 pounds    Maximum Amount code: 02 (100-499 pounds)
- Average Daily Amount: 223 pounds    Average Daily Amount code: 02 (100-499 pounds)
- Max amount in largest container: 223 pounds
- Days on site: 213

STORAGE LOCATIONS:

- Confidential
- Location Description: Inside Warehouse
- Container Type: Plastic or non-metallic drum    Pressure: Ambient pressure    Temperature: Ambient temperature
- Amount: 30 gallons

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

MIXTURE COMPONENTS:

Name: Solvent Naptha Light CAS #: 64742-95-6  EHS  
Max Amt Code: 01 (0-99 pounds) Component Percentage: 1.7 (by weight)

Name: Toluene CAS #: 108-88-3  EHS  
Max Amt Code: 01 (0-99 pounds) Component Percentage: 39 (by weight)

Name: Xylene CAS #: 1330-20-7  EHS  
Max Amt Code: 01 (0-99 pounds) Component Percentage: 43 (by weight)

Mixture or Product Name: ZX-400H

CAS #:

Chemical Category:  Pure  Mixture

EHS:  Yes  No

Physical State:  Solid  Liquid  Gas

Identical to previous year

Trade secret

PHYSICAL HAZARDS:

- Explosive
- Flammable (gases, aerosols, liquids, or solids)
- Oxidizer (liquid, solid, or gas)
- Self-reactive
- Pyrophoric (liquid or solid)
- Pyrophoric gas
- Self-heating
- Organic peroxide
- Corrosive to metal
- Gas under pressure (compressed gas)
- In contact with water emits flammable gas
- Combustible dust

HEALTH HAZARDS:

- Acute toxicity (any route of exposure)
- Skin corrosion or irritation
- Serious eye damage or eye irritation
- Respiratory or skin sensitization
- Germ cell mutagenicity
- Carcinogenicity
- Reproductive toxicity
- Specific target organ toxicity (single or repeated exposure)
- Aspiration hazard
- Simple asphyxiant

Hazard not otherwise classified

AMOUNTS:

Below Reporting Thresholds

Maximum Amount: 221 pounds Maximum Amount code: 02 (100-499 pounds)

Average Daily Amount: 55 pounds Average Daily Amount code: 01 (0-99 pounds)

Max amount in largest container: 221 pounds

Days on site: 30

STORAGE LOCATIONS:

Confidential

Location Description: Inside Warehouse

Container Type: Plastic or non-metallic drum

Pressure: Ambient pressure

Temperature: Ambient temperature

Amount: 30 gallons

MIXTURE COMPONENTS:

Tier II  
Emergency and Hazardous Chemical Inventory  
Specific Information by Chemical

Reporting Period: January 1 to De

Printed: February 28, 2022

Facility: GeoChemicals, LLC - Dickinson Warehouse (continued)

Name: Toluene CAS #: 108-88-3  EHS  
Max Amt Code: 01 (0-99 pounds) Component Percentage: 43 (by weight)

Name: Xylene CAS #: 1330-20-7  EHS  
Max Amt Code: 01 (0-99 pounds) Component Percentage: 43 (by weight)

State/local fees: None

- I have attached a site plan
- I have attached a list of site coordinate abbreviations
- I have attached a description of dikes and other safeguard measures

**Certification (Read and sign after completing all sections)**

I certify under penalty of law that I have personally examined and am familiar with the information in pages 1 through 70, and that based on my inquiry of those individuals responsible for obtaining this information, I believe that the submitted informaton is true, accurate, and complete.

\_\_\_\_\_  
Signature

02/24/2022  
Date signed

Larry Crow  
Name and official title of owner/operator OR owner/operator's authorized representative



This Property not included



Proposed Berm Area



## GEO Chemical SUP Staff Report

**To:** City of Dickinson Planning & Zoning Commission  
**From:** City of Dickinson Community Development Services  
**Date:** September 4, 2024  
**Re:** SUP-002-2024 Chemical Storage Special Use Permit

### OWNER/APPLICANT

Bill Kainz  
 GEO Chemicals, LLC  
 2225 West Villard,  
 Dickinson, ND 58601  
 Bill.kainz@geo-chemicals.com  
 (701) 260-3339

<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission City Commission
<b>Final Action</b>	September 17, 2024	

Geo Chemicals, LLC is applying for a Special Use Permit on a property located at 4637 West Villard. The special use permit will be for the storage and distribution of oilfield chemicals along with the daily operations of their business. They are currently operating at 2367 West Villard and have communicated that the operations as they can be observed at the current site should be expected to be no different from those at the 4637 West Villard location.

They will store chemicals which have are listed in the chemical inventory in accompanying attachments, on site in pails, drums, and totes. No bulk storage tanks are being proposed.

Public Comments: None

Staff Recommendation: Approval subject to conditions listed within this staff report.

**LOCATION**

The property for this proposed Special Use Permit is legally described as Lots 2 and 3, Block 2 of the Dickinson Industries Addition in the City of Dickinson’s ETZ. The site is located at the southwest corner of the intersection between Villard St West and GTA Drive.

<b>CURRENT ZONING</b>	<b>GI</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>Industrial</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 2.7 acres</b>
<b>LOTS PROPOSED</b>	<b>N/A</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	AG	Agriculture
East	GI	Industrial uses
South	GI	Industrial uses
West	GI	Industrial uses

**STAFF ANALYSIS**

**Purpose for SUP Application:**

**Section 39.04.005 Development Regulations: Table 4-2: Permitted Uses by Zoning District**

Note 8. Toxic Gaseous Storage: Storage facilities of toxic gaseous, materials, tanks/or bulk facilities shall not be built within (2) two miles of any residential subdivision or within (1) mile of any building for human occupancy generally, unless approved by a special use permit after a finding that storage will not pose a potential public health hazard.

**Section 39.06.007 Performance Standards for Industrial Uses (10) Industrial Uses in the GI District: Performance Standards**

Storage of Chemical Products: If allowed by Special Use Permit, any above or below ground storage of liquid petroleum products or chemicals of a flammable or noxious nature shall not exceed 150,000 gallons when stored on one lot less than one acre. Such storage shall not exceed 25,000 gallons in any one tank. Storage of liquid petroleum products or chemicals of a flammable or noxious nature in excess of 25,000 gallons shall

be located at least 50 feet from any structure intended for human habitation and at least 1,000 feet from any Residential or Commercial Zoning district.

### **Compatibility with Local Uses**

With the assumption that all necessary precautions are made relating to the transmission, storage, and/or use of the listed chemicals, the surrounding land uses are found to be compatible, as the nearest residence is over 1,000 feet from the subject parcel. All adjacent parcels are zoned General Industrial.

### **Compliance with Zoning and Subdivision Regulations**

If approved, the subject parcel will comply with requirements as set forth by Articles 39: Zoning and 34: Subdivision. The City of Dickinson Fire Department has reviewed this request and has issued no statements of concern which would not be addressed by the recommended conditions.

### **PUBLIC COMMENT AND STAFF RECOMMENDATION**

**Public Input:** As of the date of this report, City staff has not received any public comments.

**Staff Recommendation:** City Development Staff recommends approval of SUP-002-2024, subject to the following conditions:

1. Hazardous materials to be stored on site shall be limited to the ones listed in the attached "Chemical Inventory"
2. Development and on-site operations of hazardous materials shall be as described in this staff report as well as in the material found in the attachments.
3. No more than 25,000 gallons of chemicals shall be stored within 50 feet of any structure of human habitation.
4. No more than 25,000 gallons of chemicals shall be stored within 1,000 feet of any Residential or Commercial zoning districts.
5. As part of the development process, and to facilitate public safety, the applicant shall coordinate with law enforcement and emergency responders, including the Stark County Sheriff's Office, the Dickinson Rural Fire Department, and the Stark County Emergency Management Department.
6. To ensure compliance with the all applicable regulations as well as the conditions of the special use permit, the applicant shall arrange for annual inspections by the City of Dickinson Community Development as well as other appropriate agencies. The first inspection shall occur no later than one year after approval of the special use permit.
7. The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.
8. On-site storage of hazardous materials shall comply with all applicable City, County, State and Federal regulations.

9. A final engineering review of the storm water volume calculation, berm detail, and synthetic line specifications shall be completed prior to final approval.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-002-2024 GEO Chemical Special Use Permit** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

*(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **SUP-002-2024 GEO Chemical Special Use Permit** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

**From:** Jotform  
**To:** Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Nicole Snyder; Nicole Snyder  
**Subject:** Re: Unified Development Application  
**Date:** Friday, August 2, 2024 8:24:23 AM  
**Attachments:** [5984178363226220599\\_signature\\_23.png](#)  
[231254 Moore 1st Subdivision Plat\\_2024-08-01.pdf](#)  
[231254 Closure Report\\_2024-07-30.pdf](#)  
[231254 Flood Map\\_2024-07-30.pdf](#)  
[231254 Parcel Map\\_2024-07-30.pdf](#)  
[231254 Utility Map\\_2024-07-30.pdf](#)  
[231254 Zoning Map\\_2024-07-30.pdf](#)  
[City of Dickinson Pre-Application.pdf](#)  
[231254 Deed.pdf](#)  
[231254 Transmittal-MINOR PLAT\\_2024-07-30.pdf](#)  
[231254 Owner Signature\\_2024-04-04.pdf](#)  
[5984178363226220599\\_signature\\_23.png](#)



## Unified Development Application

Have you met with Planning Staff regarding your application?  Yes

Please upload the letter or counseling form you received following your pre-application meeting: [City of Dickinson Pre-Application.pdf](#)

Type of Development

Is this a Replat

Name Dawson Moore

Company n/a

Applicant Email mooredawson040@gmail.com

Applicant Phone # (701) 690-3727

Applicant Representative (if applicable) Andrew Schrank

Applicant Representative Company Highlands Engineering

Applicant Representative Email schrank@highlandseng.com

Applicant Representative

Phone # (701) 483-2444

Owner Name Donald Gerber

Owner Address 3983 Villard St E, Dickinson, ND, 58601, Dickinson, ND, 58601

Owner Email mooredawson040@gmail.com

Owner Phone # (701) 690-3727

Is the owner present to Sign

Owner Signature Upload [231254\\_Owner Signature\\_2024-04-04.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION SIX (6), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-FIVE WEST (R95W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.) STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3099394 BEING A FOUND REBAR AND CAP LS-5771; THENCE N 00°28'44" E ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 262.27 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°57'41" E PARALLEL TO THE SOUTH LINE OF SAID SECTION SIX (6), A DISTANCE OF 634.51 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 00°05'45" E, A DISTANCE OF 475.27 FEET TO A SET REBAR AND CAP LS-5466 ON SAID SOUTH LINE OF SAID SECTION SIX (6); THENCE N 89°57'41" W ALONG SAID SOUTH LINE, DISTANCE OF 284.65 FEET TO A SET REBAR AND CAP LS-5466 AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3037698; THENCE N 00°05'45" W ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 213.01 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°57'50" W ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 352.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.22 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

1/4 Section Township Range

Description	SW1/4 Section 6	T139N	R95W
-------------	--------------------	-------	------

Property Address / General Project Location      ±0.3 miles east of Energy Drive north of Villard Street E

Total Square Footage or Acreage of Subject Property      5.22 acres

Transmittal Letter (Explanation of Request & Proposed Operations)      [231254\\_Transmittal-MINOR PLAT\\_2024-07-30.pdf](#)

Rezone Calc Multiplier      0

Minor Platting Multiplier      1

Prelim Platting Multiplier      0

Major Platting Multiplier      0

Name of Plat      Moore 1st Subdivision

Number Lots      1 to 10 Lots

Number of Block(s)      1  
0 existing - 1 proposed

Application Calc      500

Required Documentation Upload      [231254 Moore 1st Subdivision Plat\\_2024-08-01.pdf](#)  
[231254 Closure Report\\_2024-07-30.pdf](#)  
[231254 Flood Map\\_2024-07-30.pdf](#)  
[231254 Parcel Map\\_2024-07-30.pdf](#)  
[231254 Utility Map\\_2024-07-30.pdf](#)  
[231254 Zoning Map\\_2024-07-30.pdf](#)

Deed for Property      [231254\\_Deed.pdf](#)

Application Fees      Applicable Fees      500.00 USD  
Total:      \$500.00  
Transaction ID:      r1fd8nhe

Payment Information

First Name:      Andrew  
Last Name:      Schrank  
E-Mail      mooredawson040@gmail.com

Applicant Signature

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Date

08-02-2024

You can [edit this submission](#) and [view all your submissions](#) easily.



## Transmittal Letter

**To:** Joshua Skluzacek – Community Development Director  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Schrank, PE  
Highlands Engineering  
319 24<sup>th</sup> Street East  
Dickinson, ND 58601  
701.483.2444  
schrank@highlandseng.com

**Date:** August 2, 2024

**Re:** Minor Plat Application – Moore 1<sup>st</sup> Subdivision

**Message:** Enclosed you will find the following Minor Plat application documents for the above referenced project being submitted for consideration at the May Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deed for the Property
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Minor Plat Drawing
- Subdivision Plat Closure Report
- Parcel Map for the Property from City's GIS Information
- Zoning Map for the Property from City's GIS Information
- Utility Map from City's GIS Information
- Flood Hazard Areas from City's GIS Information

**LEGAL DESCRIPTION OF PROPERTY**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION SIX (6), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-FIVE WEST (R95W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.) STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3099394 BEING A FOUND REBAR AND CAP LS-5771; THENCE N 00°28'44" E ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 262.27 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°57'41" E PARALLEL TO THE SOUTH LINE OF SAID SECTION SIX (6), A DISTANCE OF 634.51 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 00°05'45" E, A DISTANCE OF 475.27 FEET TO A SET REBAR AND CAP LS-5466 ON SAID SOUTH LINE OF SAID SECTION SIX (6); THENCE N 89°57'41" W ALONG SAID SOUTH LINE, DISTANCE OF 284.65 FEET TO A SET REBAR AND CAP LS-5466 AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3037698; THENCE N 00°05'45" W ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 213.01 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID TRACT; THENCE N 89°57'50" W ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 352.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.22 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

**WRITTEN STATEMENT**

This property is located just outside the City's Corporate Limits and is currently owned by Donald L. Gerber. He would like to convey this ±5.00-acre parcel to his grandson, Dawson Moore, so that he can build his primary residence within this site. This application was previously submitted as a FLUM amendment, Rezone to Rural Residential, and a 2.11-acre subdivision. However, this request was denied by the City of Dickinson due to the surrounding Industrial FLUM designations. Therefore, this subdivision has been revised to meet the requirements of the current Agricultural zoning designation.

This property has direct access to an existing section line road south of the proposed property. This road is a rural, gravel roadway that extends along the south edge of the property. Access to this property is provided by an existing gravel driveway approach from this section line road. Water will be provided by Southwest Water Authority or a water well, and a private septic system will be constructed for this residence.

The applicant does own additional surrounding land. Neighboring property owners have not been informed of this plan to date. This application has been prepared in accordance with local, state, and federal regulations to the best of our knowledge.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



**Andrew Schrank, PE, CFM - Highlands Engineering**

**office** 701 483 2444  
**fax** 701 483 2610

**email** info@highlandseng.com  
**web** www.highlandseng.com

Highlands Engineering & Surveying, PLLC  
319 24th Street East | Dickinson, ND 58601

# MOORE 1st MINOR SUBDIVISION ZONING

Section 3. Item C.



# MOORE 1st MINOR SUBDIVISION CURRENT

Section 3. Item C.





# MOORE 1ST SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> SECTION SIX (6)  
T139N, R95W, OF THE 5TH PRINCIPAL MERIDIAN  
STARK COUNTY, NORTH DAKOTA

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) OF SECTION SIX (6), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-FIVE WEST (R95W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 5.22 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

### SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE MOORE 1ST SUBDIVISION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

KC HOMISTON, LS-5466

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KC HOMISTON, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING AT COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

### PROPRIETOR'S CERTIFICATE

I, DONALD L. GERBER, RESIDING AT 3983 EAST VILLARD STREET, DICKINSON, ND 58601, OWNER AND PROPRIETOR OF PROPERTY LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) OF SECTION SIX (6), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH, RANGE NINETY-FIVE WEST (95) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: \_\_\_\_\_  
DONALD L. GERBER

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

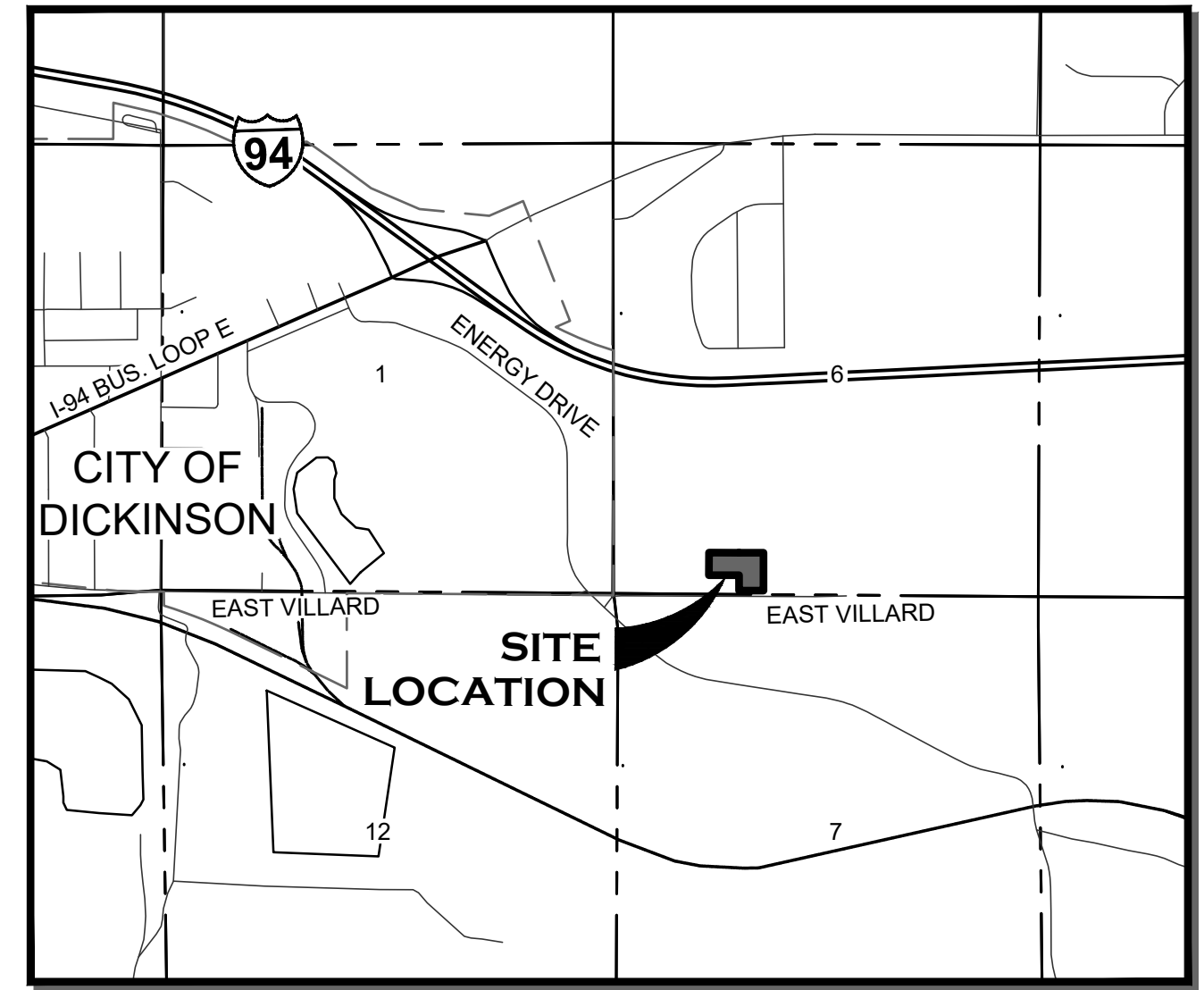
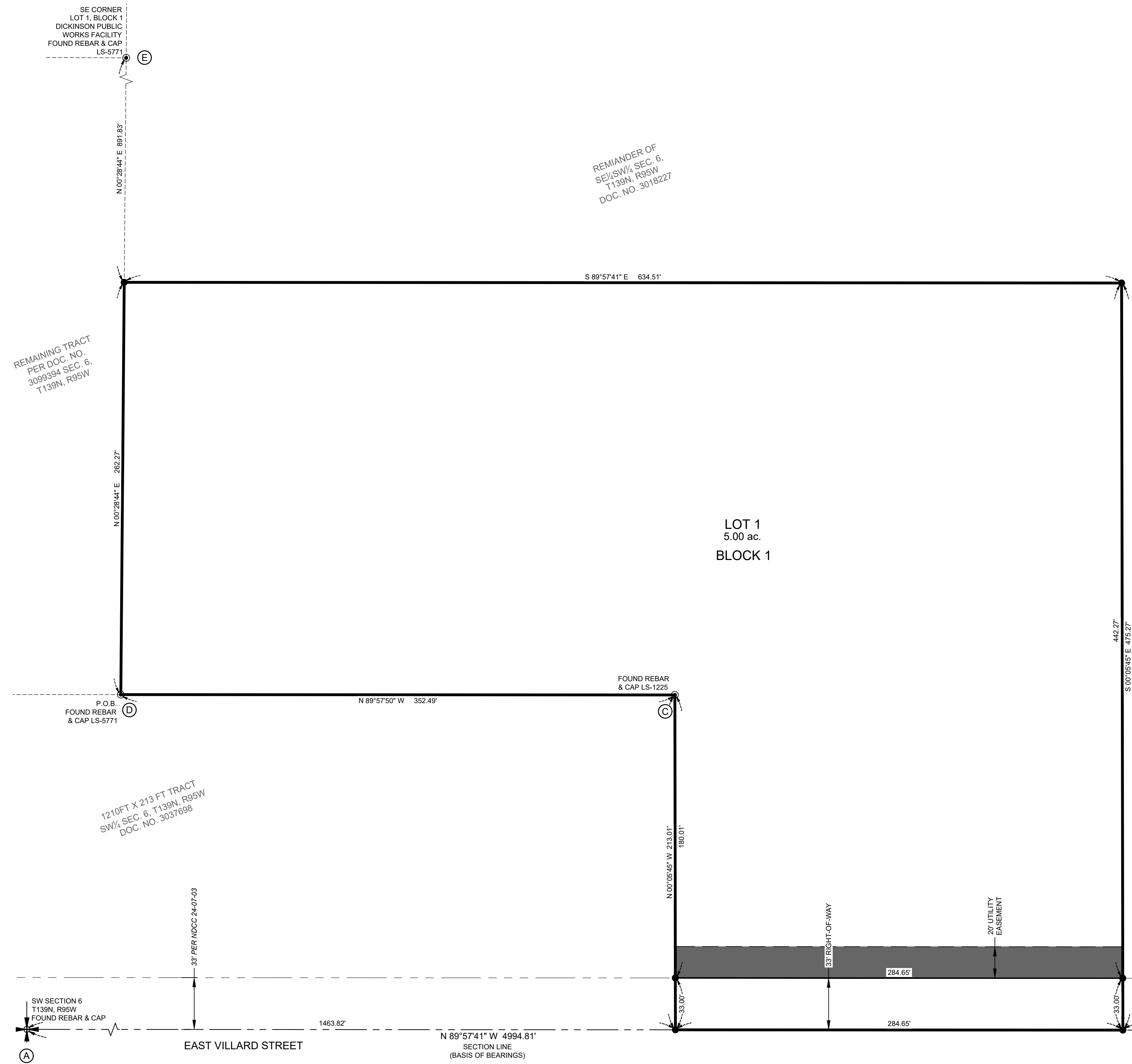
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD L. GERBER, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING AT COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

**CITY OF DICKINSON COMMISSION APPROVAL**  
PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY ENGINEER APPROVAL**  
CITY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY PLANNING COMMISSION APPROVAL**  
SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_



VICINITY MAP  
1" = 2000'

### LEGEND

- PROPERTY BOUNDARY
- EXISTING LOTS
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP, STAMPED "HIGHLANDS LS-5466"
- SECTION LINE
- RIGHT-TO-TRAVEL PER NDCC 24-07-03
- PROPOSED UTILITY EASEMENT
- SECTION CORNER

### STATE PLANE COORDINATES

NAD 83 (86), SOUTH ZONE,  
U.S. FOOT, GRID DISTANCE

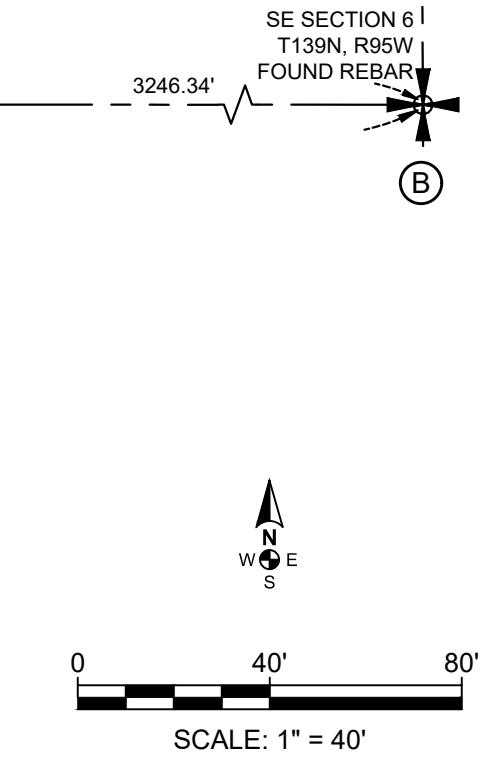
POINT	NORTHING (FT)	EASTING (FT)
(A)	448,940.16	1,411,762.24
(B)	448,791.22	1,416,753.93
(C)	449,109.41	1,413,231.00
(D)	449,119.90	1,412,878.73
(E)	450,272.99	1,412,922.00

### NOTES

- THIS SUBDIVISION IS LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0213F, PANEL 213 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.
- THIS PLAT DEDICATES A TOTAL OF 0.22 ACRES OF PUBLIC RIGHT-OF-WAY AS DEPICTED BY THIS PLAT.

### SURVEY NOTES

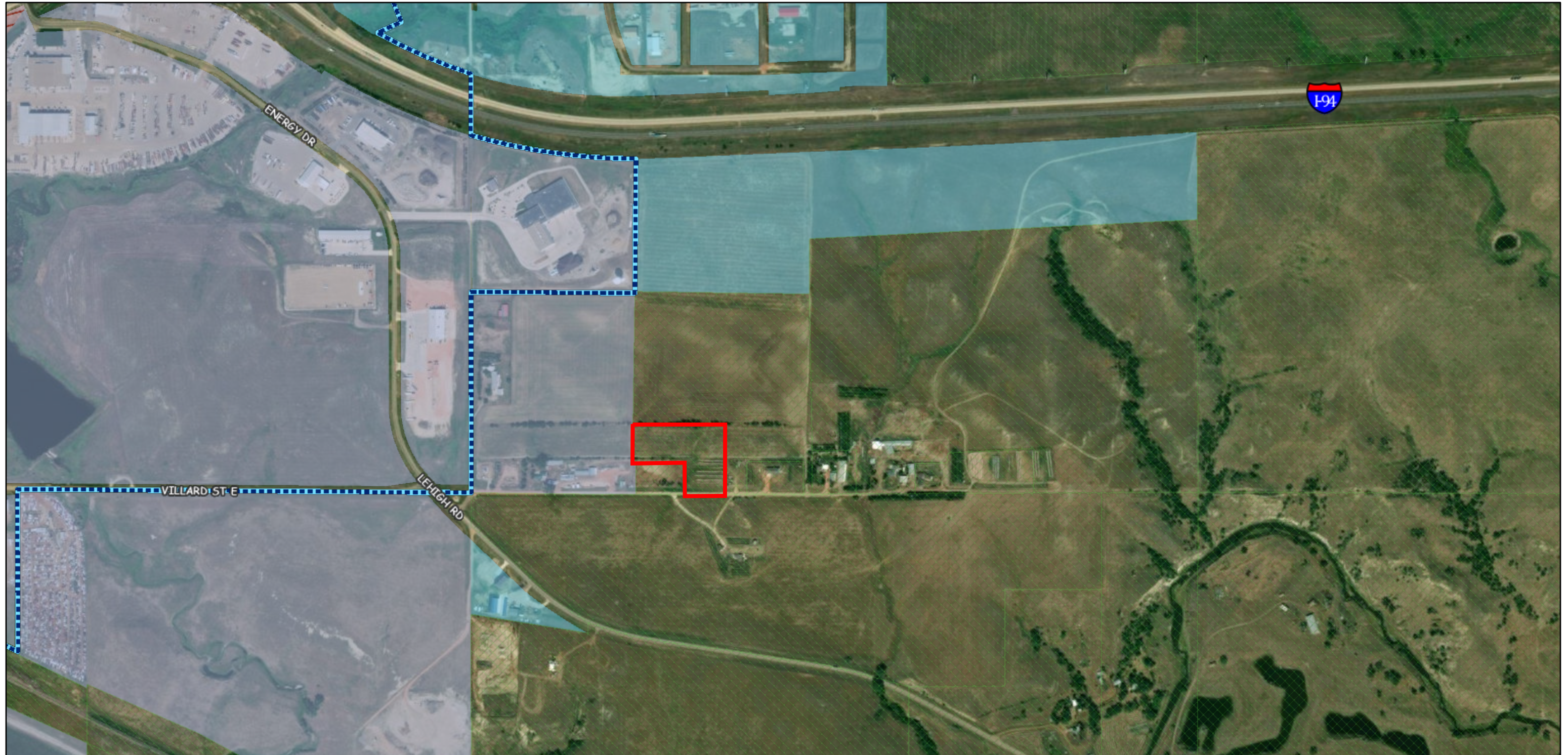
- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF SAID SECTION SIX (6) WITH THE BEARING BEING N 89°57'41" W, THAT WAS LOCATED BY A GPS OBSERVATION.
- SURVEY DATA HAS A CENTRAL MERIDIAN OF LATITUDE: N46°51'42.381242552", LONGITUDE: W102°47'24.249887155", SCALE FACTOR 1.0001132949. BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- VERTICAL DATUM: NAVD 88, GEOID 03.
- DATE OF LATEST FIELD WORK: DECEMBER 28, 2023



**HIGHLANDS ENGINEERING**  
319 24TH STREET EAST, DICKINSON, ND 58601  
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER: 231254	SCALE: 1"=40'
DRAWN BY: AJA	DATE: 08/01/24

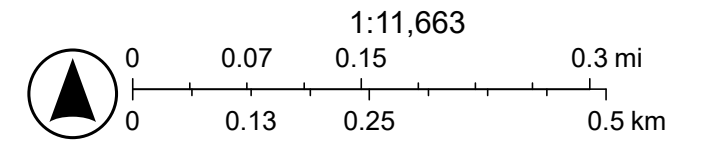
# Dickinson Zoning Information Map



3/26/2024

- |                            |                         |                            |
|----------------------------|-------------------------|----------------------------|
| Municipal Boundary         | General Industrial - GI | Limited Industrial - LI    |
| Extra Territorial Boundary | Limited Industrial - LI | Agricultural - AG          |
| Dickinson Zoning           | ETZ Zoning              | World Imagery              |
| General Commercial - GC    | General Industrial - GI | Low Resolution 15m Imagery |

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Pictometry International, Eagleview, City of Dickinson, Dickinson Engineering Department, Maxar

# Dickinson Land Information Map

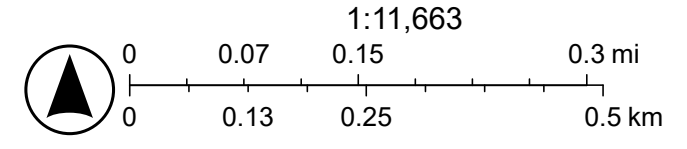


3/26/2024

- PLSS Description 12k
- Municipal Boundary
- Extra Territorial Boundary
- Urban Area Boundary
- Water Service Boundary
- Dickinson Tax Parcels
- ETZ Stark Parcels
- Lots and Easements

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

- Citations
- 2.4m Resolution Metadata














Pictometry International, Eagleview, City of Dickinson, Dickinson Engineering Department, Maxar

# FEMA Flood Hazard Changes Map



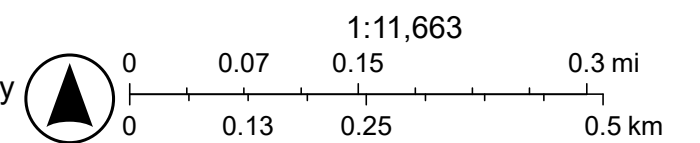
3/26/2024

-  Municipal Boundary
-  Extra Territorial Boundary
-  North Dakota County Boundaries
- SFHA Area Changes**
-  Decrease
-  Increase
-  Current SFHA Boundary
-  FLOODWAY (AE)
-  Preliminary SFHA Boundary
-  Non-Intersecting After Changes (141)
-  Intersected by SFHA Zones (A or AE)
-  Intersected by SFHA Zones (A or AE)
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata



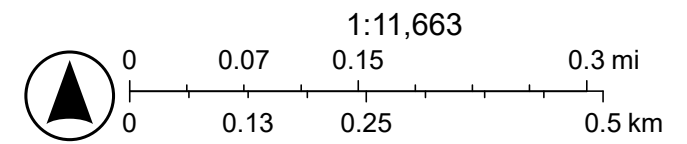
Esri Community Maps Contributors, State of North Dakota, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Dickinson Engineering Department, Maxar

# Dickinson Utility Information Map



3/26/2024

- |  |   |   |   |   |   |   |
|--|---|---|---|---|---|---|
| <ul style="list-style-type: none"> <li>• Water Curb Stop Valve</li> <li>• Water System Valve</li> <li>Water Hydrant</li> <li>• City of Dickinson</li> <li>• Private or Other</li> <li>• Water Manhole</li> </ul> | <p><b>Water Network Structures</b></p> <ul style="list-style-type: none"> <li>Enclosed Storage Facility</li> </ul> <p><b>Water Lateral Lines</b></p> <ul style="list-style-type: none"> <li>Fire</li> <li>Hydrant</li> <li>Service</li> </ul> | <p><b>Water Main Lines</b></p> <ul style="list-style-type: none"> <li>Polyvinyl Chloride</li> <li>Ductile Iron</li> <li>Water Casings</li> <li>Water Abandoned Points</li> <li>Water Abandoned Lines</li> <li>Sanitary Control Valve</li> </ul> | <ul style="list-style-type: none"> <li>• Sanitary Clean Outs</li> <li>• Sanitary Manhole</li> <li>Sanitary Lateral Lines</li> <li>Sanitary Gravity Mains</li> <li>Sanitary Pressurized Mains</li> <li>Sanitary Casings</li> </ul> | <p><b>Sanitary Network Structures</b></p> <ul style="list-style-type: none"> <li>Lift Station</li> <li>Storm Inlets</li> <li>Storm Discharge</li> <li>Storm Gravity Mains</li> <li>Storm Culverts</li> <li>Storm Open Drains</li> </ul> | <p><b>Storm Detention Structures</b></p> <ul style="list-style-type: none"> <li>Poles</li> <li>Street Lighting, City of Dickinson</li> <li>Electric Access Points</li> <li>Pull Box</li> <li>Service Box</li> <li>Electric Lines</li> </ul> | <ul style="list-style-type: none"> <li>Communication Lines</li> </ul> |
|--|---|---|---|---|---|---|



Pictometry International, Eagleview, City of Dickinson, Dickinson Engineering Department, Maxar

Citations  
2.4m Resolution Metadata



Moore 1<sup>st</sup> Subdivision  
staff report

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** September 4, 2024  
**Re:** **FLP-017-2024 Moore 1<sup>st</sup> Subdivision**

**OWNER/APPLICANT**

Dawson Moore  
 3983 Villard Street East  
 Dickinson, ND 58601  
 mooredawson040@gmail.com  
 (701) 690-3727

**APPLICANT'S REPRESENTATIVE**

Highlands Engineering/Andrew Schrank  
 319 24<sup>th</sup> Street SW  
 Dickinson, ND 58601  
 schrank@highlandseng.com  
 (701) 483-2444

<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission
<b>Final Action</b>	September 17, 2024	City Commission

**EXECUTIVE SUMMARY**

The applicant is requesting the approval of a Minor Subdivision Plat for the Moore 1<sup>st</sup> Subdivision located in the SE ¼ of the SW ¼ of Section 6, Township 139 North, Range 95 West, of the 5th Principal Meridian, Stark County, North Dakota, within the City of Dickinson's Extra-Territorial Zone (ETZ). According to the applicant, the purpose of this subdivision is to convey a parcel of land to his grandson to allow him to construct a single-family residence. The lot is currently zoned Agriculture (AG), and the proposed subdivision will be +/- 5.22 acres.

Staff Recommendation: Staff recommends approval of the proposed minor subdivision.

**LOCATION**

The site is located in the SE ¼ of the SW ¼ of Section 6, Township 139 North, Range 95 West, of the 5<sup>th</sup> Principal Meridian, Stark County, North Dakota, in the City of Dickinson's ETZ.

<b>CURRENT ZONING</b>	<b>AG</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>GI</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 5.22</b>
<b>LOTS PROPOSED</b>	<b>1</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	AG	Undeveloped
East	AG	Undeveloped
South	AG	Undeveloped
West	GI	Lumber Mill; Undeveloped

**STAFF ANALYSIS**

**CURRENT ORDINANCE REVIEW**

According to Section 39.04 of the Municipal Code, the minimum AG lot size is five acres. This proposed lot is roughly 5.22 acres and therefore would meet that requirement. Additionally, the construction of a single family detached residence is permitted in AG districts, as detailed in Table 4-2: Permitted Uses by Zoning Districts found in Section 39.04 of the Municipal Code.

According to Section 34.030 of the Municipal Code, a minor subdivision shall meet the following criteria:

- Does not require the dedication of a public right-of-way or the construction of new public streets or infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, state, or federally-adopted law, ordinance, regulation, plan, or policy; and
- Consists of four lots or less.

Staff finds the proposed Moore 1<sup>st</sup> Subdivision meets those criteria.

**PUBLIC COMMENT AND STAFF RECOMMENDATION**

**Public Input:** As of the date of this report, staff has not received any public input.

**Staff Recommendation:** The Community Development staff recommends **approval** of this development project.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-017-2024 Moore 1<sup>st</sup> Subdivision** as being compliant with the City of Dickinson Comprehensive Plan, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

*(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLP-017-2024 Moore 1<sup>st</sup> Subdivision** as NOT being compliant with the City of Dickinson Comprehensive Plan, as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

**From:** Jotform  
**To:** Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Nicole Snyder; Nicole Snyder  
**Subject:** Re: Unified Development Application  
**Date:** Wednesday, July 31, 2024 4:53:17 PM



## Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Pre-Application Meeting - Sisters' Chocolates.zip](#)

Type of Development **Special Use Permit**

Name **Stephanie Steffan**

Company **Sisters' Chocolates**

Applicant Email **sisterschocolates@ndsupernet.com**

Applicant Phone # **(701) 290-9449**

Owner Name **Stephanie Steffan**

Owner Address **860 20th Street West, Dickinson, ND, 58601**

Owner Email **sisterschocolates@ndsupernet.com**

Owner Phone # **(701) 290-9449**

Is the owner present to Sign **Yes**

Signature

Will this application require any other action to complete the development? **No**

1/4 Section Township Range

	Description	Lot 7 and 8	block 10	Prairie Hills 2nd Replat
Legal - Lot/Block/Addition		Lot	Block	Addition
	Description	7 and 8	10	Prairie Hills 2nd Replat
Property Address / General Project Location	860 20th Street West Dickinson, ND 58601			
Total Square Footage or Acreage of Subject Property	156 Square Feet			
Existing Future Land Use Map Category	Residential			
Existing Zoning	R1 - Low Density Residential			
Existing Use	Residential Single Family			
Overlay District Description	Lots 7 and 8 Block 10 Prairie Hills 2nd Replat			
Special Use Permit for the following Use:	I manufacture chocolate products for vendor show, retail, shipping and delivery. No retail activity occurs on the site. I do not have employees. I do not have signage at the location. I use crockpots to melt the chocolate.			
Site Exhibit - Not Less than 1" = 20' Scale	<a href="#">20240731_155458.jpg</a>			
Transmittal Letter (Explanation of Request & Proposed Operations)	<a href="#">20240731_161842.jpg</a>			
Floor Plan if Accessory Dwelling Unit	<a href="#">20240731_155508.jpg</a>			
Rezone Calc Multiplier	0			
Minor Platting Multiplier	0			
Prelim Platting Multiplier	0			
Major Platting Multiplier	0			
Application Calc	350			

Deed for Property [20240731\\_155437.jpg](#)  
[20240731\\_155442.jpg](#)

Application Fees      Applicable Fees      350.00 USD

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Total:      \$350.00  
Transaction ID:      ewqy69sm

**Payment Information**

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First Name:      Stephanie  
Last Name:      Steffan  
E-Mail      sisterschocolates@ndsupernet.com

Applicant Signature     

Date      07-31-2024

---

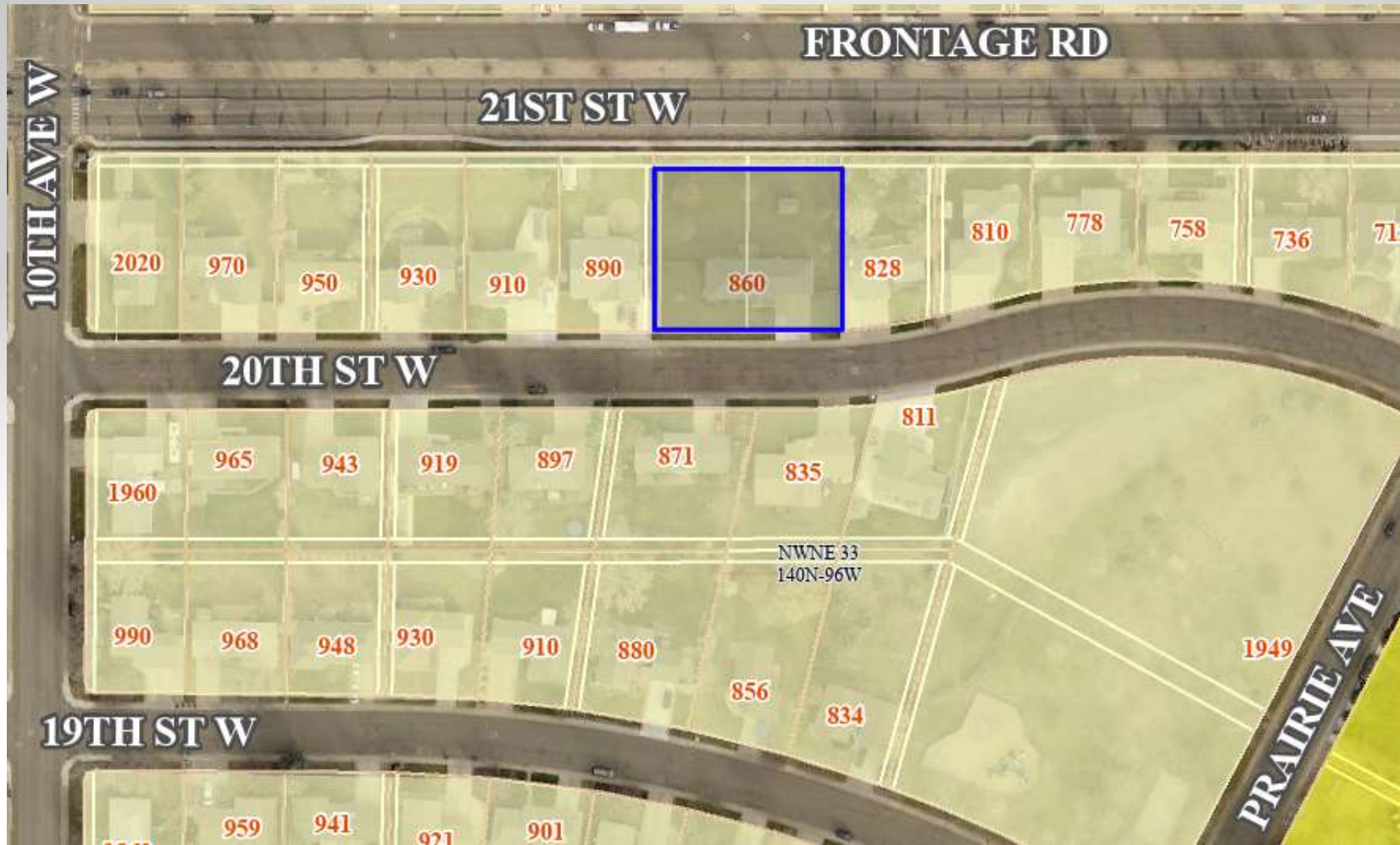
You can [edit this submission](#) and [view all your submissions](#) easily.

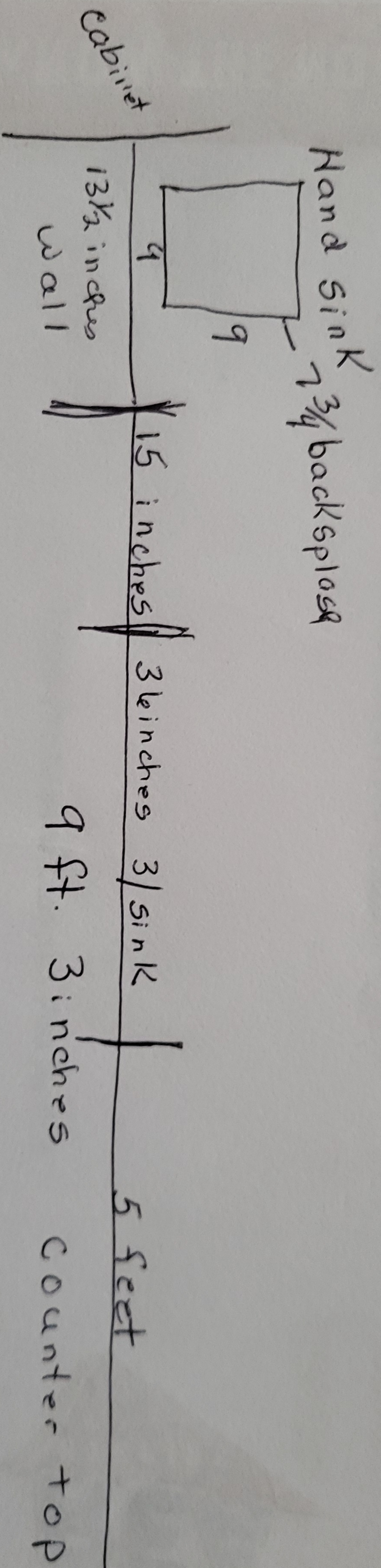
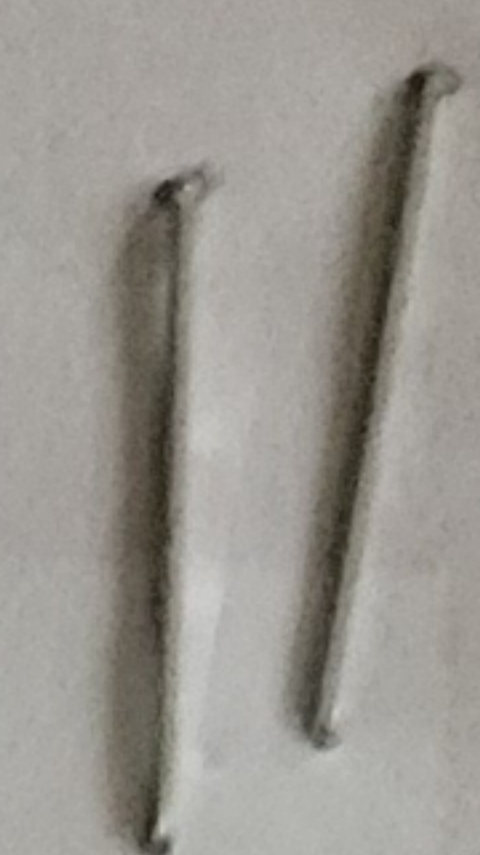
**Attachments:** Because the total size is more than 5MB the uploads are not attached.

I will use 156 square feet out of  
a 3000 square foot home to manufacture  
chocolate for vendors shows, delivery,  
shipping and retail at outlet stores.  
I will not do retail business at  
this address. I will be the sole employee.  
There will be no changes to the  
exterior of the house. There will  
not be any changes of traffic flow.

Stephanie Leffler  
Luster's Chocolate

# SISTERS' CHOCOLATES SUP





Sisters' Chocolates Kitchen

Business Telephone Number: 701-483-4818

Business Email Address: sisterschocolates@anderson.com

Entrance

55 ft long  
29 ft wide

Full Basement

hallway  
laundry  
room

Dining  
Room

Kitchen

Master  
Bath

Bathroom

Living room

Chocolate  
Kitchen

Master  
Bedroom

X-tra  
Bedroom/Office



# Sisters' Chocolates SUP Staff Report

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** September 4, 2024  
**Re:** **SUP-005-2024 Sisters' Chocolates Special Use Permit**

## OWNER/APPLICANT

Stephanie Steffan/Sisters' Chocolates  
 860 20<sup>th</sup> Street West  
 Dickinson, ND 58601  
 sisterschocolates@ndsupernet.com  
 (701) 290-9449

<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission
<b>Final Action</b>	September 17, 2024	City Commission

## EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit for a home-based business/home occupation for a small-scale commercial chocolate production to be entirely contained within the residence at 860 20<sup>th</sup> Street West within the City of Dickinson. The property is currently zoned Low Density Residential (R1).

Staff Recommendation: Staff recommends approval subject to conditions.

## LOCATION

The site is located on Lots 7 & 8, Block 10 of the Prairie Hills 2nd replat.

<b>CURRENT ZONING</b>	<b>R-1</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 0.55</b>

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-1	Single-family residential
East	R-1	Single-family residential
South	R-1	Single-family residential
West	R-1	Single-family residential

**STAFF ANALYSIS**

**CURRENT ORDINANCE REVIEW**

**Compliance with Zoning**

Staff identifies the chocolate-producing operations as a home-based business/home occupation use within the Municipal Code. According to Section 39.02.011, a home-based business/home occupation is defined as “An accessory occupational use conducted entirely within a dwelling unit by a member of the family residing in the premises, which is clearly incidental to the residential use of the dwelling or residential structure and does not change the residential character of its site.” Since, as described by the applicant, this business is run by the applicant and operations are contained within her kitchen, this definition applies, and the business is subject to restrictions outlined for home-based businesses/home occupation within the Municipal Code.

According to Section 39.04, Table 4-2: Permitted Uses by Zoning Districts, home-based businesses/home occupations are allowed in residential units within the R-1 zoning district as an accessory use upon obtaining a Special Use Permit. Additionally, Section 39.06.008 details restrictions on the impact a home-based business can have on the residence they inhabit. The restrictions are as follows:

1. External Effects:

(a) There shall be no change in the exterior appearance of the building or premises housing the home occupation other than signage permitted within this section.

(b) No noise, odors, bright lights, electronic interference, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.

(c) The home occupation shall be carried on entirely within the principal residential structure and/or within a detached accessory building approved by the City in accordance with these zoning regulations. All "External Effects" criteria in items a.1. (a), (b), (d), (e) and (f) of this subsection are applicable for the detached accessory building.

(d) Mechanical or electrical equipment supporting the home occupation shall be limited to that which is self-contained within the structure and normally used for office, domestic or household purposes.

(e) No outdoor storage of materials or equipment used in the home occupation shall be permitted, other than motor vehicles used by the owner to conduct the occupation. Parking or storage of heavy commercial vehicles to conduct the home occupation is prohibited.

(f) All discharges of sewage and wastes into public sewers shall comply with all applicable City ordinances.

2. Employees: The home occupation shall employ no more than one full time or part time employee on site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by that non-resident employee.

3. Extent of Use: For all residential and agricultural zoning districts, a maximum percent floor area of 30% of the dwelling may be devoted to the home occupation, inclusive of any detached accessory buildings used for the home occupation.

4. Signage: Signage shall be permitted as set forth for each base district in Article Ten.

5. Prohibited Home-Based Businesses/Home Occupations

(a) Beauty and Barber Shops: Barber and beauty shops are allowed only with a Special Use Permit as home occupations in the AG, R-2, and R-3 zoning districts.

(b) Welding, vehicle body repair, or rebuilding or dismantling of vehicles are not permitted as home-based businesses.

The applicant also explained that no more than 156 square feet of the existing 3000 square foot home shall be used for business operations. This equates to 5.2% of the primary residential structure: well below the permitted 30% maximum home occupation permitted percentage.

## COMPATIBILITY

Staff has discussed the nature of business operations with the applicant. In this discussion, the applicant explained no customers would come to her residence, there would be no employees aside from herself, no orders would be shipped from the site after 2:00 p.m., and after 2:00 p.m. the applicant would take orders directly to the shipping company for delivery. Staff finds the proposed home-based business/home occupation would have minimal impact to local traffic on 20<sup>th</sup> Street West, as no additional parking will be required for employees and there will not be an increase in the frequency of delivery vans.

The applicant also indicated she has no plans to put up a business sign or alter the exterior of the house.

Staff finds the following:

- The proposed home-based business/home occupation meets the development standards found in Section 39.06.008 of the City's Zoning Ordinance; and
- The proposed home-based business/home occupation would be compatible with the surrounding single-family residential land use.

According to Section 39.12.003d, "The City Commission may apply any reasonable conditions to the approval of the permit." Staff recommends City Commission attach the following conditions to the approval of this special use permit:

- Operation of the home-based business/home occupation shall be as described in this staff report as well as in the material found in Attachment A; and
- The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval; and
- Operation of the home-based business/home occupation shall comply with all applicable City, County, State, and Federal regulations.

## **PUBLIC COMMENT AND STAFF RECOMMENDATION**

**Public Input:** Staff has not received any public input as of this report.

**Staff Recommendation:** The City Development staff recommends **approval** of this Special Use Permit, with the conditions that the business continues to abide by regulations on home-based business use detailed above.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-005-2024 Sisters' Chocolates Special Use Permit** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

*(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **SUP-005-2024 Sisters' Chocolates Special Use Permit** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

**From:** [Jotform](#)  
**To:** [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Nicole Snyder](#); [Nicole Snyder](#)  
**Subject:** Re: Unified Development Application  
**Date:** Friday, August 2, 2024 3:30:05 PM  
**Attachments:** [5984433843223022873\\_signature\\_23.png](#)  
[241437\\_Closure\\_Report.PDF](#)  
[241437\\_Flood\\_Map\\_2024-08-01.pdf](#)  
[241437\\_Parcels\\_Map\\_2024-08-01.pdf](#)  
[241437\\_Utility\\_Map\\_2024-08-01.pdf](#)  
[241437\\_West\\_Ridge\\_4th\\_Addition\\_Plat\\_2024-08-01.pdf](#)  
[241437\\_Zoning\\_Map\\_2024-08-01.pdf](#)  
[241437\\_Preapplication\\_Meeting.pdf](#)  
[241437\\_Deed.pdf](#)  
[241437\\_Transmittal-Preliminary\\_Plat\\_2024-08-02.pdf](#)  
[241437\\_Owner\\_Signature\\_Signed\\_2024-08-02.pdf](#)  
[5984433843223022873\\_signature\\_23.png](#)



## Unified Development Application

Have you met with Planning Staff regarding your application?  Yes

Please upload the letter or counseling form you received following your pre-application meeting: [241437\\_Preapplication Meeting.pdf](#)

Type of Development

Is this a Replat  Yes

Subdivision Being Re-platted

Name

Company

Applicant Email

Applicant Phone #

Applicant Representative (if applicable)

Applicant Representative Company

Applicant Representative

Email schrank@highlandseng.com

Applicant Representative Phone # (701) 483-2444

Owner Name Venture Homes, LLC

Owner Address PO Box 1316, Dickinson, ND, 58602

Owner Email venturehomesnd.aaron@gmail.com

Owner Phone # (701) 290-1298

Is the owner present to Sign

Owner Signature Upload [241437\\_Owner Signature\\_Signed\\_2024-08-02.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS) A PARCEL OF LAND LOCATED IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT THIRTEEN (13) BEING A FOUND REBAR AND CAP LS-1225; THENCE S 69°12'10" E ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 139.93 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTH EAST CORNER OF SAID LOT THIRTEEN (13); THENCE S 74°34'45" E ALONG THE NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 133.19 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF TRACT ONE (1) OF SAID REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21; THENCE S 74°35'36" E ALONG SAID NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 70.63 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FOURTEEN (14); THENCE S 46°59'22" E ALONG THE NORTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 40.39 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 00°10'48" W ALONG THE EAST LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 137.48 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 73°36'32" W ALONG THE SOUTH LINE OF SAID LOT FIFTEEN (15), A

DISTANCE OF 178.61 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'48" AN ARC LENGTH OF 67.32 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'30" AN ARC LENGTH OF 105.74 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'46" AN ARC LENGTH OF 132.27 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13); THENCE N 12°24'32"E ALONG THE WEST LINE OF SAID SECTION THIRTEEN (13), A DISTANCE OF 122.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SW1/4 Section 31	T140N	R96W

Property Address / General Project Location      Property is generally located on the north side of 12th Street W approximately 0.12 miles north of West Ridge Drive.

Total Square Footage or Acreage of Subject Property      1.51 acres

Transmittal Letter (Explanation of Request & Proposed Operations)      [241437\\_Transmittal-Preliminary Plat\\_2024-08-02.pdf](#)

Rezone Calc Multiplier      0

Minor Platting Multiplier      0

Prelim Platting Multiplier      1

Major Platting Multiplier      0

Name of Preliminary Plat      West Ridge 4th Addition

Preliminary Number Lots      1 to 10 Lots

Preliminary Number of Block(s)

1

0 existing - 9 proposed

Application Calc

500

Required Documentation Upload

- [241437\\_Closure Report.PDF](#)
- [241437\\_Flood Map\\_2024-08-01.pdf](#)
- [241437\\_Parcels Map\\_2024-08-01.pdf](#)
- [241437\\_Utility Map\\_2024-08-01.pdf](#)
- [241437\\_West Ridge 4th Addition Plat\\_2024-08-01.pdf](#)
- [241437\\_Zoning Map\\_2024-08-01.pdf](#)

Deed for Property

[241437\\_Deed.pdf](#)

Application Fees

Applicable Fees

500.00 USD

Total:

\$500.00

Transaction ID:

gs8ewdwy

Payment Information

First Name: Andrew

Last Name: Schrank

E-Mail: [venturehomesnd.aaron@gmail.com](mailto:venturehomesnd.aaron@gmail.com)

Applicant Signature



Date

08-02-2024

You can [edit this submission](#) and [view all your submissions](#) easily.



## Transmittal Letter

**To:** Joshua Skluzacek – Development Director  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Schrank, PE  
Highlands Engineering  
319 24<sup>th</sup> Street East  
Dickinson, ND 58601  
701.483.2444  
schrank@highlandseng.com

**Date:** August 2, 2024

**Re:** Preliminary Plat Application – West Ridge 4<sup>th</sup> Addition

**Message:** Enclosed you will find the following Preliminary Plat application documents for the above referenced project being submitted for consideration at the September Planning and Zoning Meeting:

- Written Statement (included, below)
- Deed for the Property
- Preliminary Plat drawing with Aerial Imagery Overlay
- Final Plat drawing
- Mathematical solution for closure of lots
- City Parcels Map of the Plat Area
- City Zoning Map of the Plat Area
- City Utility Map of the Plat Area
- City Flood Map of the Plat Area

## WRITTEN STATEMENT

This proposed preliminary major plat application for West Ridge 4<sup>th</sup> Addition is intended to subdivide Lots 13-15, Block 6 of the Replat of West Ridge 1<sup>st</sup> Addition, Block 1, Lots 1 & 17-21 into eight (8) lots. This subdivision is located within the City's Corporate Limits. Since this will exceed four (4) lots, a major plat application is being submitted in accordance with the City Ordinance.

The applicant/owner, Venture Homes, LLC, intends to build three (3), 3-unit, multi-family homes within this property for a total of nine (9) proposed housing units. The proposed building configuration is shown by the enclosed preliminary plat drawing. The proposed subdivision of these lots will allow for each of the individual housing units to be sold off for individual ownership, with the exception of the proposed Lot 5 which will include 2 housing units.

This property is currently zoned Medium Density Residential (R2). The proposed subdivision layout and development plan meets all City ordinances to the best of our knowledge. Therefore, no change in zoning should be required to complete this application request.

Each of the eight (8) lots proposed as part of this subdivision has a separate water and sewer service already in place. These service lines are shown by the enclosed preliminary plat drawing. To prevent the additional cost of adding or revising these service lines, the proposed lot lines were drawn to work with these existing service lines. Since only eight water and sewer services are stubbed into this site and 9 housing units are proposed, one of the proposed lots (Lot 5) will include two housing units.

Each of these lots abuts the existing right-of-way of 12<sup>th</sup> Street W, which is a fully constructed urban roadway. This roadway will provide access to each of these proposed lots.

The applicant does own additional property across the street from this property being platted. The applicant does not intend to purchase additional surrounding property at this time. We have not informed neighboring properties of this request. This application is being submitted in accordance with local, state, and federal requirements to the best of our knowledge.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



**Andrew Schrank, PE, CFM - Highlands Engineering**

**office** 701 483 2444  
**fax** 701 483 2610

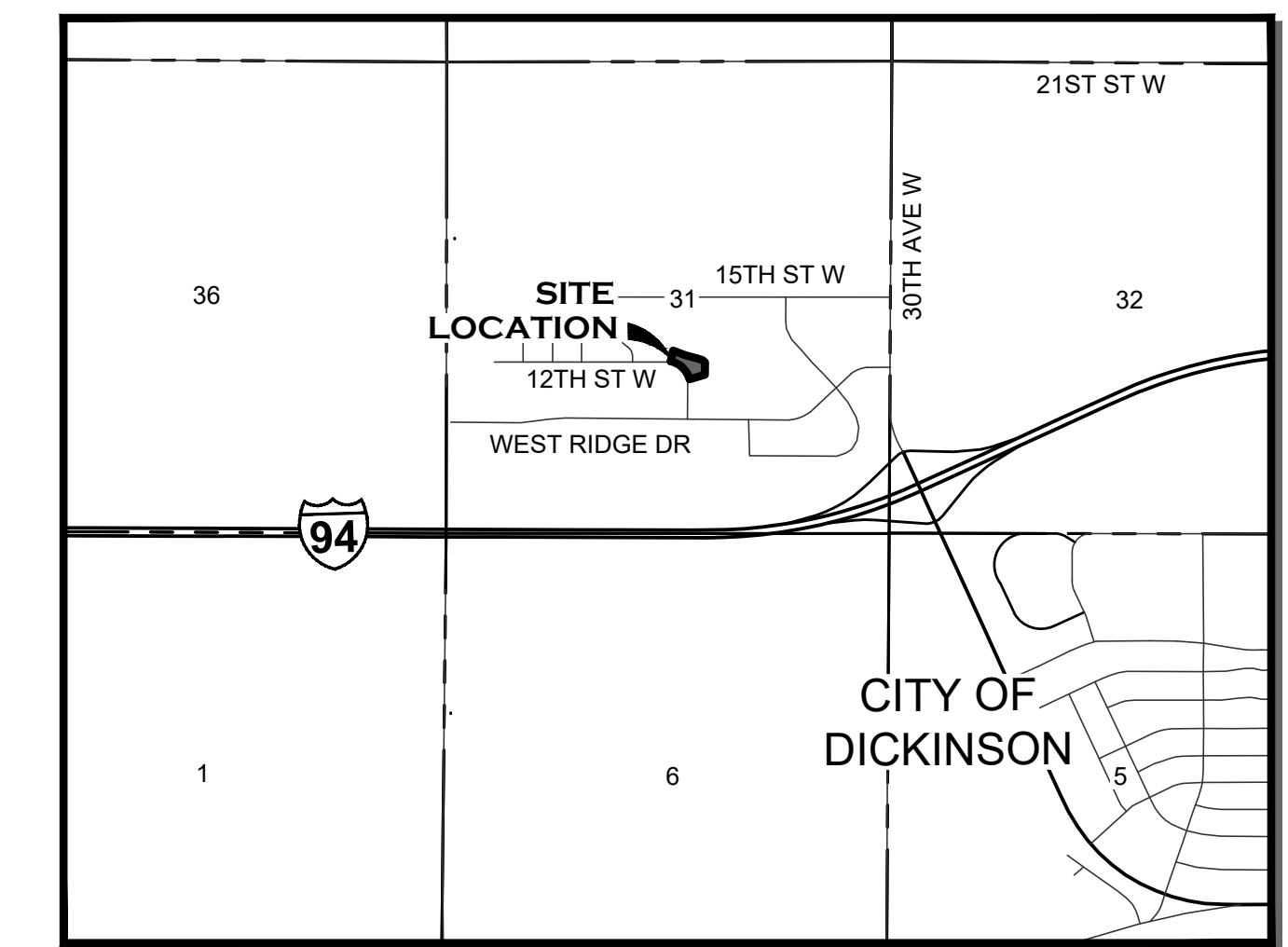
**email** info@highlandseng.com  
**web** www.highlandseng.com

Highlands Engineering & Surveying, PLLC  
319 24th Street East | Dickinson, ND 58601



# WEST RIDGE 4TH ADDITION

## BEING THE REPLAT OF LOTS 13-15, BLOCK 6 OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK 1, LOTS 1 & 17-21 LOCATED IN THE SW 1/4 SECTION 31, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP  
1" = 2000'

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT THIRTEEN (13) BEING A FOUND REBAR AND CAP LS-1225; THENCE S 69°12'10" E ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 139.93 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTH EAST CORNER OF SAID LOT THIRTEEN (13); THENCE S 74°34'45" E ALONG THE NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 133.19 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF TRACT ONE (1) OF SAID REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21; THENCE S 74°35'36" E ALONG SAID NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 70.63 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FOURTEEN (14); THENCE S 46°59'22" E ALONG THE NORTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 40.39 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 00°10'48" W ALONG THE EAST LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 137.48 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 73°36'32" W ALONG THE SOUTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 178.61 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'48" AN ARC LENGTH OF 67.32 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'30" AN ARC LENGTH OF 105.74 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'46" AN ARC LENGTH OF 132.27 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13); THENCE N 12°24'32" E ALONG THE WEST LINE OF SAID SECTION THIRTEEN (13), A DISTANCE OF 122.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

### SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE WEST RIDGE 4TH ADDITION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

KC HOMISTON, LS-5466

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KC HOMISTON, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC  
RESIDING AT COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### PROPRIETOR'S CERTIFICATE

I, AARON GRINSTEINER, AUTHORIZED REPRESENTATIVE OF VENTURE HOMES, LLC, RESIDING AT 4566 WEST RIDGE DRIVE, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: AARON GRINSTEINER - VENTURE HOMES, LLC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON GRINSTEINER, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC  
RESIDING AT COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### CITY OF DICKINSON COMMISSION APPROVAL

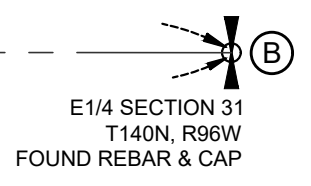
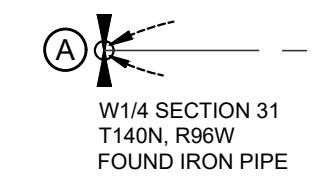
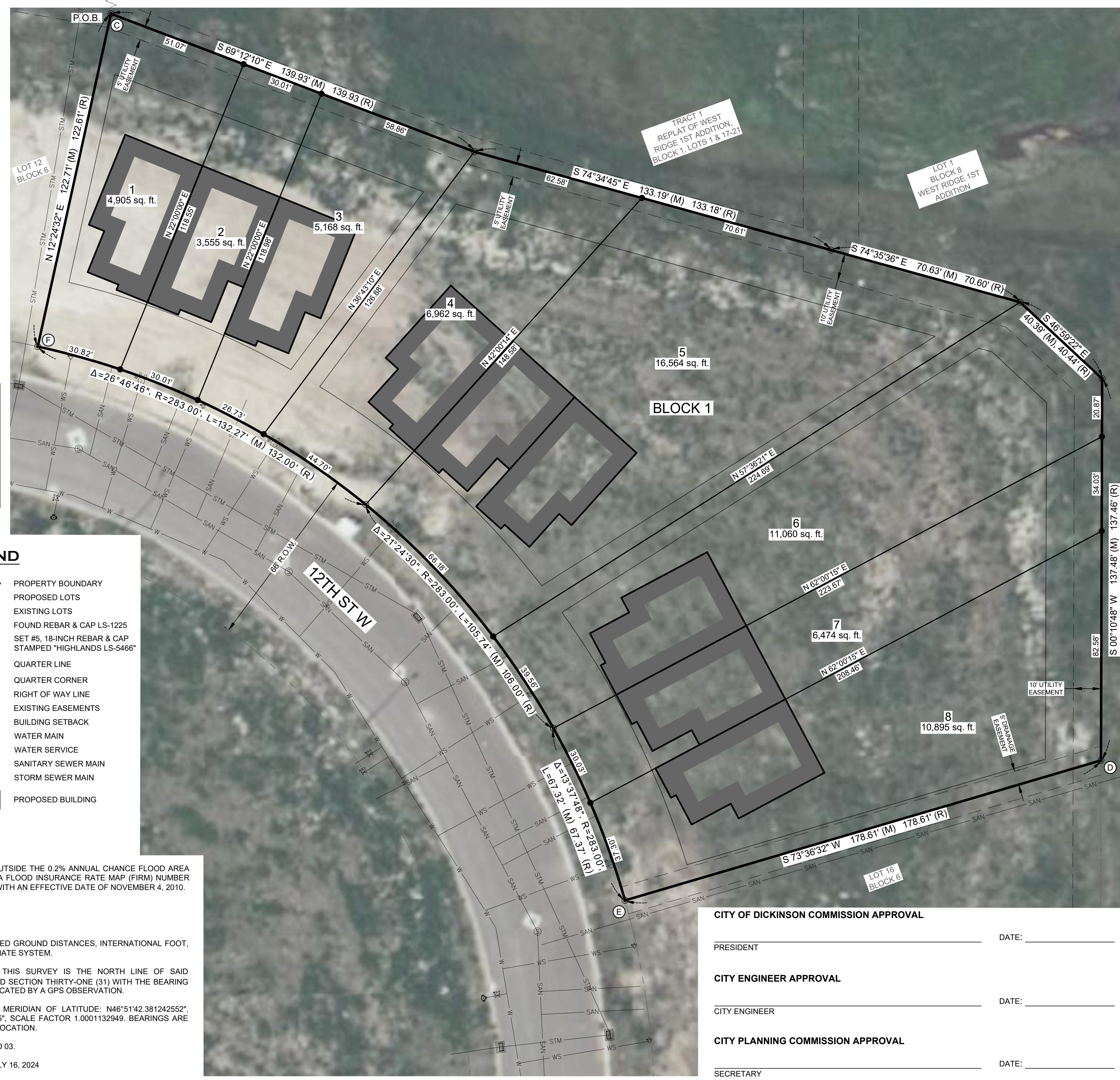
PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_

### CITY ENGINEER APPROVAL

CITY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

### CITY PLANNING COMMISSION APPROVAL

SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_



### BUILDING SETBACKS

- FRONT YARD: 25-FEET
- REAR YARD: 20-FEET
- INTERIOR SIDE YARD: 6-FEET

### STATE PLANE COORDINATES

NAD 83 (86), SOUTH ZONE, U.S. FOOT, GRID DISTANCE

POINT	NORTHING (FT)	EASTING (FT)
(A)	457,769.862	1,380,643.115
(B)	457,622.441	1,385,609.730
(C)	457,093.004	1,383,171.816
(D)	456,813.884	1,383,520.164
(E)	456,768.505	1,383,347.444
(F)	456,974.005	1,383,141.971

### LEGEND

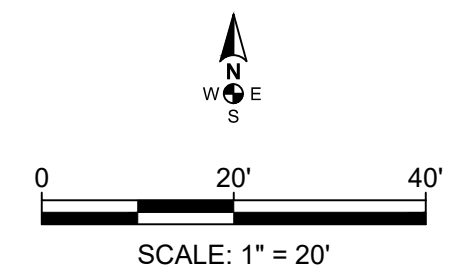
- PROPERTY BOUNDARY
- PROPOSED LOTS
- EXISTING LOTS
- FOUND REBAR & CAP LS-1225
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- QUARTER LINE
- QUARTER CORNER
- RIGHT OF WAY LINE
- EXISTING EASEMENTS
- BUILDING SETBACK
- WATER MAIN
- WATER SERVICE
- SANITARY SEWER MAIN
- STORM SEWER MAIN
- PROPOSED BUILDING

### NOTES

1) THIS SUBDIVISION IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0189F, PANEL 189 OF 850, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2010.

### SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) SAID SECTION THIRTY-ONE (31) WITH THE BEARING BEING S 89°58'13" E, THAT WAS LOCATED BY A GPS OBSERVATION.
- SURVEY DATA HAS A CENTRAL MERIDIAN OF LATITUDE: N46°51'42.381242552", LONGITUDE: W102°47'24.249867155", SCALE FACTOR 1.0001132949. BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- VERTICAL DATUM: NAVD 88, GEOID 03.
- DATE OF LATEST FIELD WORK: JULY 16, 2024

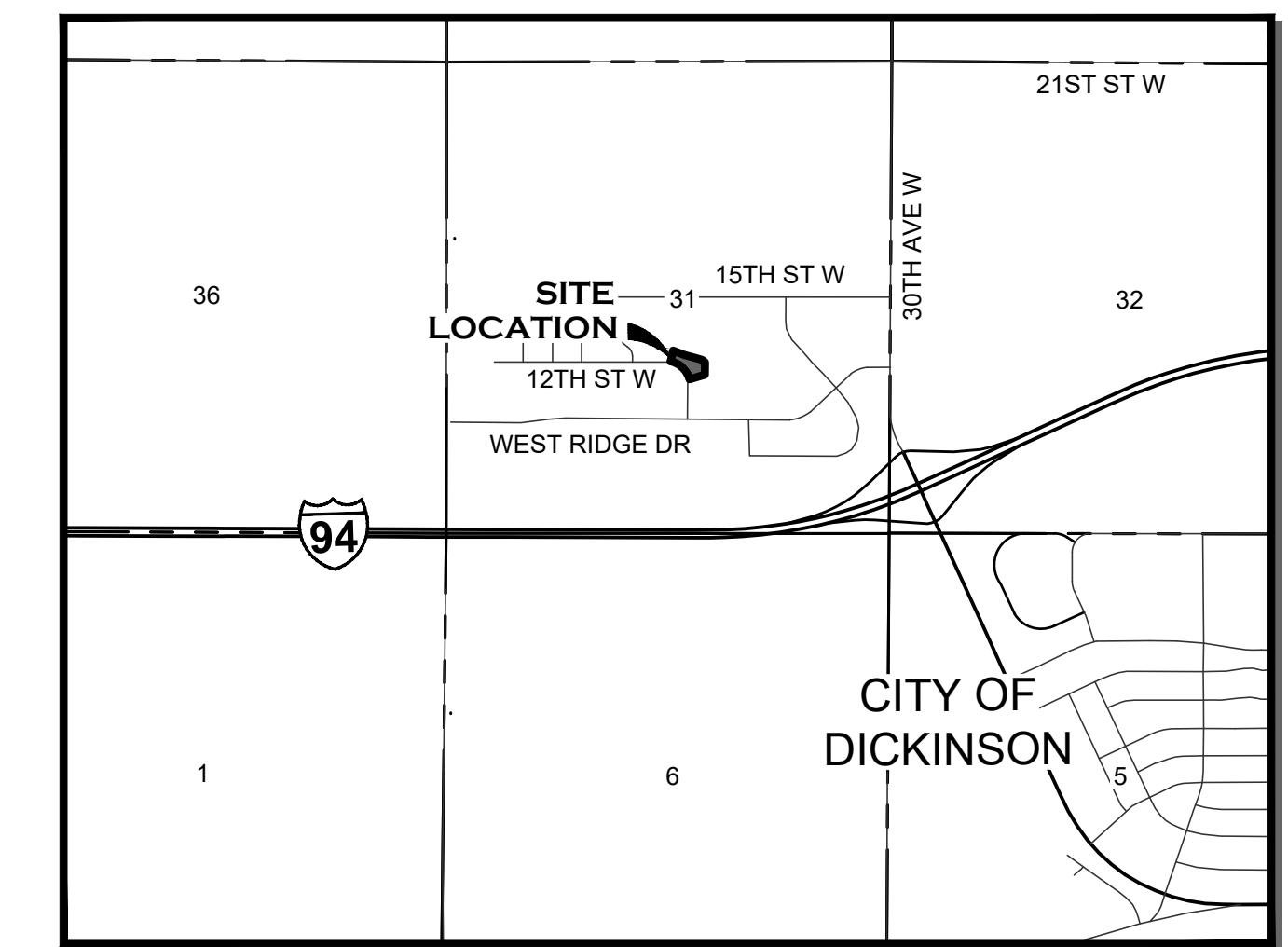


**HIGHLANDS ENGINEERING**  
319 24TH STREET EAST, DICKINSON, ND 58601  
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER: 241437	SCALE: 1"=20'
DRAWN BY: AJA	DATE: 08/01/24

# WEST RIDGE 4TH ADDITION

## BEING THE REPLAT OF LOTS 13-15, BLOCK 6 OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK 1, LOTS 1 & 17-21 LOCATED IN THE SW 1/4 SECTION 31, T140N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP  
1" = 2000'

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT THIRTEEN (13) BEING A FOUND REBAR AND CAP LS-1225; THENCE S 69°12'10" E ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 139.93 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTH EAST CORNER OF SAID LOT THIRTEEN (13); THENCE S 74°34'45" E ALONG THE NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 133.19 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF TRACT ONE (1) OF SAID REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21; THENCE S 74°35'36" E ALONG SAID NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 70.63 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FOURTEEN (14); THENCE S 46°59'22" E ALONG THE NORTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 40.39 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 00°10'48" W ALONG THE EAST LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 137.48 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 73°36'32" W ALONG THE SOUTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 178.61 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'48" AN ARC LENGTH OF 67.32 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'30" AN ARC LENGTH OF 105.74 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'46" AN ARC LENGTH OF 132.27 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13); THENCE N 12°24'32" E ALONG THE WEST LINE OF SAID SECTION THIRTEEN (13), A DISTANCE OF 122.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

### SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE WEST RIDGE 4TH ADDITION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

KC HOMISTON, LS-5466

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KC HOMISTON, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC  
RESIDING AT COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

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BY: \_\_\_\_\_  
AARON GRINSTEINER - VENTURE HOMES, LLC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

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NOTARY PUBLIC  
RESIDING AT COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

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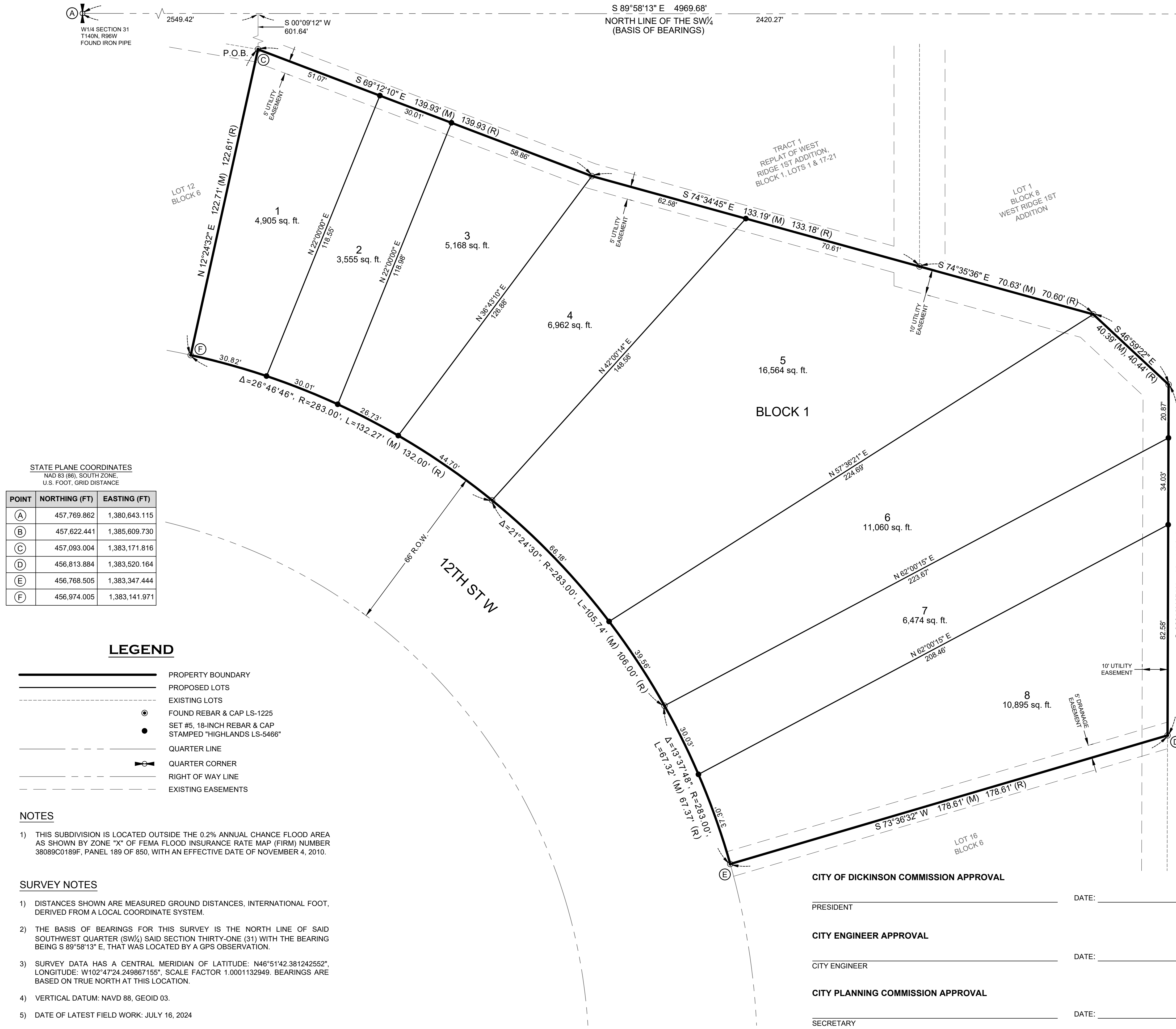
PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_

### CITY ENGINEER APPROVAL

CITY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

### CITY PLANNING COMMISSION APPROVAL

SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_



STATE PLANE COORDINATES  
NAD 83 (86), SOUTH ZONE,  
U.S. FOOT, GRID DISTANCE

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### LEGEND

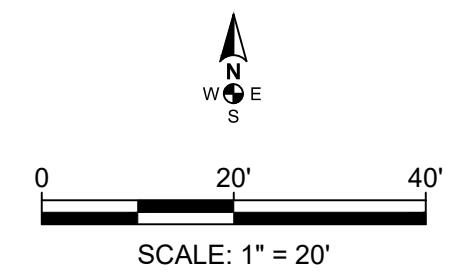
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- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- QUARTER LINE
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- EXISTING EASEMENTS

### NOTES

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### SURVEY NOTES

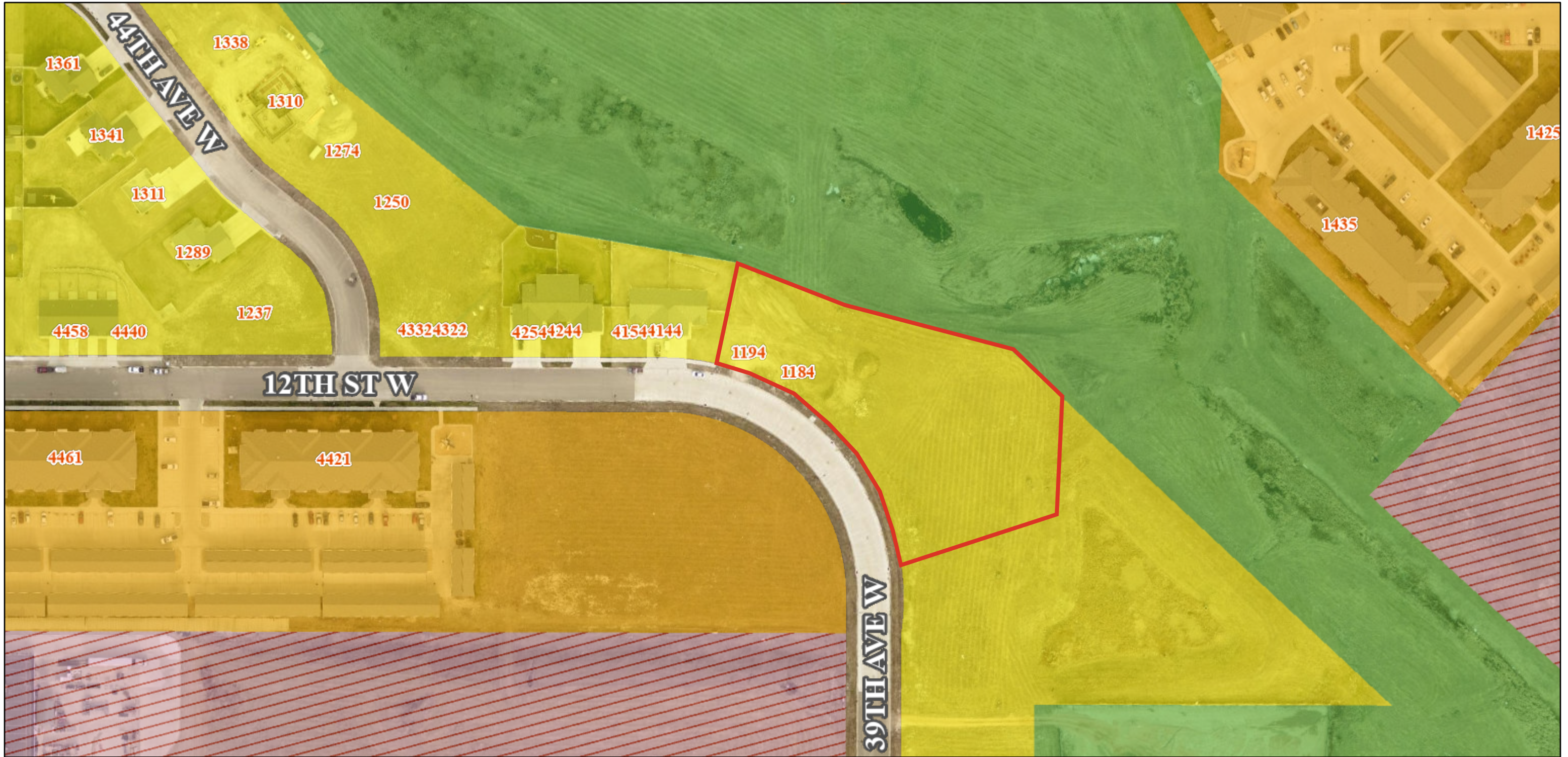
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- VERTICAL DATUM: NAVD 88, GEOID 03.
- DATE OF LATEST FIELD WORK: JULY 16, 2024



**HIGHLANDS ENGINEERING**  
319 24TH STREET EAST, DICKINSON, ND 58601  
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER: 241437	SCALE: 1"=20'
DRAWN BY: AJA	DATE: 08/01/24

# Dickinson Zoning Information Map

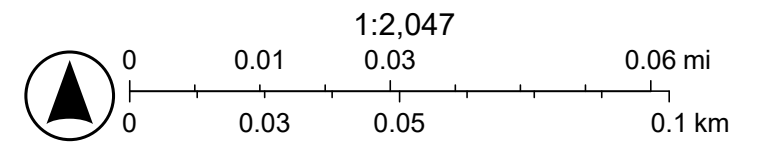


8/1/2024

- Public Street Names 8K
- Dickinson Zoning
- General Commercial - GC
- Medium Density Residential - R2

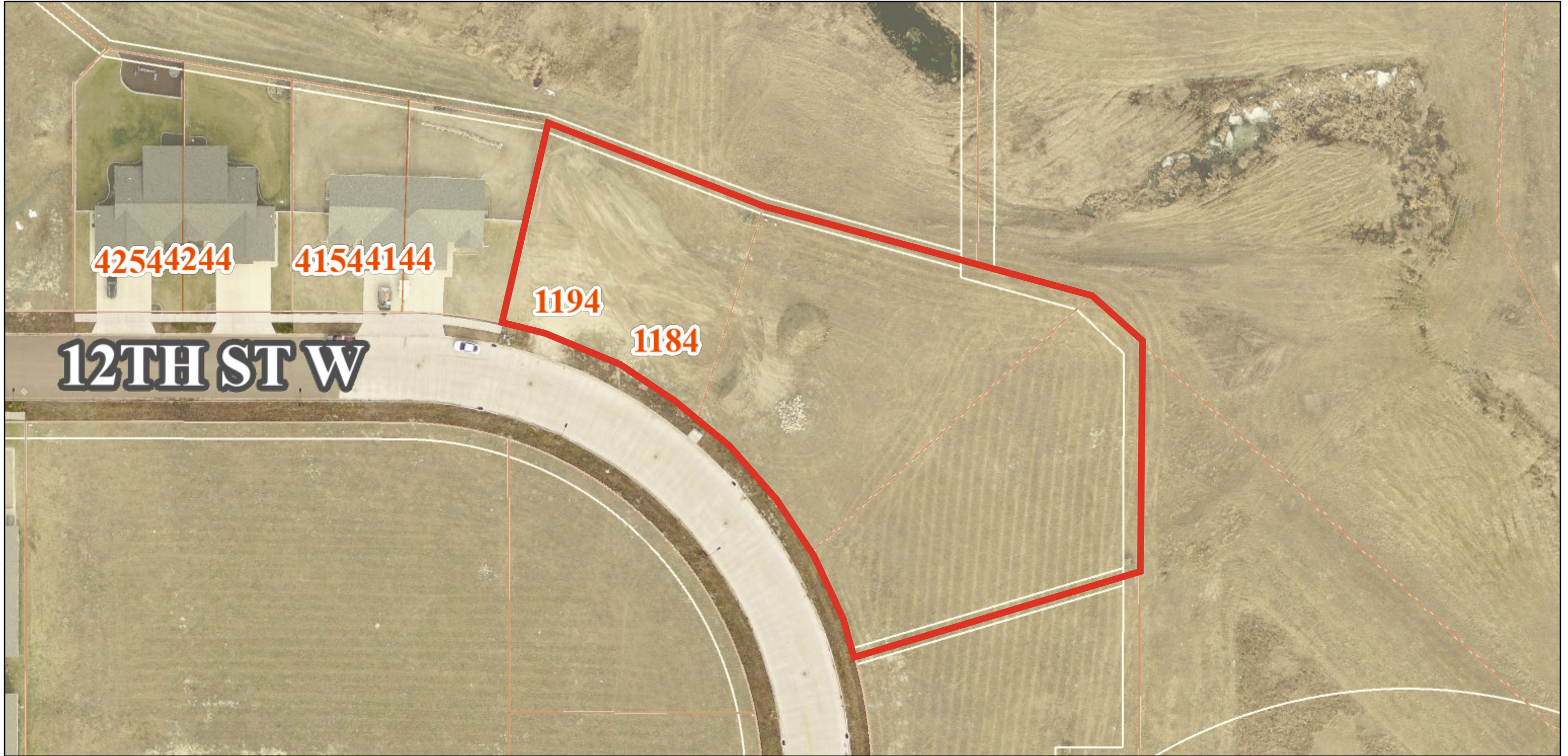
- High Density Residential - R3
- Public - P
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata






Pictometry International, Eagleview, City of Dickinson, Maxar, Microsoft, Dickinson Engineering Department, Engineering & Planning

# Dickinson Land Information Map

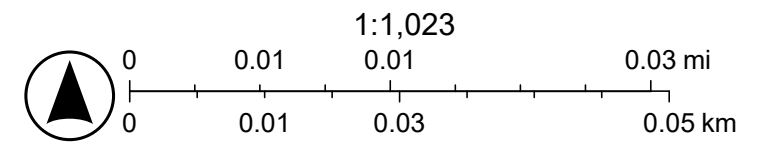


8/1/2024

-  Dickinson Tax Parcels
-  Lots and Easements
-  World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

- Citations
- 30cm Resolution Metadata











Pictometry International, Eagleview, City of Dickinson, Maxar, Microsoft, Dickinson Engineering Department, Engineering & Planning


# FEMA Flood Hazard Changes Map



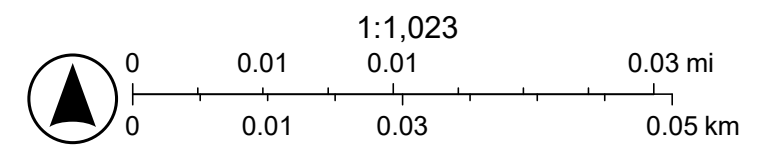
8/1/2024

-  Municipal Boundary
-  Extra Territorial Boundary
-  North Dakota County Boundaries
- SFHA Area Changes**
-  Decrease

-  Increase
-  Current SFHA Boundary
-  FLOODWAY (AE)
-  Preliminary SFHA Boundary

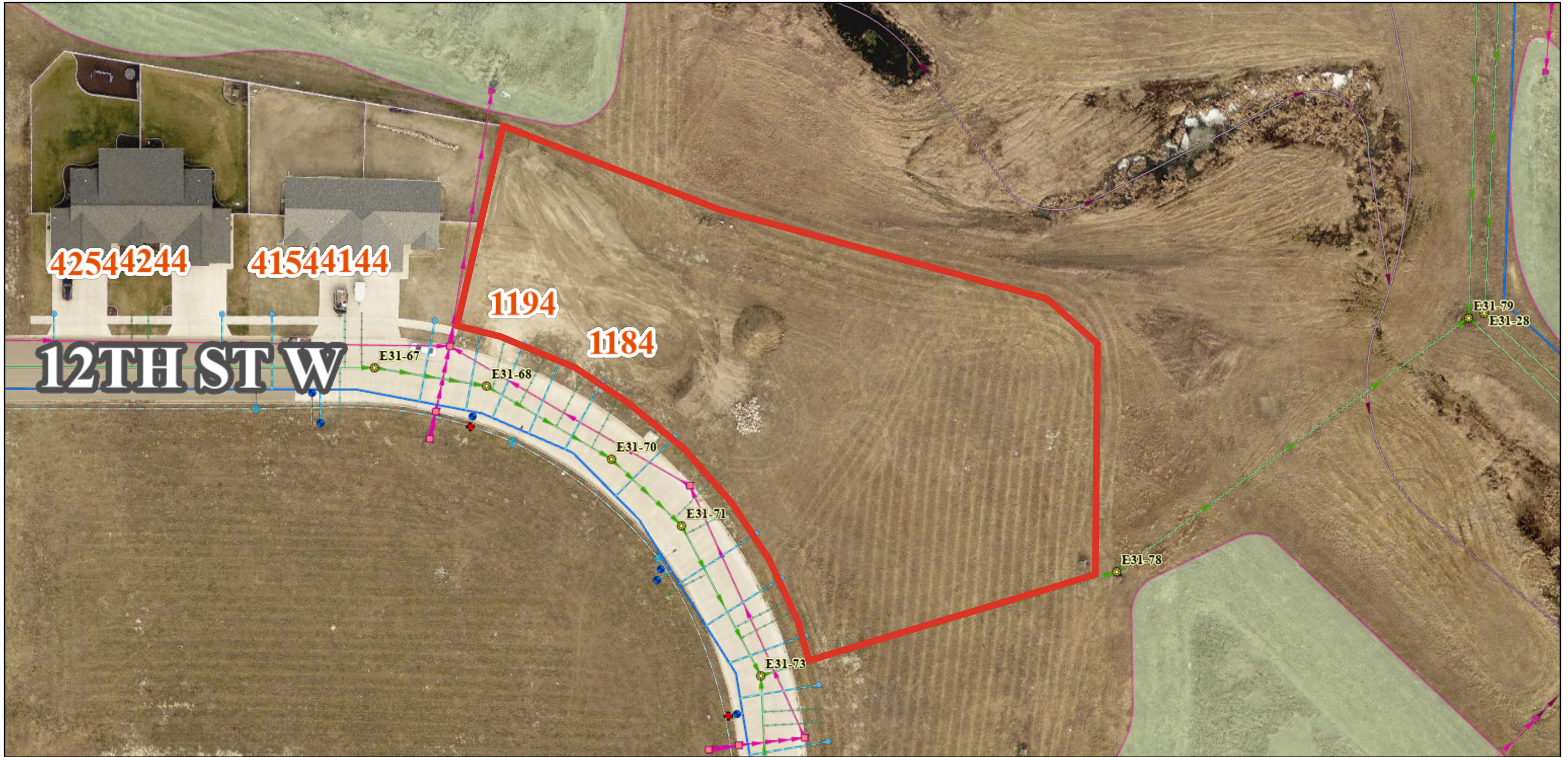
-  Intersected by SFHA Zones (A or AE)
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

High Resolution 30cm Imagery  
 Citations  
 30cm Resolution Metadata



Maxar, Microsoft, Dickinson Engineering Department, Esri Community Maps Contributors, State of North Dakota, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# Dickinson Utility Information Map

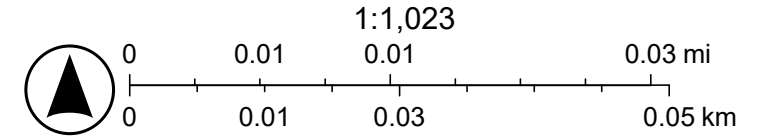


8/1/2024

- Water Curb Stop Valve
- Water System Valve
- Water Hydrant
- ◆ City of Dickinson
- Water Lateral Lines
- Fire
- Hydrant
- Service
- Water Main Lines
- Polyvinyl Chloride
- Sanitary Manhole
- Sanitary Lateral Lines

- Sanitary Gravity Mains
- Storm Inlets
- Storm Discharge
- Storm Gravity Mains
- Storm Open Drains
- Storm Detention Structures
- Poles
- ◆ Street Lighting, City of Dickinson
- Electric Lines
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 30cm Resolution Metadata



Pictometry International, Eagleview, City of Dickinson, Maxar, Microsoft, Dickinson Engineering Department



West Ridge 4<sup>th</sup> Addition  
Major Plat staff report

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** September 4, 2024  
**Re:** **PLP-006-2024 West Ridge 4<sup>th</sup> Addition Preliminary Plat**

**OWNER/APPLICANT**

Aaron Grinsteinner/Venture Homes  
 PO Box 1316  
 Dickinson, ND, 58602  
 Venturehomesnd.aaron@gmail.com  
 (701) 290-1298

**APPLICANT'S REPRESENTATIVE**

Andrew Schrank/Highlands Engineering  
 319 24<sup>th</sup> Street East  
 Dickinson, ND 58601  
 schrank@highlandseng.com  
 (701) 483-2444

<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission
<b>Public Hearing</b>	October 9, 2024	Planning and Zoning Commission

**EXECUTIVE SUMMARY**

The applicant is requesting the approval of the West Ridge 4<sup>th</sup> Addition Subdivision being the Replat of Lots 13-15, Block 6 of the Replat of West Ridge 1st Addition, Block 1, Lots 1 & 17-21, located in the SW1/4 of Section 31, Township 140 North, Range 96 West, of the 5<sup>th</sup> Principal Meridian, City of Dickinson, Stark County, North Dakota. According to the applicant, the purpose of the proposed subdivision is to construct nine units, with seven townhomes on individual lots and two units on one duplex lot. The seven townhome units on individual lots will be sold to the occupants, and the duplex units will be rented out by the developer. The site is currently zoned Medium-Density Residential (R-2), and the proposed subdivision is +/- 1.51 acres.

Staff Recommendation: Staff recommends approval of the preliminary plat of the West Ridge 4<sup>th</sup> Addition Major Plat.

**LOCATION**

The property is located in the SW ¼ of SW ¼ of Section 31, Township 140 North, Range 96 West in the City of Dickinson. There are single-family attached developments adjacent to the property to the west. The other adjacent lots are currently undeveloped. The applicant also owns the property zoned R-3 across 12<sup>th</sup> Street West from this project and plans for those to be developed in the future.

<b>CURRENT ZONING</b>	<b>R-2</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 1.51</b>
<b>LOTS PROPOSED</b>	<b>8</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	P	Undeveloped
East	P	Undeveloped
South	R-2 & R-3	Undeveloped residential
West	R-2	Single-family attached residences

**STAFF ANALYSIS**

A major subdivision plat is defined in Municipal Code Section 34.030 as any subdivision that does NOT meet the following criteria:

- a. *Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;*
- b. *Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;*
- c. *Does not violate any local, state or federally-adopted law, ordinance, regulation, plan or policy;*
- d. *Consists of four lots or less (Ord No. 1545 § 1)*

This proposed subdivision consists of eight total lots, greater than the four lots permitted by a minor subdivision. Therefore, this project would be defined as a major subdivision.

The proposed development matches the definition of a townhouse as defined in Section 39.03.004c as "The use of a site for three or more attached dwelling units, each occupied by o

family and separated by vertical side walls extending from foundation through roof without openings. Each townhouse Community development unit must have at least two exposed exterior walls.”

A townhouse development requires 7,000 square foot lots for the first unit, with 3,000 additional square feet per additional unit. Three-unit townhouses, as proposed by the applicant, would require a total of 13,000 square feet per building, with each unit on a lot greater than or equal to 3,000 square feet. The proposed development meets these requirements.

### **PUBLIC COMMENT AND STAFF RECOMMENDATION**

**Public Input:** Staff has not received any public input as of the date of this report.

**Staff Recommendation:** The Community Development staff recommends **approval** of this development project.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-006-2024 West Ridge 4<sup>th</sup> Addition Preliminary Plat** as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

*(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **PLP-006-2024 West Ridge 4<sup>th</sup> Addition Preliminary Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*



## Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Pre-Application Response.pdf](#)

Type of Development **Rezoning - Zoning Map Amendment**

Name **Russell and Mackenzie Woodworth**

Company **n/a**

Applicant Email **Russwoodworth@hotmail.com**

Applicant Phone # **(701) 713-0713**

Applicant Representative (if applicable) **Andrew Schrank**

Applicant Representative Company **Highlands Engineering**

Applicant Representative Email **schrank@highlandseng.com**

Applicant Representative Phone # **(701) 483-2444**

Owner Name **Russell and Mackenzie Woodworth**

Owner Address **2212 3rd Street W, Dickinson, ND, 58601**

Owner Email **Russwoodworth@hotmail.com**

Owner Phone # **(701) 713-0713**

Is the owner present to Sign **No**

Owner Signature Upload [241265\\_Owner Signature\\_2024-01-22.pdf](#)

Will this application require any other action to complete the development? **Yes**

Metes and Bounds Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION ELEVEN (11), SAID POINT BEING A REBAR AND CAP LS-2884; THENCE S 00°04'18" W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 558.76 FEET; THENCE N 89°39'28" E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A REBAR; THENCE CONTINUING N 89°39'28" E, A DISTANCE OF 646.24 FEET TO A REBAR; THENCE S 28°22'03" E, A DISTANCE OF 384.74 FEET TO A REBAR; THENCE N 89°38'49" E, A DISTANCE OF 439.88 FEET TO A REBAR; THENCE N 28°56'24" W, A DISTANCE OF 111.04 FEET TO A REBAR; THENCE N 89°37'47" E, A DISTANCE OF 60.00 FEET TO A REBAR, A POINT WHICH LIES ON THE APPROXIMATE CENTERLINE OF THE HEART RIVER; THENCE S 31°47'04" E ALONG SAID CENTERLINE, A DISTANCE OF 196.80 FEET; THENCE S 20°35'56" E ALONG SAID CENTERLINE, A DISTANCE OF 387.42 FEET; THENCE S 11°25'32" E ALONG SAID CENTERLINE, A DISTANCE OF 111.01 FEET; THENCE S 20°56'41" W ALONG SAID CENTERLINE, A DISTANCE OF 83.98 FEET; THENCE S 42°44'22" W ALONG SAID CENTERLINE, A DISTANCE OF 122.50 FEET; THENCE S 54°11'50" W ALONG SAID CENTERLINE, A DISTANCE OF 129.93 FEET; THENCE S 62°06'30" W ALONG SAID CENTERLINE, A DISTANCE OF 141.10 FEET; THENCE S 63°03'58" W ALONG SAID CENTERLINE, A DISTANCE OF 103.76 FEET; THENCE S 84°05'20" W ALONG SAID CENTERLINE, A DISTANCE OF 276.28 FEET; THENCE S 89°39'57" W ALONG SAID CENTERLINE, A DISTANCE OF 37.39 FEET, A POINT AT WHICH SAID CENTERLINE INTERSECTS WITH THE EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET; THENCE N 14°59'18" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.32 FEET, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 132.93 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°54'15" AND AN ARC DISTANCE OF 164.50 FEET (CHORD DIRECTION N 20°27'49" W, CHORD DISTANCE 154.20 FEET) TO A REBAR; THENCE N 54°25'00" ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 836.90 FEET TO A REBAR, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 157.00

FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°29'18" AND AN ARC DISTANCE OF 149.31 FEET (CHORD DIRECTION N 27°10'21" W, CHORD DISTANCE 143.74 FEET) TO A REBAR; THENCE N 00°04'18" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 460.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SW1/4 Section 11	T139N	R96W

Legal - Lot/Block/Addition

	Lot	Block	Addition
Description	n/a	n/a	n/a

Property Address / General Project Location

Property is generally located between 10th Ave SE and the Heart River approximately 1/4-mile north of 8th Street SE.

Total Square Footage or Acreage of Subject Property

27.83 acres

Transmittal Letter (Explanation of Request & Proposed Operations)

[241265\\_Transmittal-REZONE\\_2024-01-18.pdf](#)

Existing Zoning

GI - General Industrial

Proposed Zoning

AG - Agriculture

Rezone Calc Multiplier

1

Overlay District Description

n/a

Map of Area to be Rezoned

[241265\\_Aerial Map\\_2024-01-18.pdf](#)  
[241265\\_Flood Hazard Map\\_2024-01-17.pdf](#)  
[241265\\_Zoning Map\\_2024-01-18.pdf](#)

Minor Platting Multiplier

0

Prelim Platting Multiplier

0

Major Platting Multiplier

0

Application Calc

250

Deed for Property [3180690\\_Deed.pdf](#)

Application Fees      **Applicable Fees**      250.00 USD

---

Total:      \$250.00

Transaction ID:      1g2vzxxv

**==Payer Info==**

First Name      Andrew  
Last Name      Schrank  
E-Mail      Russwoodworth@hotmail.com

Applicant Signature     

Date      01-25-2024

---

You can [edit this submission](#) and [view all your submissions](#) easily.

**Attachments:** Because the total size is more than **5MB** the uploads are not attached.

# REZ-002-2024 Rezone Petition General Industrial (GI) to Agricultural (AG)





## Transmittal Letter

**To:** Matthew Galibert – City Planner  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Schrank, PE  
Highlands Engineering  
319 24<sup>th</sup> Street East  
Dickinson, ND 58601  
701.483.2444  
schrank@highlandseng.com

**Date:** January 26, 2024

**Re:** Rezone Application – Russell and Mackenzie Woodworth

**Message:** Enclosed you will find the following Rezone application documents for the above referenced project being submitted for consideration at the March Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Project Description
- Legal Descriptions (included, below) for the Proposed FLUM Designations
- Warranty Deed for the Property
- Map of Proposed Zone Change
- Flood Hazard Areas from City's GIS Information
- Aerial Image of Property

### Rezoning Request

The applicant is requesting a change from General Industrial (GI) to Agricultural (AG) for the area described by this application.

**office** 701 483 2444  
**fax** 701 483 2610

**email** info@highlandseng.com  
**web** www.highlandseng.com

Highlands Engineering & Surveying, PLLC  
319 24th Street East | Dickinson, ND 58601

## Project Description

This property was recently purchased by the Applicants and current Owners, Russell and Mackenzie Woodworth, with the intention of building their primary residence within this site and creating a “hobby farm”. The current Future Land Use Map (FLUM) depicts this property as *Industrial* and the current zoning is *General Industrial (GI)* which does not allow for this proposed residential or agricultural use. Therefore, this FLUM Amendment and subsequent zone change to *Agricultural* are being requested.

In reviewing the land uses surrounding this site that are present to date, they are predominantly agricultural and residential, which would make this proposed change a better fit for the current surrounding land uses than the current Industrial zoning. Agricultural land and residences are present around all sides of this site, including a residence to the east that was recently constructed about 10 years ago.

The Heart River creates the eastern boundary of this property, making this an attractive piece of property for residential development due to the natural beauty of this area. However, the special flood hazard area (SFHA) created by this river makes a large portion of this property challenging and costly to develop as much of this site would need to be elevated above the floodplain for construction of structures. This makes this property challenging to develop as industrial development, but ideal for a single low-density residence and agricultural uses as proposed.

Access to this property is provided by a rural, gravel roadway along the west side of this site, 10<sup>th</sup> Avenue SE. This area is also located outside of the City’s Corporate Limits in the City’s ETZ, and it is outside of the City’s Urban Service Area. The lack of urban infrastructure (i.e. paved urban roadways, water, sanitary sewer, storm sewer) available to this site makes this area even more difficult and costly to develop with Industrial uses. Therefore, the low-density use with limited infrastructure demand that is proposed is the most feasible use of this property for the foreseeable future.

The FLUM amendment and zone change will not create “pocket zoning” as the FLUM map depicts residential zoning south and east of this site, and the zoning map depicts Rural Residential and Agricultural zoning south and east of this site. Therefore, this proposal fits with the surrounding zoning designations.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



**Andrew Schrank, PE, CFM**  
**Highlands Engineering**

**office** 701 483 2444  
**fax** 701 483 2610

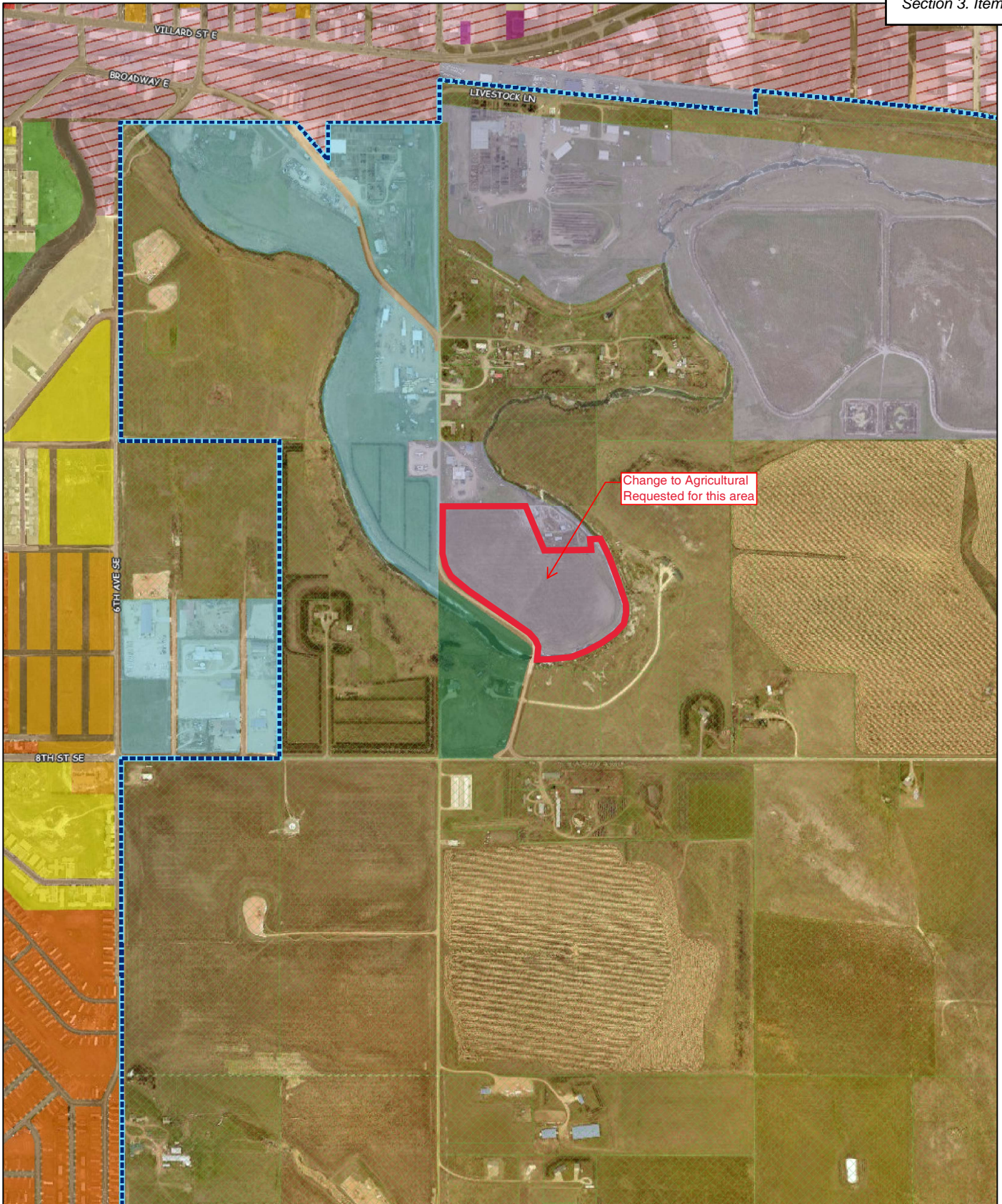
**email** info@highlandseng.com  
**web** www.highlandseng.com

Highlands Engineering & Surveying, PLLC  
319 24th Street East | Dickinson, ND 58601



# Dickinson Zoning Information Map

Section 3. Item F.



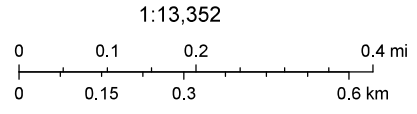
1/17/2024

- Public Street Names 25K
- Municipal Boundary
- Extra Territorial Boundary
- Dickinson Zoning
- Community Commercial - CC
- Downtown Commercial - DC
- General Commercial - GC

- General Industrial - GI
- Limited Industrial - LI
- Low Density Residential - R1
- Medium Density Residential - R2
- High Density Residential - R3
- Mobile Home - MH

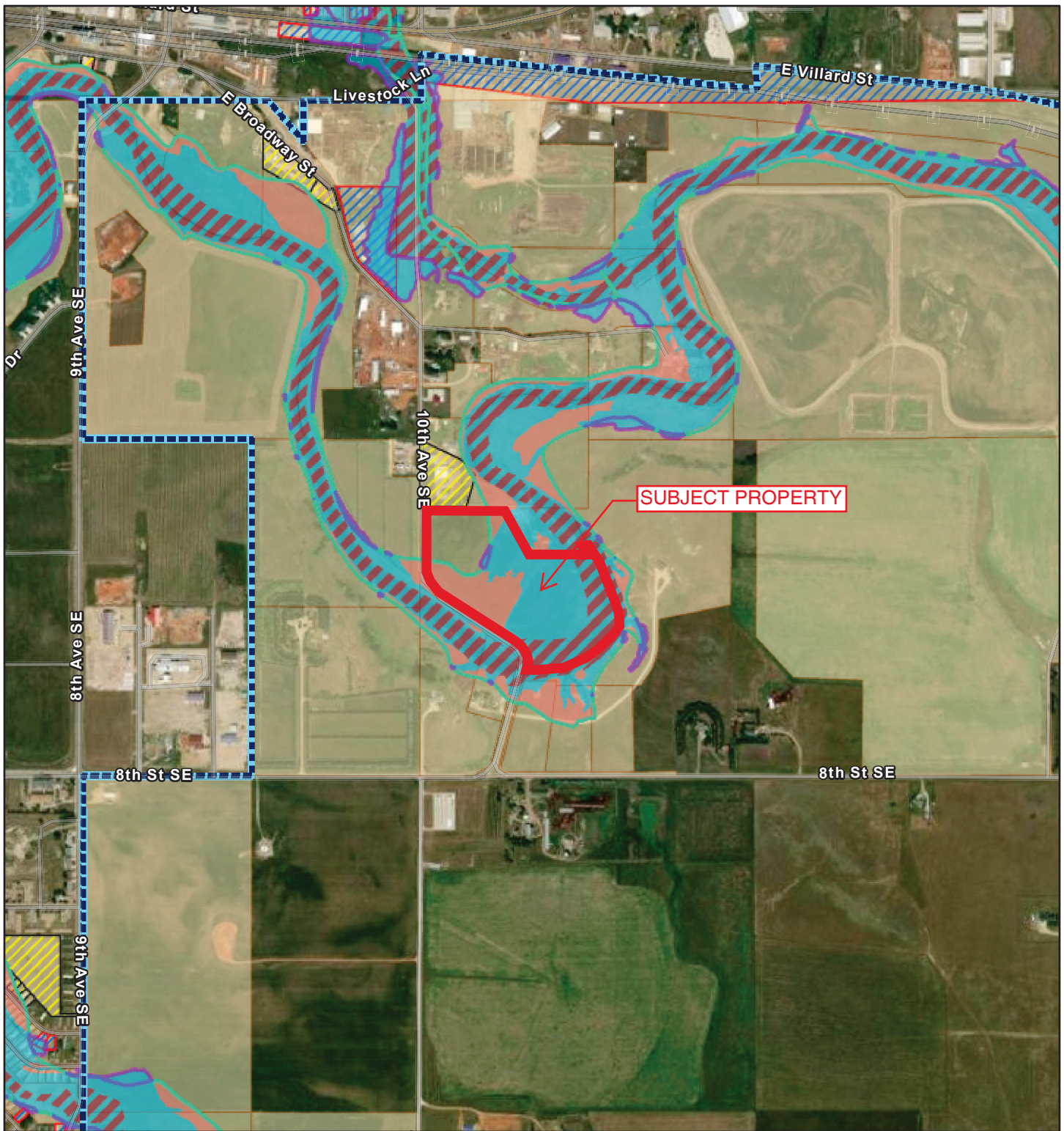
- Public - P
- Agricultural - AG
- ETZ Zoning
- General Industrial - GI
- Limited Industrial - LI
- Rural Residential - RR
- Agricultural - AG

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Dickinson Engineering Department, Engineering & Planning, Maxar

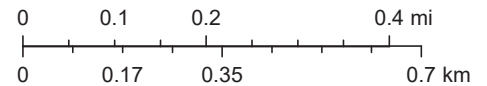
# FEMA Flood Hazard Changes Map



1/17/2024

1:19,398

- |                                |  |                                     |
|--------------------------------|--|-------------------------------------|
| Municipal Boundary             | FLOODWAY (AE)                          | Intersected by SFHA Zones (A or AE) |
| Extra Territorial Boundary     | Preliminary SFHA Boundary              | World Imagery                       |
| North Dakota County Boundaries | Non-Intersecting After Changes (141)   | Low Resolution 15m Imagery          |
| <b>SFHA Area Changes</b>       | Newly Intersecting After Changes (154) | High Resolution 60cm Imagery        |
| Decrease                       | Intersected by SFHA Zones (A or AE)    | High Resolution 30cm Imagery        |
| Increase                       | Non-Intersecting After Changes (22)    | Citations                           |
| Current SFHA Boundary          | Newly Intersecting After Changes (89)  | 4.8m Resolution Metadata            |



State of North Dakota, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Dickinson Engineering Department, Maxar



# Woodworth Zoning Map Amendment Staff Report

To: City of Dickinson Board of Commissioners  
 From: City of Dickinson Community Development Services  
 Date: September 4, 2024  
 Re: REZ-002-2024 Zoning Map Amendment

**OWNER/APPLICANT**

Russel and Mackenzie Woodworth  
 2213 3<sup>rd</sup> Street W  
 Dickinson, ND, 58601  
 russwoodworth@hotmail.com  
 (701) 713 0713

**APPLICANT’S REPRESENTATIVE**

Andrew Schrank  
 Highlands Engineering  
 319 24<sup>th</sup> Street East  
 Schrank@highlandseng.com  
 (701) 483 2444

<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission
<b>Public Hearing</b>	September 17, 2024	City Commission
<b>Final Consideration</b>	October 1, 2024	City Commission

The applicant is requesting the approval of a zoning map amendment from General Industrial (GI) to Agricultural (AG) for an unplatted parcel of land located in the southwest 1/4 of Section 11, Township 139N, Range 96W. The subject parcel is located within the City of Dickinson’s ETZ and is generally located between 10<sup>th</sup> Ave SE and the Heart River, approximately ¼-mile north of 8<sup>th</sup> Street SE.

Staff recommendation: Approval

<b>CURRENT ZONING</b>	<b>GI</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>AGRICULTURAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 27.83 acres</b>
<b>LOTS PROPOSED</b>	<b>N/A</b>

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	GI	Riparian area / General industrial use
East	GI/AG	Agriculture / Single-family residence
South	RR / AG	Riparian area / Single-family residential
West	LI	Undeveloped

**COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS**

**Compatibility with the Comprehensive Plan**

In April, 2024, the City Commission amended the subject parcel’s Comprehensive Plan’s Future Land Use Map (FLUM) designation from INDUSTRIAL to AGRICULTURAL. The request to rezone the subject parcel from GI to AG is consistent with Policy 1.3 and Policy 1.3.2 of Chapter 4-Land Use of the City of Dickinson Comprehensive Plan.

**Compatibility with Local Uses and Compliance with The Zoning Ordinance**

The adjacent properties to the south and east are zoned AG and Rural Residential (RR). Rezoning the subject parcel to AG would not introduce uses incompatible with the general development pattern into the immediate vicinity.

According to Section 390.04.050 of the Zoning Ordinance, the minimum lot size for AG-zoned property is five (5). The area of the subject parcel exceeds the AG minimum lot size. The proposed rezoning also meets the purpose of the AG zoning district as listed in Article 39.04 of the City’s Zoning Ordinance:

*The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Dickinson extra-territorial jurisdiction.*

**Public Input:** As of the date of this report, City staff has not received any public comments.

**Staff Recommendation:** The City Development Team staff recommends approval of REZ-002-2024.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-002-2024** as being consistent with the City of Dickinson Comprehensive Plan and as being compliant with the City of Dickinson Zoning Ordinance and also being in the interest of the public health, safety and welfare "*

*(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **REZ-002-2024** as NOT being consistent with the City of Dickinson Comprehensive Plan and as not being compliant with the City of Dickinson Zoning Ordinance and as being contrary to interest of the public health, safety and welfare."*

**From:** Jotform  
**To:** [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Nicole Snyder](#); [Nicole Snyder](#)  
**Subject:** Re: Unified Development Application  
**Date:** Wednesday, July 31, 2024 2:47:25 PM



## Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [Zip Storage Pre-Application Letter.pdf](#)

Type of Development **Special Use Permit**

Name David Knight

Company Zip Storage

Applicant Email knightd22@gmail.com

Applicant Phone # (435) 890-0081

Owner Name BNSF Railway

Owner Address 2650 Lou Menk Drive, MOB-2, Fort Worth, TX, 76131

Owner Email isis.vidal@bnsf.com

Owner Phone # (817) 233-5187

Is the owner present to Sign **No**

Owner Signature Upload [Authorization Letter- ND.pdf](#)

Will this application require any other action to complete the development? **No**

1/4 Township Range

		Section														
		Description	3	139	96											
Legal - Lot/Block/Addition		<table border="1"> <thead> <tr> <th colspan="4">Lot Block Addition</th> </tr> <tr> <th>Description</th> <th>-</th> <th>-</th> <th>-</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Lot Block Addition				Description	-	-	-				
Lot Block Addition																
Description	-	-	-													
Property Address / General Project Location	<p>677 Livestock Lane, Dickinson, ND</p> <p>4 acres of BNSF property located 310 feet east of 9th Avenue SE and 150 feet south of the centerline of BNSF Railroad tracks along Livestock Lane.</p>															
Total Square Footage or Acreage of Subject Property	4 acres															
Existing Future Land Use Map Category	Commercial															
Existing Zoning	GC - General Commercial															
Existing Use	Commercial															
Overlay District Description	Corridor Overlay District															
Special Use Permit for the following Use:	<p>A previously approved Special Use Permit (SUP) allowed for a 440 unit convenience storage facility on 4 acres of BNSF property located along Livestock Lane. This updated Special Use Permit application includes minor updates to the site plan in order to match the existing structures that were built on the land and split the facility development into two phases. Total units will remain at 440. The same general layout has been maintained on the same 4 acres leased from BNSF.</p>															
Site Exhibit - Not Less than 1" = 20' Scale	<a href="#">Zip Storage - Dickinson Site Plan.pdf</a>															
Transmittal Letter (Explanation of Request & Proposed Operations)	<a href="#">Transmittal Letter.pdf</a>															
Rezone Calc Multiplier	0															
Minor Platting Multiplier	0															
Prelim Platting Multiplier	0															
Major Platting Multiplier	0															

Application Calc	350
Deed for Property	<a href="#">Deed 13309.pdf</a>
Application Fees	Applicable Fees 350.00 USD
	Total: \$350.00
	Transaction ID: dwe54vfv
<b>Payment Information</b>	
	First Name: David
	Last Name: Knight
	E-Mail knightd22@gmail.com
Applicant Signature	<input type="text"/>
Date	07-31-2024

You can [edit this submission](#) and [view all your submissions](#) easily.

**Attachments:** Because the total size is more than 5MB the uploads are not attached.

# SUP-004-2024

## ZIP STORAGE SPECIAL USE PERMIT



July 30, 2024

Zip Storage of Dickinson, previously Safeguard Storage, is submitting an updated Special Use Permit due to new owners managing the business.

A previously approved Special Use Permit (SUP) allowed for a 440 unit convenience storage facility on 4 acres of BNSF property located 310 feet east of 9th Avenue SE and 150 feet south of the centerline of BNSF Railroad tracks along Livestock Lane.

Total units will remain at 440 and the same general layout has been maintained on the same 4 acres leased from BNSF. This updated Special Use Permit application includes minor updates to the site plan in order to match the existing structures that were built on the land and split the facility development into two phases.

- Phase 1: Utilize the existing facility and perimeter fence and replace the outdoor vehicle storage with Boxwell Storage Units.
- Phase 2: Expand the perimeter fence to match the previous SUP/site plan, asphalt the new driveways, and utilize additional Boxwell Storage Units.

**Table 12-1: Criteria for Site Plan Review and Special Use Permits:**

**Land Use Compatibility:**

Development Density: The proposed density ratio is 1:2.6 for the proposed use. The allowed density ratio per zoning is 1:1.33 in a GC zoned parcel. The proposed use is below the allowable density.

Height and Bulk: The buildings/storage units have a building height between 8.5 feet and 14 feet.

Setbacks: The proposed building will be setback 35 feet from Livestock Lane and 20 feet from both side property lines and 1 foot of the rear property line. These setbacks are in conformance with Section 39.06.005(f) of the Municipal Code and are more stringent than the underlying zoning setback requirements. The rear landscape buffer yard is requested to be waived, similar to the previous Special Use Permit, due to the property backing up to the railroad.

Building Coverage: The proposed development will have approximately 39% of the site under roof. This is less than the maximum building coverage of 70% allowed by the underlying zoning district regulations. Minimum landscape will be proved along Livestock Lane.

**Site Development:**

Frontage: The proposed development has approximately 777 feet of frontage along Livestock Lane and E. Broadway Street. The minimum Lot Width for the underlying zoning district is 100 feet.

Parking and Internal Circulation: The ingress/egress for this development will be from Livestock Lane. All the proposed structures are easily accessible to public safety vehicles.

Landscaping: Landscape will be provided in accordance with Section 39.08 of the City of Dickinson Zoning Ordinance.

**Operating Characteristics:**

Traffic Capacity: The proposed development will not dramatically affect the existing traffic along Livestock Lane or the surrounding area. Based on Trip Generation by Microtrans, this development will have a total traffic volume of 180 vehicles per day with 20 occurring during the peak hours of 4 to 6.

External Traffic Effects: All non-residential traffic will utilize 9th Avenue SE to access this site.

Operating Hours: The call center hours are from 9am-5pm. However, the units will be accessible by tenants via the gated keypad entry from 6am-11pm. The property is surrounded by GC zoning and will not impact any residential areas.

Outside Storage: There will be no outside storage associated with this development. All existing vehicle storage will be replaced by storage units.

**Public Facilities:**

Sanitary Waste Management: The office is already connected to City sewer which is located in the northwest portion of the property.

Storm Waste Management: Grading concerns where ponding storm water has been observed will be addressed as part of phase 2 expansion with the addition of new pavement.

Utilities: The facility is connected to public utilities to service this project.

The project is consistent with the City of Dickinson’s Comprehensive Development Plan

**Article 39.06 (f) Convenience Storage**

The facility area is 4.0 acres which exceeds the minimum size of a convenience storage facility of one acre.

Activities within the facility will be limited to the rental of storage cubicles and the administration and maintenance of the facility.

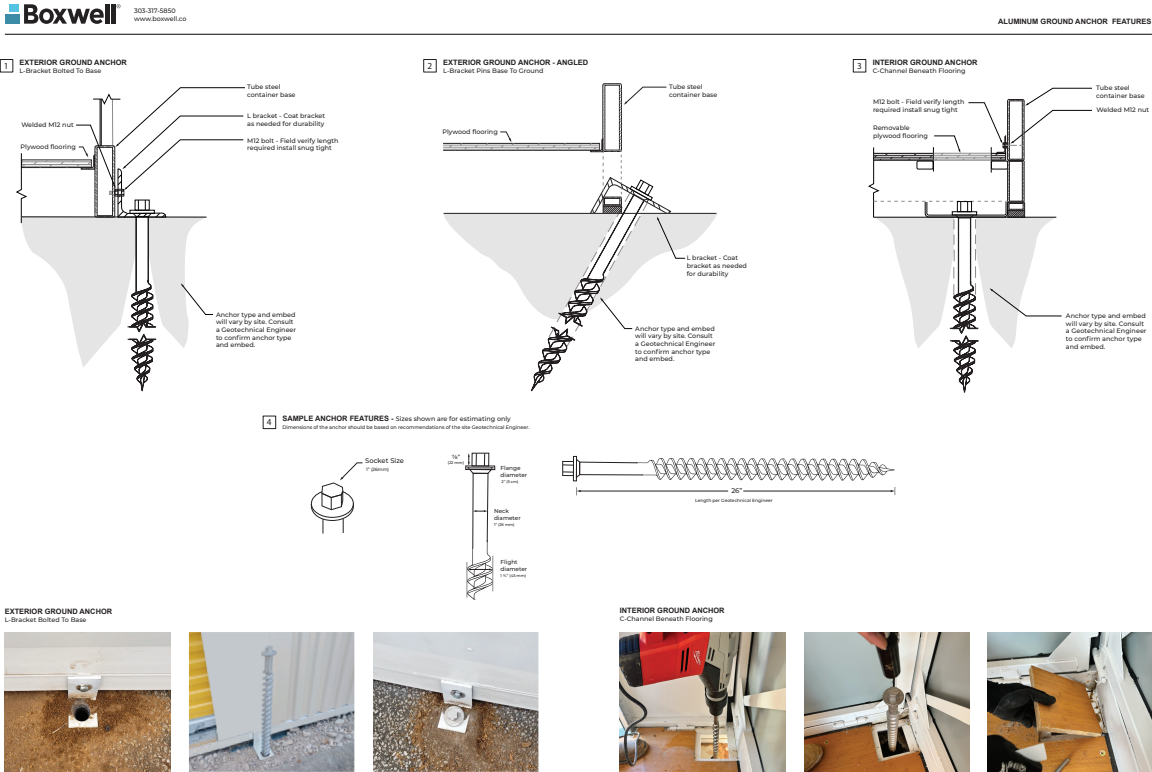
All driveways within the facility are paved asphalt and have a width of between 25.9” feet to 30.9” feet. This exceeds the minimum width requirement of 25 feet.

Phase 1 will address the outdoor storage concerns by replacing all outdoor storage within enclosed units. No hazardous materials will be allowed to be stored by tenants.

No storage buildings/units currently open or will open into required front yards.

Landscaping will be provided in accordance with Section 39.08 of the City of Dickinson Zoning Ordinance. The rear landscape buffer yard is requested to be waived, as it was with the previous Special Use Permit, due to the property backing up to the railroad.

Boxwell units are not typically required to be anchored. However, they do provide the following optional anchoring system for end units if requested.



This document is provided as a conceptual plan only to provide options for anchoring the Boxwell enclosed self-storage units. Boxwell has provided this for conceptual review, use of and review to representation. Boxwell disclaims any liability with respect to project feasibility, cost, timing, schedule, or other considerations. Prior to submission to any governing jurisdiction, this plan should be reviewed, amended as needed, and approved by an appropriately licensed engineer as required by law. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without the written permission of Boxwell. This document and its depictions, photographs, and contents are confidential or proprietary information of Boxwell and shall not be disclosed, reproduced or transmitted in any form or by any means without the written permission of Boxwell. All rights reserved. © 2021 Boxwell. Our anchors are constantly being upgraded and improved. Exact specifications may change without notice. Boxwell products are fully customizable - additional options available.

# SUP 004-2024 ZIP STORAGE SPECIAL USE PERMIT APPLICATION









# ZIP STORAGE CONVENIENCE STORAGE SUP Staff Report

To: City of Dickinson Planning and Zoning Commission  
 From: City of Dickinson Community Development Services  
 Date: September 4, 2024  
 Re: SUP-004-2024 Special Use Permit Convenience Storage

**OWNER**

BNSF  
 2650 Lou Menk Drive MOB-2  
 Fort Worth TX 76131  
 (817) 233-5187  
[lsis.vidal@bnsf.com](mailto:lsis.vidal@bnsf.com)

**APPLICANT**

Zip Storage-David Knight  
 745 Grandview Drive  
 Providence UT 84332  
 (435) 890-0081  
[knightd22@gmail.com](mailto:knightd22@gmail.com)

<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission
<b>Final Action</b>	September 17, 2024	City Commission

**Request:** The applicant is requesting approval of a special use permit application for a convenience storage facility for 440 units. The convenience storage facility would be located on a four (4) acre parcel at 677 Livestock Lane in the City of Dickinson. The property is zoned General Commercial (GC).

Staff recommends approval subject to conditions.

<b>CURRENT ZONING</b>	<b>GC</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>COMMERCIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>4.00</b>

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GC	Commercial uses

East	GI	Undeveloped
South	LI	Commercial uses
West	GC	Commercial uses

**BACKGROUND:** Section 39.04.005 of the Zoning Ordinance allows for convenience storage facilities as a special use in the GC zoning district. Convenience storage facilities are subject to additional requirements as listed in Section 39.06.005.f of the Zoning Ordinance.

A special use permit for a convenience storage facility at this location was approved by the City Commission in 2013. Community Development staff determined a new special use permit is required for the following reasons:

- the applicant is proposing revisions to the layout and operation of the existing facility;
- the applicant is proposing the layout for their phase 2 operations; and
- the applicant is proposing to use a different type of storage container.

**OPERATION:** According to the applicant’s transmittal letter, the proposed convenience storage facility will be developed with 440 units and a call center.

Proposed hours for the call center are 9:00 a.m. to 5:00 p.m. Units would be accessible using a gated keypad entry system from 6:00 a.m. to 11:00 p.m.

Access to the site would be provided from Livestock Lane.

The applicant proposes to continue using the three existing storage buildings. The applicant proposed to develop the rest of the property with portable storage containers manufactured by Boxwell Company.

**COMPLIANCE WITH ZONING REGULATIONS:** Per Section 39.06.005.f. of the Dickinson Municipal Code, convenience storage facilities in the GC zoning district are subject to the following additional requirements:

- The minimum size of a convenience storage facility shall be one acre.
- Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
- All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.
- All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
- No storage buildings may open into required front yards.

- Facilities must maintain landscaped buffer-yards of 35 feet adjacent to any public right-of-way and 20 feet from the adjacent property lines if the adjacent properties are of a less intensive zoning district and/or unless greater setbacks are required by Article 39.08.

The current special use permit was approved with a waiver of the rear landscaped buffer-yard requirements. The applicant is requesting the same waiver. As the facility's rear yard is adjacent to the railroad tracks, staff does not object to the waiver request. Otherwise, staff finds the proposed revised project meets the additional requirements in Section 39.06.005.f.

Currently there are a number of vehicles and other items on the property that are stored outside. Section 39.03.007 of the Zoning Ordinance defined the convenience storage use as follows:

*Storage services primarily for personal effects and household goods within enclosed storage areas having individual access but excluding use of such areas as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.*

Convenience storage does not allow outdoor storage. Convenience storage does not allow vehicle storage.

All vehicles parked on the property shall be removed prior to final approval of the SUP. All items currently stored outside shall be removed prior to final approval of the SUP.

**COMPATIBILITY WITH LOCAL USES:** The adjacent properties are developed with commercial and industrial uses.

**Public Input:** As of the date of this this, City staff has not received any public comments.

**Staff Recommendation:** The City Community Development Team staff recommends approval subject to the following conditions:

- **The maximum number of storage units shall be limited to 440.**
- **Operation of the convenience storage facility shall be as described in this staff report as well as in the site plan and other material found in Attachment A.**
- **The development shall be exempt from the landscaped buffer-yard requirements on the portion of the project adjacent to the BSNF railroad tracks. Otherwise, the project shall be developed in conformance with Section 39.06.005.f. as well as with all applicable portions of the City of Dickinson Municipal Code.**
- **Prior to final approval of this convenience storage facility all vehicles parked on the property, as well as all items stored outside, shall be removed.**

- **In the event of a change in ownership or controlling interest in this convenience storage facility and the transfer of this special use permit, any successors and assigns of the original permittee shall comply with the requirements and conditions of this SUP. Within 30 days of such change in ownership or controlling interest of any entity owning the convenience storage facility, the parties to the transaction shall notify the City by letter. The letter shall be signed by the authorized representatives or agents of both the original permittee and the entity to which the permit is being transferred.**
- **Development and operation of the convenience storage facility shall comply with all applicable City, County, State and Federal regulations.**

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **the SUP -004-2024 Zip Storage Convenience Storage** petition, subject to the conditions above, as being compliant with the City of Dickinson Zoning Ordinance and also being in the interest of the public health, safety and welfare "*

*(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **SUP -004-2024 the Zip Storage Convenience Storage** petition as NOT being compliant with the City of Dickinson Zoning Ordinance and as being contrary to interest of the public health, safety and welfare."*