



City of La Porte Board of Zoning Appeals Meeting Agenda	
Tuesday, February 14, 2023 at 6:00 PM	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.

Regular Meeting Agenda Items

Members of the public should understand the Board of Zoning Appeals members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business shall be:

- A. Staff Report Presentation B. Applicant Presentation C. Public Comment
- D. Applicant Response E. Board Discussion/Action

ITEM 1. Call Meeting to Order

ITEM 2. Roll Call & Determination of Quorum

ITEM 3. Approval of Minutes: January 10, 2023 Meeting Minutes

ITEM 4. **SPECIAL EXCEPTION USE #23-01 PETITION: TO ALLOW INDOOR SELF STORAGE UNIT FACILITIES**

Applicant: HSS La Porte, LLC

Property Owner: same

Location: 355 North Fail Road

Approximately located 400 feet north of North Fail Road & East State Road 2 intersection

Staff Report: David Heinold

ITEM 5. **USE VARIANCE #22-10 PETITION: TO ALLOW CONVENIENCE STORE WITH GASOLINE SALES**

Applicant: Mandeep Singh (David Ambers)

Property Owner: Great Development, LLC (Greg Engstrom)

Location: 2437 Monroe Street

Staff Report: David Heinold

ITEM 6. Old Business

ITEM 7. New Business

ITEM 8. Other Business

A. Public Comments on Non-Agenda Items

ITEM 9. Adjournment

BOARD OF ZONING APPEALS

The Board of Zoning Appeals of the City of La Porte held a meeting on January 10th, 2022, at 6:00 p.m. with Chairperson Pete Saunders presiding and the following in attendance:

Brian Kajer

Vickie Gushrowski

Mark Danielson

Election of Officers for 2023

Brian Kajer nominated for Chair Pete Saunders and Mark Danielson 2nd the nomination. Pete Saunders then Nominated for Vice Chair Brian Kajer and Vickie Gushrowski 2nd the nomination. Motion passed 4 to 0.

Public Comments on Non-Agenda Items

Chairperson Saunders asked the public if there are any comments on Non-Agenda Items. There was no response.

Approval of Minutes

Chairperson Saunders asked the board if they had reviewed the minutes from the Dec. 13th, 2022, meeting and if there were corrections or additions. Vickie Gushrowski made the motion to approve minutes and Mark Danielson 2nd the motion. Motion passed four to zero.

Agenda Rearranged

Mr. Saunders asked the board if it was ok to rearrange the agenda for the night, everyone agreed.

-Drew Buchanan Stepped into the board meeting at this point.

Item 6. Use Variance #22-09 Petition: TO ALLOW ADDITION TO REAR SOUTHWEST CORNER OF EXISTING SINGLE FAMILY SWELLING

David Ambers on behalf of the petitioners explained his case for both Items 6 and 7. David Ambers then passed out more photos. He explained how it is a remove and replace. Then with detail gave us the dimensions of the replacement.

Pete Saunders opened for public comment.

Bill Nelson, the attorney from Nelson and James on behalf the Seeker family who lives next door to the property in question. Bill explained that all standards need to be met with the use variance of the city. He disagreed with the developmental partition, on the bases that the new addition will be 22 ft out from the house. He reads that the standard is that it will not impact the public health safety or well being of the community. He states that with this expansion it will block the lake. He states that the city has the waterfront view protection overlay district and this protection is based on a percentage of the lot with of 30%. He proposes that this addition will impact the view of the lake from the client's property, and also impact the value of the clients property. Bill then read the report from Mr. Liberatore a realtor of LaPorte. This report states that he has been on site and used the flags on the property to identify the impact of the addition and claims that will block about 60%-70% of the lake being viewed on the northern side of the house.

Bill Nelson then closed his argument restating his findings on how it's not that they don't want the neighbor to build but that will affect his view of the lake and his home value.

David Ambers approached to clarify the build that will be taking place. David explained that the flags that were on the property were only the ones placed by the city to locate the utilities water and sewer lines. These flags are much further beyond the building. He states that any findings that the realtor based his opinion on is totally inappropriate because it is based on false assumptions.

Pete Saunders asked what the height of the structure would be, and the builder responded that it would be two stories but that shouldn't impact the neighboring properties because the neighboring houses are one story.

Mark Danielson asked about the flags. Bill explained that he was wrong on how the realtor based his judgment not on the flags but the given evidence and then approached the podium to explain in detail.

The realtor explained that from the neighbor's property and had someone stand where the addition would extend to and determined his findings.

Mark Danielson asked if they used a measuring tape, which the realtor answered no.

Brian Kajer asked how he came up with the estimation of 60-70% of an obstructed view. The realtor explained how he came up with that number.

No further questions from the board were asked.

The builder approached and explained the build again and there were no further questions after that.

Brian Kajer asked the attorney a question and our attorney answered.

Pete Saunders made a motion to approve item 6 and Brian Kajer 2nd the motion. Motion passed 5 to 0.

Item 7 Variance of development standards #22-09 Petition: TO REDUCE THE MINIMUM SIDE YARD SETBACK FROM 8 FEET TO 2 FEET.

Drew Buchanan made a motion to Deny item 8 and Vickie Gushrowski 2nd the motion to Deny. Motion passed 5-0.

Item 8. Use Variance #22-10 Petition: TO ALLOW CONVENIENCE STORE WITH GASOLINE SALES

David Ambers approached to ask for continuance till next meeting.

Mark Danielson made a motion to defer item 8 until February 14th BZA meeting and Vickie Gushrowski 2nd the motion. Motion passed 5-0

Old Business

Chairperson Saunders asked if there was any old business. There was not any old business.

New Business

Chairperson Saunders asked if there was any new business. There was not any new business.

Other Business

Chairperson Saunders asked if there was any other business. There was not any other business.

Adjournment

Vickie Gushrowski made a motion to adjourn the meeting Drew Buchanan 2nd the motion. Motion passed four to zero. The meeting was adjourned at 6:46 pm.

Respectfully Submitted,
Pete Saunders, Chairperson

Nickolas Owens, Secretary



ITEM 5. Special Exception Use # 23-01 Petition to Allow Indoor Self-Storage Unit Facilities
Type of Request: Special Exception Use
Staff Report: David Heinold

APPLICANT

Name – HSS La Porte, LLC

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-07-29-101-015.000-053				
Actual/approximate address or location from major streets – 355 Fail Road Approximately located 400 feet north of North Fail Road & East State Road 2 intersection				
Total Acreage – 3.03 acres		Flood Zone on Site? - No		
Zoning of Subject Property – B2		Use of Subject Property – Vacant/Grass Lot		
Zoning of Adjacent Properties	North: B2	South: B2	East: B2	West: M2
Land Use of Adjacent Properties	North: Veterinary Clinic/Animal Hospital	South: Mini-Storage Unit Buildings	East: Modular Home Dealer/ Agriculture	West: Manufacturing

SUMMARY: The petitioner proposes to allow indoor self-storage unit facilities.

HISTORY OF SITE: Per the site aerial image, the parcel is 3.03 acres and is currently zoned B2 (General Commercial District). Historically, the property has been an undeveloped lot. Currently, the subject property is a vacant grass lot. The petitioner proposes to adjoin the existing self-storage unit facility immediately adjoining the subject property to the south. The petitioner has included a site plan that describes the entire development plan for the proposed self-storage unit facilities along with the required parking, stormwater, landscaping, and driving areas as required by the 2017 City of La Porte Revised Joint Zoning Ordinance.

DESCRIPTION OF PROPOSED SPECIAL EXCEPTION USE:

The petitioner is requesting a special exception use to allow indoor self-storage unit facilities.

STATEMENT OF COMPLIANCE: The proposed indoor self-storage unit facilities shall comply with Section 14.13(c) of the 2017 City of La Porte Revised Joint Zoning Ordinance. The minimum building and parking setback shall be 40 feet from any public right-of-way line or any adjacent residential zoning district. Section 7.04 requires a minimum 25 foot rear yard setback for buildings. In addition, Section 7.04 (n) allows a minimum side yard building setback of zero (0) feet where the side lot line adjoins another lot that is zoned as a business district and the side wall is a fire rated wall with no windows. Section 7.04 requires a maximum 40 foot building height in the B2 General Commercial District. Section 17.02 (b) (4) requires new commercial development sites to provide a minimum of one (1) deciduous tree for every 40 feet of street frontage.

SITE REVIEW FINDINGS: Site review was conducted on Wednesday, February 1, 2023. The meeting notes from the site review meeting are attached to this staff report.

DECISION CRITERIA:

(1) General Welfare. The proposal will not be injurious to the public health, safety, and general welfare of the community.

The proposed indoor self-storage unit facilities will not be injurious to the public health, safety, and general welfare of the community. The adjacent property to the immediate south has two existing indoor storage unit buildings. There is an existing manufactured house subdivision located over 400 feet north of the proposed indoor self-storage unit buildings. The 40 foot building and parking setback from the front yard property line allows for the planting of 1 deciduous tree per 40 feet of road frontage to appropriately minimize visual impact from the Fail Road public right of way.

(2) Surrounding Property. The special exception use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed special exception use to allow indoor self-storage unit facilities will not be injurious to the use of enjoyment of other residential single family dwellings, manufactured homes, commercial establishments, and industrial buildings in the immediate vicinity. The proposed additional storage unit buildings and landscaping features will not impede the normal and orderly development and improvement of the existing single family dwellings, manufactured homes, commercial establishments, and industrial buildings. The surrounding properties are zoned B2 General Commercial District and M2 Heavy Industrial District.

(3) Hazard. The special exception shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property.

The proposed special exception use to allow indoor self-storage unit facilities is directly adjacent to existing commercial and industrial businesses. In addition, there is a manufactured home subdivision located just over 500 feet to the northeast that is not directly adjacent to the subject property. The special exception use to allow indoor self-storage unit facilities will not be hazardous to adjacent commercial and industrial properties.

(4) Public Facilities and Services. The use will be served adequately by essential public facilities and services such as: highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed use will install a new driveway approach to the self-storage unit facility on the north end of the subject property off North Fail Rd. The petitioner proposes subsurface drainage facilities between each of the storage unit buildings and the installation of a retention pond on the southern end of the subject property. In addition, the site plan also indicates drainage flow from the site to the south towards East State Road 2 following the existing conveyance system. The minimum separation between each structure allows for adequate response with regard to fire protection and other emergencies. All lighting within the self-storage unit facility shall be required to meet the minimum illumination standards as listed in Table 17.04 of the 2017 City of La Porte Revised Joint Zoning Ordinance. The indoor, multi-story storage unit building shall include adequate fire suppression that is required to be reviewed by the state as part of the Fire System plan for the storage unit facilities.

(5) Development Requirements. The development of the property will be consistent with the intent of the development requirements established by this ordinance for similar uses. The development will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the County Comprehensive Land Development Plan.

The proposed use will be consistent with the intent of the 2017 City of La Porte Revised Joint Zoning Ordinance development requirements for commercial land uses. The approval of a special exception use petition to allow the indoor self-storage unit facilities with the addition of the required landscaping and building setbacks from property boundaries will be compatible with the existing neighborhood character. Article 18, Parking and Transportation Provisions of the 2017 City of La Porte Revised Joint Zoning Ordinance allows for collective or shared parking that allow for shared parking on separately-owned lots with a legal agreement. The separate lots shall have pedestrian and vehicular connections between the lots. The proposed climate-controlled building with individual storage units located inside will need to include enough parking spaces to account for the parking requirement of 1 space per 20 storage units.

The parking for the indoor storage units is shown on the site plan by the petitioner to be 7 parking spaces on the north side adjacent to the building and an additional 36 spaces located directly adjacent to the subject property with the required landscaping for parking lots. The zoning ordinance also allows the Board of Zoning Appeals to reduce the minimum parking requirements upon a finding that there will be lower demand based on a high proportion of multi-purpose visits expected during the days of the week. The remaining individual storage unit buildings on the south end of the site plan can accommodate the required parking spaces in front of each individual unit for loading and unloading of items.

(6) Ordinance Intent. Granting the special exception use will not be contrary to the general purposes served by this ordinance and will not permanently injure other property or uses in the same zoning district and vicinity.

The approval of the special exception use will not be contrary to the general purposes served by the zoning ordinance and will not permanently injure other property or uses in the same zoning district and vicinity. The surrounding properties are zoned B2 General Commercial District and M2 Heavy Industrial District. The site development layout provides the necessary amount of required screening from adjacent properties and public right of way as described in Section 17.02 (b) (4) Landscaping Standards within the 2017 City of La Porte Revised Joint Zoning Ordinance.

(7) County Land Development Plan. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the County Land Development Plan.

The Countywide Comprehensive Land Development Plan encourages full use of land in established communities with the objective to eliminate unintended regulatory impediments to residential and commercial infill development that is consistent with established neighborhood patterns and character. The proposed use to allow the indoor self-storage unit facilities is consistent with the general character of the B2 General Commercial District.

(8) Use Regulations. Where there are use-specific regulations contained in Article 14, the special exception use shall comply with all of the regulations applicable to the use.

Article 14, Section 14.13 of the 2017 City of La Porte Revised Joint Zoning Ordinance states that Self-Storage Unit Facilities must adhere to the following requirements:

- (1) Minimum building and parking setback shall be 40 feet from any public street right-of-way line or any adjacent residential zoning district.
- (2) Where self storage warehouses are being developed through a condominium or subdivision for sale of individual storage buildings or units, building shall be spaced a minimum of 10 feet from all other buildings and shall be setback a minimum of 10 feet from the internal circulation road.
- (3) The front yard and any side yards adjacent to residential districts shall include wrought iron or similar decorative fencing and evergreen plantings spaced a maximum of 10 feet on-center.

- (4) All storage shall be within completely enclosed buildings or structures, unless a separate special exception approval is granted for commercial outdoor storage on the premises.
- (5) The use shall be limited to storage only. The premises shall not be used for operating any other business or repairing of any vehicles, except truck rental may be approved as an accessory use.
- (6) No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises.

STAFF RECOMMENDATION:

Staff finds that approval of the special exception use petition to allow the indoor self-storage unit facilities is consistent with the Countywide Comprehensive Land Development Plan. Staff recommends **approval** of Special Exception Use Petition #23-01 with the following conditions:

- (1) The minimum building and parking setback shall be 40 feet from any public street right-of-way line. Landscaping is required within the 40 foot front yard setback at a rate of one (1) deciduous tree per 40 feet of road frontage along Fail Road.
- (2) The subject property shall be limited to storage within completely enclosed buildings.
- (3) All lighting shall be directed downward onto the subject property. Lighting must adhere to the requirements provided in Table 17.04 Required Site Illumination of the 2017 City of La Porte Revised Joint Zoning Ordinance.
- (4) There shall be no storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, within the self-storage buildings or upon the premises at any time.
- (5) The subject property shall not be used for operating any other commercial business or repairing of any vehicles.



City of La Porte Site Review Meeting Minutes
February 1, 2023 at 1:00 PM
City Hall Council Chambers, 801 Michigan Ave., La Porte, IN

The Site Review Committee (“SRC”) meeting was held in the City Hall Council Chambers, in the City of La Porte (“City”), Indiana on Wednesday, February 1st, 2023 at the hour of 1:00 pm, (“local time”).

David Heinold, City of La Porte City Planner provided an introduction of the Site Review Committee for all of the attendees. Melissa Mischke, MS4 Coordinator; Nick Minich, Director of Engineering & Building Services; Jerry Jackson, Wastewater Director; Andy Snyder, Fire Chief; Mike McCalment, Water Department; Bert Cook, Executive Director of LEAP all introduced themselves and what they consider with site review applications.

Presenters:

Ashton Fritz, Fritz Engineering Will Lockard, Hearthfire Holdings Attorney Bill Nelson
Dan Whitney, Whitney Development Anna Anders, Whitney Development

Explanation of Project:

Mr. Fritz explained the proposed project to build a 2-story indoor self-storage, climate-controlled facility and 2 separate individual storage unit buildings. He explained that the storage unit facilities will use a new access driveway on the north side of the property. The property is a total of 3.03 acres in size and Hearthfire recently closed on a 8 acre parcel adjoining the property where the storage units will be located.

Comments from Staff:

David Heinold – Planning: David explained the front setback for storage units requires a 40 foot setback from the street public right of way, 0 feet from the side yard, 25 feet from the rear yard, and 40 foot height limit for buildings. Section 14.13 of the zoning ordinance requires a 40 foot setback for buildings and parking from the street public right of way. David mentioned that the lot coverage for the proposed development is 65% for building coverage and 85% for impervious surfaces of the total lot size. David explained that there is a requirement to provide landscaping of 1 deciduous tree every 40 feet of street frontage along Fail Road. Additional screening is only required if the use is adjacent to residential zoning or an existing residential use. David mentioned that the proposed site plan is acceptable for providing parking for the indoor self storage unit building on the adjacent parcel to the northeast that is under the same ownership. David explained that all lighting shall be directed downward, full cutoff fixtures, and not visible off site.

Nick Minich suggested that the parking area may be added as a well maintained gravel, permeable parking area.

Jerry Jackson – Wastewater: Jerry questioned the direction of stormwater runoff from the parking area. Jerry explained that the sanitary sewer system is good for the proposed development.

Ashton mentioned that they can adjust as needed to capture the runoff from the parking lot and direct it towards a future detention area next to the parking lot.

Andy Snyder – Fire: Andy asked if the building will be multi story, where storage will occur, and if the building will include adequate fire suppression for the storage units. Andy mentioned that a Nox box is required for the two-story storage unit building.

Will explained that the building will be a two-story indoor storage unit facility with fire suppression.

Mike McCalment – Water: Mike asked if there was existing water service for the storage units. Mike mentioned that there is good water service and the water department can do a flow test that can be provided to the developer upon request. He mentioned that they will need to coordinate with Tim Werner, Water Superintendent, for water information requests.

Nick Minich – Engineering: Nick asked if there will be any additional signage along the East Lincolnway road frontage, which will need INDOT approval for new pole signage. Nick explained the building permit process and Rule 5 MS4 Review. He mentioned that they will need to keep Jerry, himself, and Melissa in the loop on their stormwater plans. Nick explained that they will need to make sure that all contractors are registered with the City. The Fire System plan will need to be reviewed by the State.

Will mentioned that they will do a separate sign plan and submit for review. Will mentioned that they will coordinate with Melissa on stormwater requirements for the proposed development.

Other comments: Ashton explained that the detention pond is designed for 150% Retention Volume and will be designed for overflow to the roadside swale along Fail Road.

Jerry explained that any overflow to the roadside swale will need to provide protection for adjacent properties.

Ashton explained that drainage will go south from the site and not affect other properties.

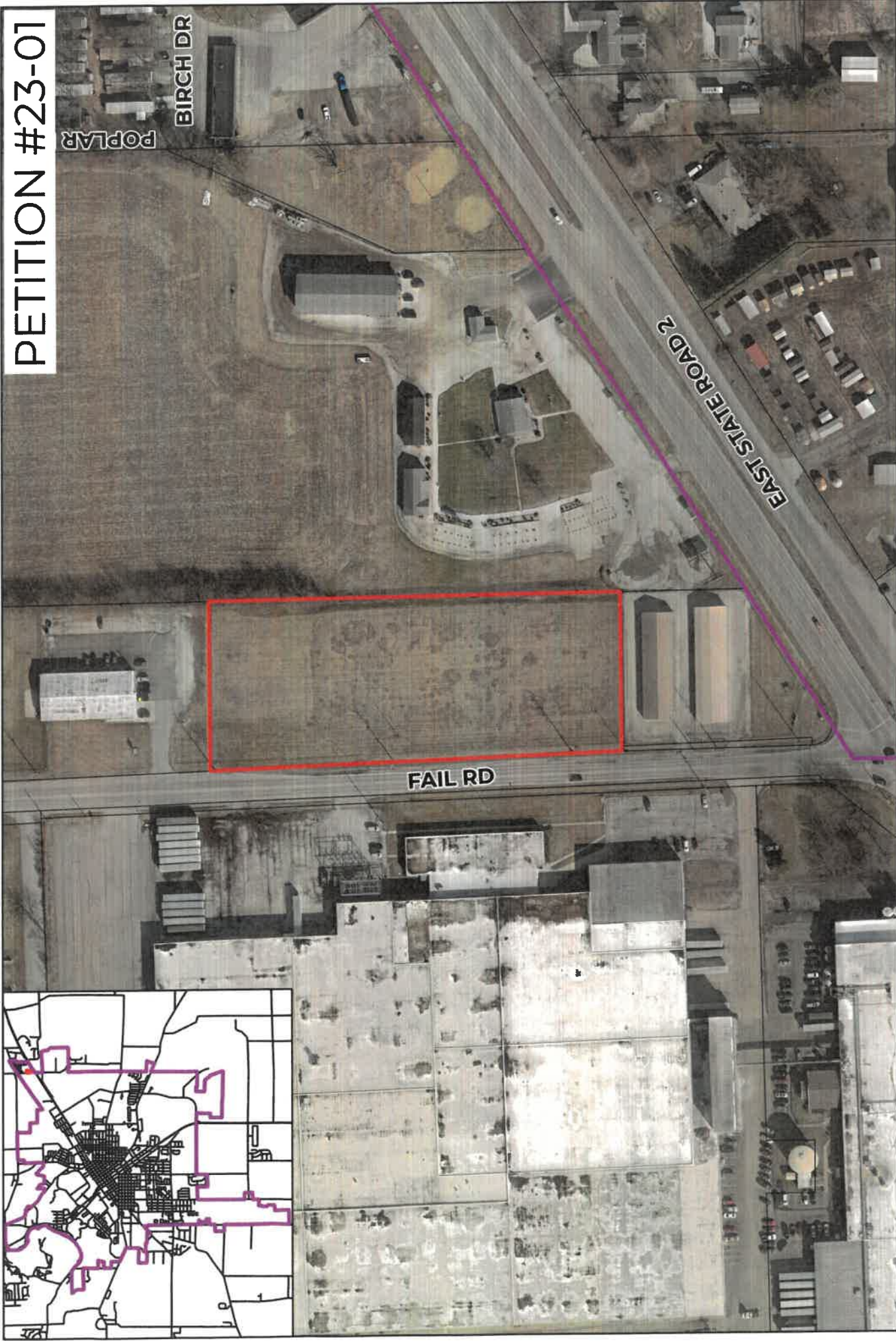
Jerry mentioned that they will need to check the condition of the roadside swale to insure it is adequate for drainage from the site.

Ashton explained that they plan to remove the two existing driveways by the current storage units and only utilize the proposed north driveway for the entire storage unit complex.

Will mentioned that they plan to move towards construction in the next 90 to 120 days.

The Site Review Committee meeting ended at 1:39 pm.

PETITION #23-01



POPLAR

BIRCH DR

FAIL RD

EAST STATE ROAD 2

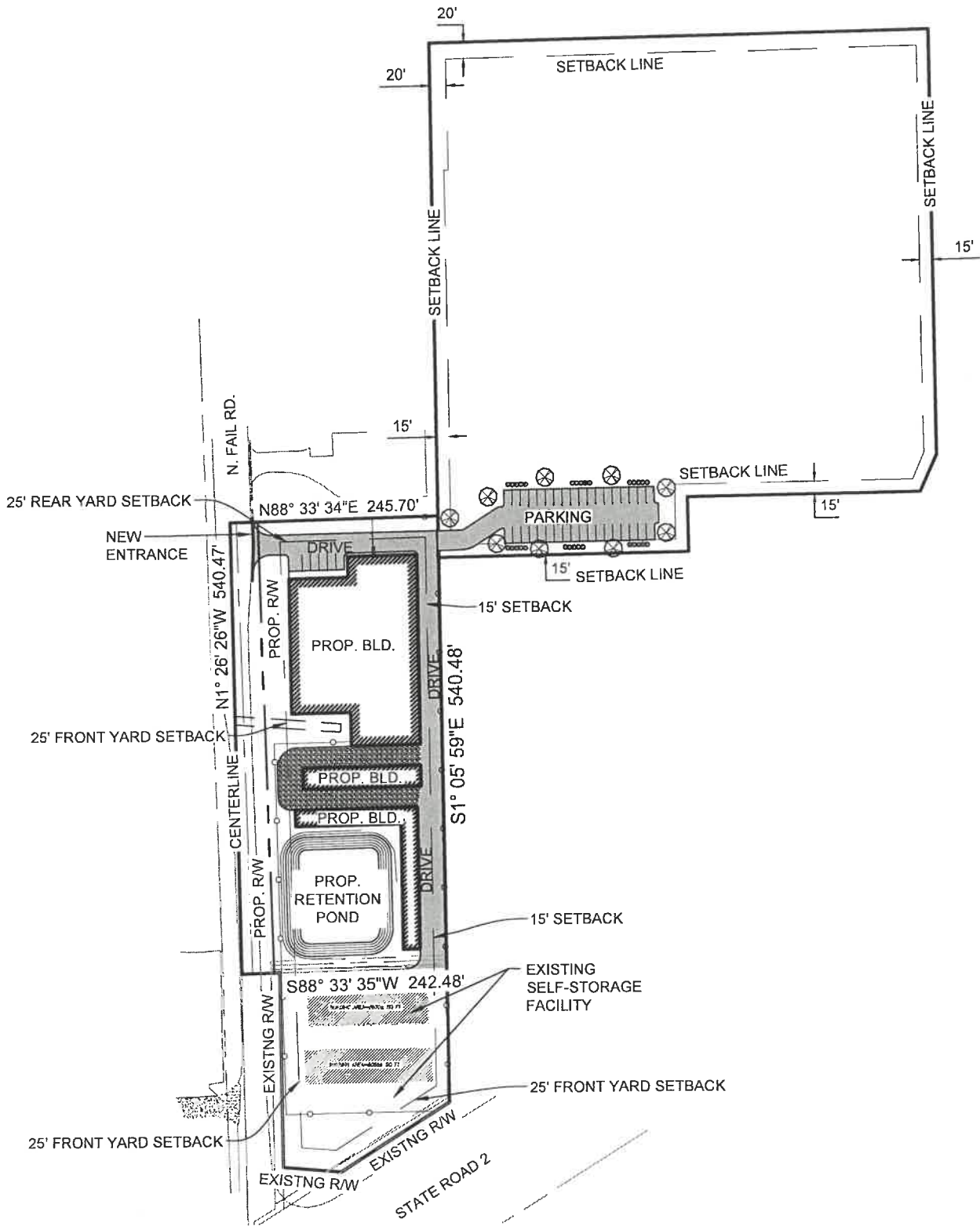


City of La Porte
Board of Zoning Appeals
Location Map

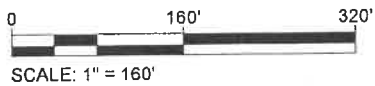
-  Subject Property
-  City Limits



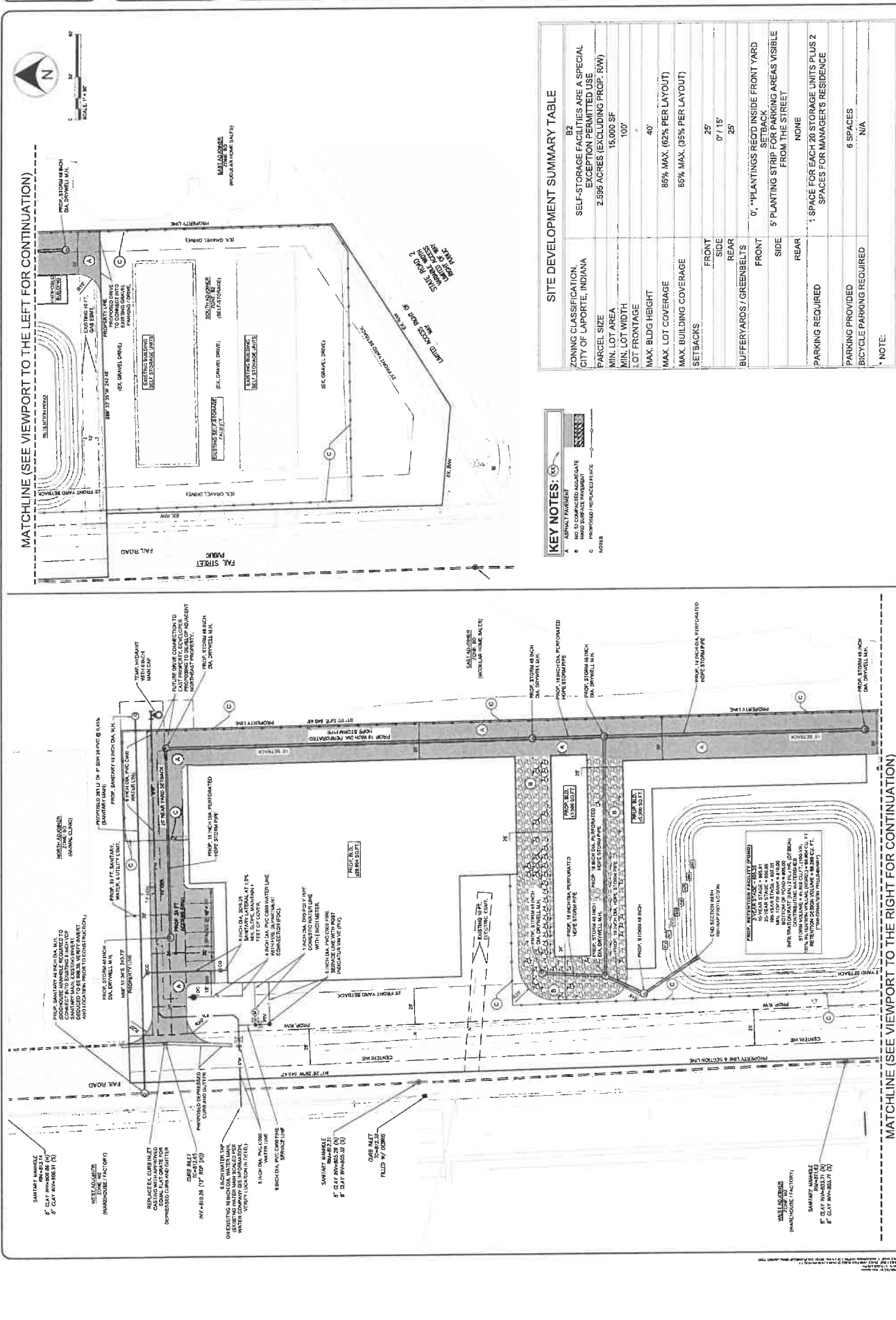
Date Created: January 25, 2023 Created By: David Heindol
Document Path: M:\City Planning\GIS\Map Review\Board of Zoning Appeals\2023\18-01
Map Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



SITE PLAN LAPORTE MINI-STORAGE PROJECT



FES NO. 2209002
FRITZ ENGINEERING SERVICES, LLC



MATCHLINE (SEE VIEWPORT TO THE LEFT FOR CONTINUATION)

MATCHLINE (SEE VIEWPORT TO THE RIGHT FOR CONTINUATION)

Fritz Engineering Services, LLC
 14150 E. 14th Ave., Suite 100
 Aurora, Indiana 46033
 P: 317.521.8695
 F: 317.521.8717
 www.fritzeng.com

PRELIMINARY CONSTRUCTION

REVISION NO.	DATE	BY

"IT'S THE LAW"

 Know where you stand.
 Call before you dig.
 www.itsthe-law.com

LAPORTE MINI-STORAGE
 PROJECT LOCATION:
 1888 N. FAL RD
 LAPORTE, INDIANA 46038
 LAPORTE COUNTY
 SECTION 16, T4N, R24W

HEARTFIRE HOLDINGS
 11981 WOODLARK AVE
 PROSPECT PARK, PA 19076

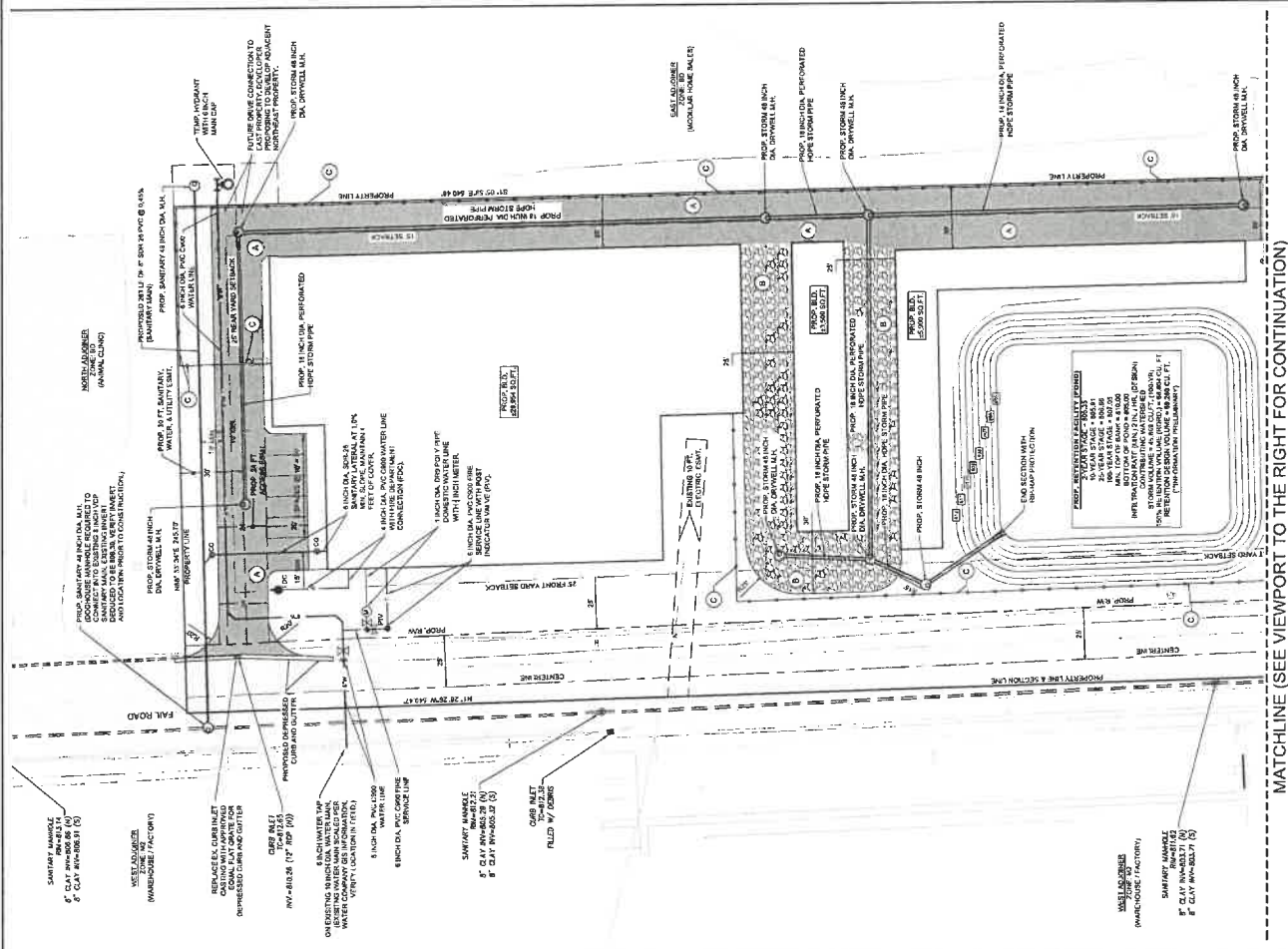
PLAN DATE: 01/17/2023
 SHEET NO.: 2209002
 PROJECT NO.: 2209002
 SITE LAYOUT & DEVELOPMENT PLAN
 SHEET NO. **C201**

ZONING CLASSIFICATION	B2
SELF-STORAGE FACILITIES ARE A SPECIAL EXCEPTION PERMITTED USE	
PARCEL SIZE	2.956 ACRES (EXCLUDING PROP. ROW)
MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH	100'
LOT FRONTAGE	40'
MAX. BLDG HEIGHT	85% MAX. (62% PER LAYOUT)
MAX. LOT COVERAGE	65% MAX. (95% PER LAYOUT)
MAX. BUILDING COVERAGE	
SETBACKS	FRONT 25' SIDE 07/15' REAR 25'
BUFFERYARDS / GREENBELTS	0' **PLANTINGS REQ'D INSIDE FRONT YARD SETBACK
FRONT SIDE	5' PLANTING STRIP FOR PARKING AREAS VISIBLE FROM THE STREET
REAR SIDE	NONE
PARKING REQUIRED	1 SPACE FOR EACH 20 STORAGE UNITS PLUS 2 SPACES FOR MANAGER'S RESIDENCE
PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED	N/A

KEY NOTES:

- A. EXISTING FACILITY
- B. PROPOSED REPAIRED FACILITY
- C. PROPOSED NEW FACILITY

* NOTE: 1. SPACE FOR EACH 20 STORAGE UNITS PLUS 2 SPACES FOR MANAGER'S RESIDENCE



MATCHLINE (SEE VIEWPORT TO THE LEFT FOR CONTINUATION)

MATCHLINE (SEE VIEWPORT TO THE RIGHT FOR CONTINUATION)

Fritz Engineering Services, LLC
 14150 E. 14th Ave., Suite 100
 Aurora, Indiana 46033
 P: 317.521.8695
 F: 317.521.8717
 www.fritzeng.com

PRELIMINARY CONSTRUCTION

REVISION NO.	DATE	BY

"IT'S THE LAW"

 Know where you stand.
 Call before you dig.
 www.itsthe-law.com

LAPORTE MINI-STORAGE
 PROJECT LOCATION:
 1888 N. FAL RD
 LAPORTE, INDIANA 46038
 LAPORTE COUNTY
 SECTION 16, T4N, R24W

HEARTFIRE HOLDINGS
 11981 WOODLARK AVE
 PROSPECT PARK, PA 19076

PLAN DATE: 01/17/2023
 SHEET NO.: 2209002
 PROJECT NO.: 2209002
 SITE LAYOUT & DEVELOPMENT PLAN
 SHEET NO. **C201**

N. Fail Road LaPorte Mini-Storage Project Summary

The petitioner is requesting a special use for this project, which the current property zoning classification is Zone "B2". The current property is a grass lot. The property is being requested to be developed into a self-storage facility, which would include 4 new buildings all totaling 39,844 square feet. The south adjoiner is an existing self-storage facility that this project will be connecting into. A new entrance will be added for this project as located at the northmost property line of this site, off of N. Fail Road. The property will not be developed into lots. Dedicated right-of-way will be granted along N. Fail Road as currently, per the survey no right-of-way exists. On average, it is currently estimated that 1-2 employees will be onsite during the daily operation of the facility. A sanitary and water main are being proposed to extend along the north property line for the potential east adjoiner property. New storm infrastructure, including a retention pond, will be incorporated for drainage mitigation. At this time, we are unaware of any previous project history or other permits.

Attachment D: Standards for Evaluating a Special Exception Use

Use the following form or attach a separate sheet(s) to explain the Special Exception Use request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.)

The property will be utilized for a self-storage facility complex consisting of four (4) buildings. The access to the site will be a new drive entrance off of N. Fail Road at its north most property line. The project construction will include the construction of the self-storage buildings, adjacent parking and drives, water and sewer mains, storm drainage infrastructure including a retention pond. The south adjoiner is an existing self storage facility which this project will be connecting into. It is estimated that only (on average) 1 to 2 employees will be onsite.

Standards for Evaluation

1. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.

See attached.

2. The special exception will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

See attached.

3. The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.

See attached.

4. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

See attached.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public roadways.

See attached.

6. The special exception will be located in a district where such use permitted and all other requirements set forth in the Zoning Ordinance that are applicable to such use will be met.

See attached.

STANDARDS FOR EVALUATING SPECIAL EXCEPTION USE

PETITIONER: HSS LAPORTE LLC

1. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.

The proposed development is consistent with the commercial development in the area, and is identical to the current use and development of an immediately adjacent parcel that currently includes existing self-storage buildings/facilities. Further, the proposed development will be constructed pursuant to, consistent with, and in strict adherence to the site and development plans created by Petitioner's professional engineering firm, Fritz Engineering Services, LLC, which said site and development plans have been provided as part of Petitioner's submission documents.

2. The special exception will (not) be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

See response to Standard No. 1 above. Further, all uses in the immediate vicinity are commercial in nature, and the proposed development will not interfere with the continuing use and enjoyment of those commercial use properties. Further, it is anticipated that the proposed development will be of benefit to residents of a mobile home development located North of the Petitioner parcel, aiding in the use and enjoyment of that North lying parcel.

3. The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Petitioner's development and engineering plans account for all required developmental aspects of the site, resulting in no negative impact on adjacent properties nor will the establishment of the special use exception impede or substantially alter normal or orderly development and/or improvement by surrounding property owners.

4. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

The site development summary plan submitted with the Petition provides for detailed description confirming that utilities, access roads, drainage, and other necessary facilities are being provided for as part of the proposed development plan. The development plan submitted will be further discussed at the hearing by Petitioner's engineering team, which will provide additional details in support of this standard for evaluation.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public roadways.

Per the site development plan submitted with this Petition, ingress and egress has been accounted for on the Northern end of the property, as well for ingress and egress to the property minimizing traffic congestion at the intersection of Fail Road and Highway 2.

6. The special exception will be located in a district where such use permitted and all other requirements set forth in the Zoning Ordinance that are applicable to such use will be met.

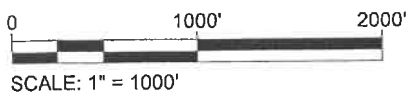
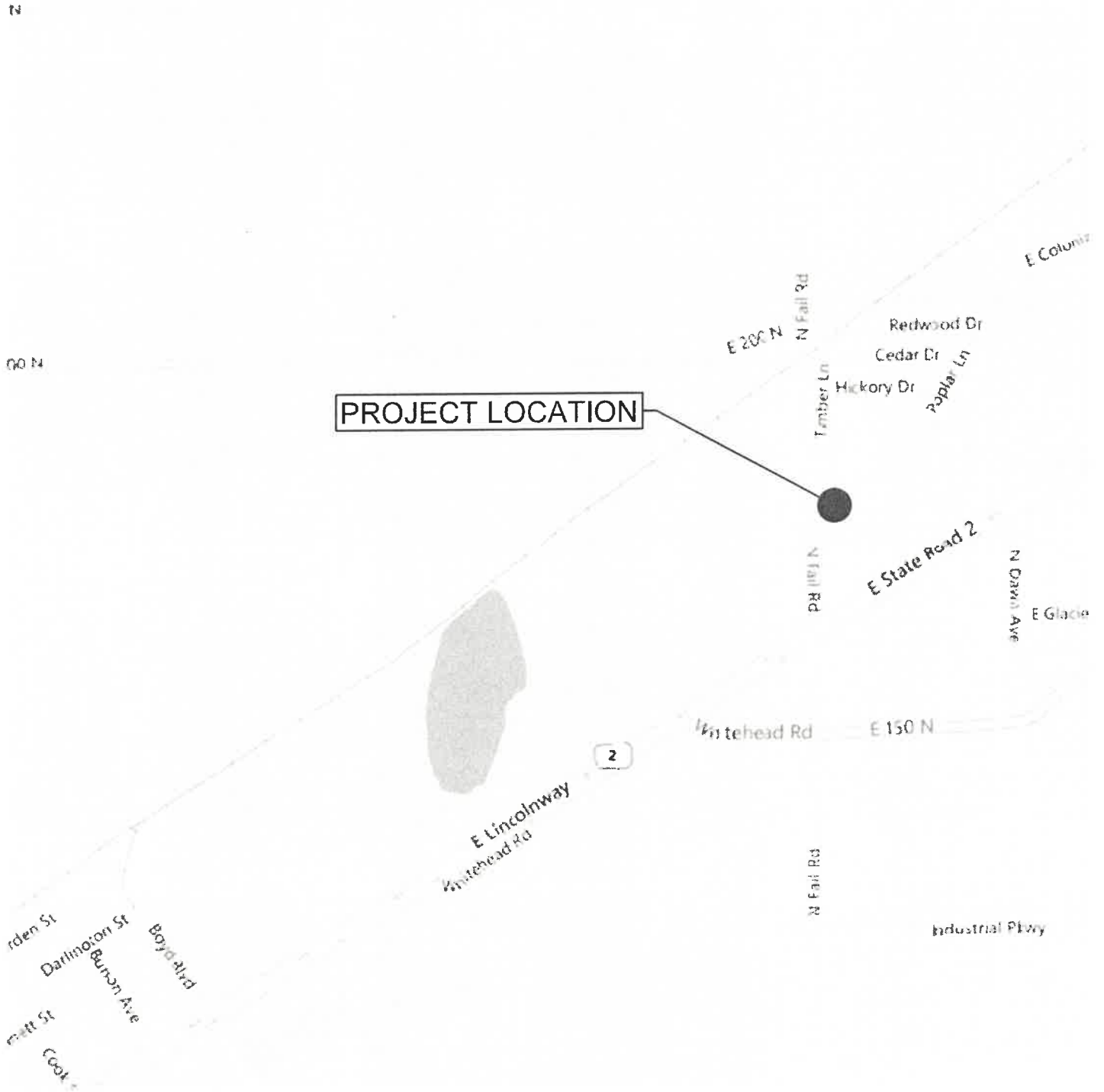
The intended use of Petitioner's parcel is a special exception permitted in the district. Further evidence will be presented at the hearing confirming Petitioner's intent to comply with all other requirements of the zoning ordinance applicable to the parcel.

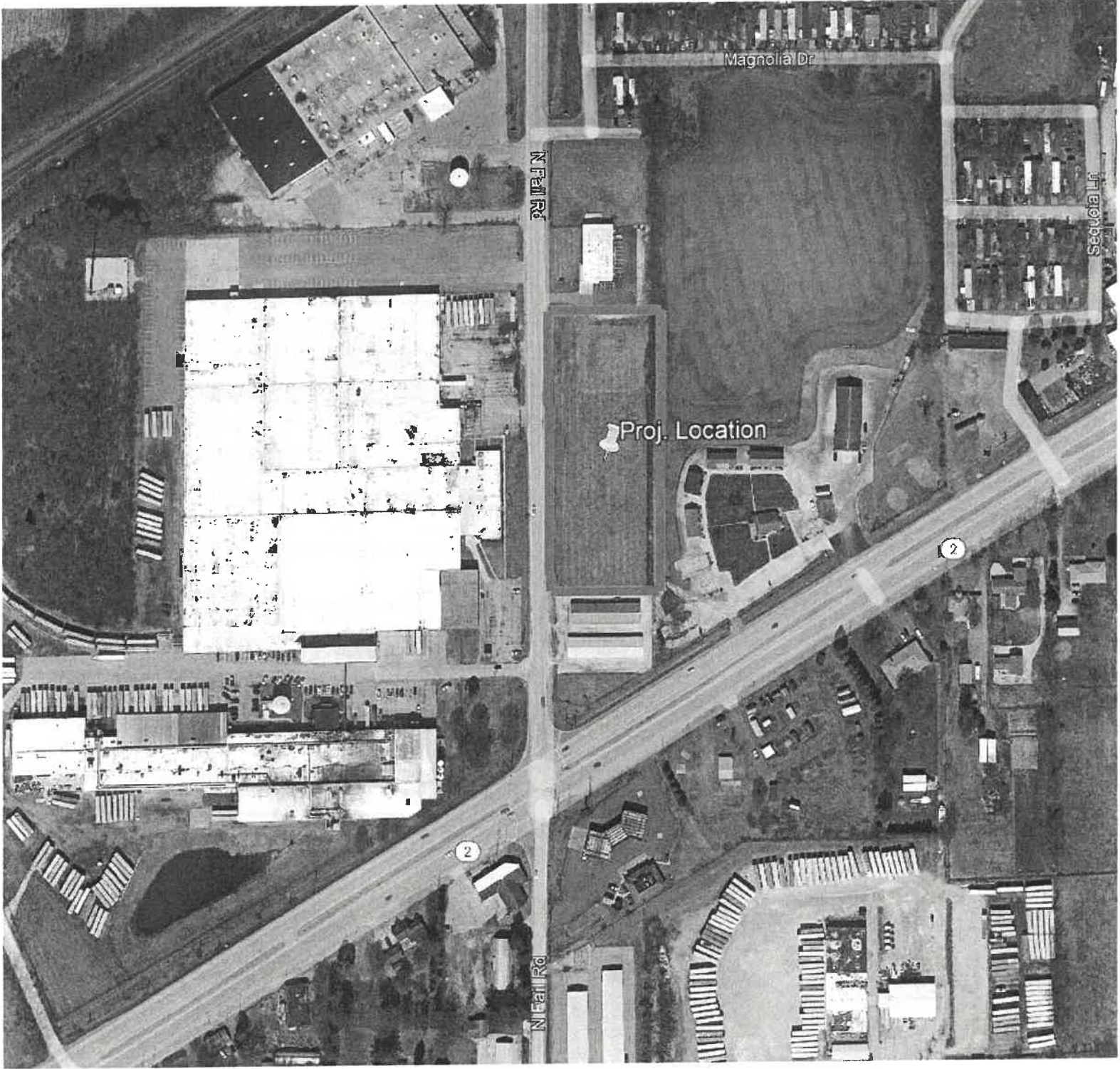
Brief Legal Description (as shown on Beacon)

LaPorte Mini-Storage

From Beacon: 33-07-29-101-015 PCE W SD W1/2 NW1/4 S29 T37 R2 3.0285 AC

VICINITY MAP





PARCEL ID	OWNER NAME	OWNER ADDRESS
46-07-29-101-008.000-053	City of LaPorte	801 Michigan Avenue, LaPorte, IN 46350
46-07-30-276-007.000-053	City of LaPorte	801 Michigan Avenue, LaPorte, IN 46350
46-07-29-101-009.000-053	Maple City Animal Hospital Pc	353 N Fall Rd, LaPorte, IN 46350-7050
46-07-29-101-012.000-053	Quest Development Inc	1037 E State Road 2, LaPorte, IN 46350-7025
46-07-30-251-006.000-053	Superior Real Estate Developement Ltd	P.O. Box 553, Northville, MI 48167-0553
46-07-29-101-013.000-053	LaPorte Indiana LLC	Silk Global Solutions America, 2727 Lbj Freeway, Suite 806, Dallas, TX 75234
46-07-30-227-001.000-053	CJSB Properties Inc	89 Kenhar Drive, Toronto, Ontario
46-07-30-227-002.000-053	LaPorte County Board of Commissioners	555 Michigan Ave., LaPorte, IN 46350
46-07-29-151-015.000-052	FE Investments, LLC	c/o FE Investments LLC Fe46, 213 S. State Road 49, Valparaiso, IN 46383
46-07-29-151-016.000-052	Mark G. & Kay Pataluch	P.O. Box 505, Rolling Prairie, IN 46371
46-07-30-227-016.000-053	CCHT LLC	1804 Swing Lane, Johns Island, SC 29455
46-07-30-276-009.000-053	Alpha Baking Co Inc	5001 W. Polk, Chicago,, IL 60644



Board of Zoning Appeals Application SPECIAL EXCEPTION USE

City Planner
David Heinold, AICP
dheinold@cityoflaporte.in.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only	
Fee: <u>80⁰⁰</u>	Receipt: <u>#474</u>
File Date: <u>1/24/2023</u>	File #: <u>2023-VAM-01</u>
Site Review: <u>2/1/2023</u>	
Date of BZA mtg: <u>2/14/2023</u>	
Decision: _____	

This application is being submitted for a Special Exception Use

Applicant

Name <u>HSS La Porte LLC</u>	
Street Address <u>239 E. Market Street, Suite 102</u>	
City, State, Zip <u>West Chester, PA 19382</u>	
Primary Contact regarding this petition <u>Will Lockard</u>	
Phone <u>267-225-4373</u>	Email <u>will@hfireholdings.com</u>
Engineer Preparing Plans <u>Fritz Engineering Services, LLC</u>	Email <u>nick@Fritz-Eng.com</u>
Others to be Notified <u>William J. Nelson, Jr., Esq.</u>	Email <u>wjn@braje-nelson.com</u>
Applicant is (check one): <input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	

Property Owner (if different than above)

Name	
Street Address	Phone
City, State, Zip	Email

Premises Affected

Parcel ID Number <u>460729101015000053</u>				
Address or General Location <u>Fail Road, LaPorte IN, 46350 (approx. 400 feet north from intersection N. Fail Rd and Lincolway (US.2) (NE Corner)</u>				
Total Acreage <u>3.03 +/- acres per survey</u>	Flood Zone? <u>No (Zone X)</u>			
Zoning <u>B2</u>	Current: <u>Grass Outlot</u> Land Use Proposed: <u>Self Storage (4 buildings)</u>			
Request <u>To allow the property to be developed as a self storage facility (4 buildings proposed)</u>				
Zoning of Adjacent Properties	North: <u>B2</u>	South: <u>B2</u>	East: <u>B2</u>	West: <u>M2</u>
Land Use of Adjacent Properties	North: <u>Animal Clinic / Office</u>	South: <u>Self Storage</u>	East: <u>Modular Home Sales</u>	West: <u>Warehouse / Factory</u>

The above information and attached exhibits, to my knowledge and belief, are true and correct.

[Signature]
Signature of Applicant

[Signature]
Signature of Notary
Anna F Fortunato
Notary Public's Name (printed)

Commonwealth of Pennsylvania - Notary Seal
ANNA F. FORTUNATO, Notary Public
Philadelphia County
My Commission Expires August 19, 2024
Commission Number 1243992

Subscribed and sworn to before me this 17 day of 2023 January



ITEM 6. Use Variance # 22-10 Petition
to Allow Convenience Store with Gasoline Sales
Type of Request: Use Variance
Staff Report: David Heinold

APPLICANT

Name – Mandeep Singh (David Ambers)

PROPERTY OWNER

Name – Great Development, LLC (Greg Engstrom)

PREMISES AFFECTED

Parcel Number - 46-11-06-101-018.000-058				
Actual/approximate address or location from major streets – 2437 Monroe Street				
Total Acreage – 3.36 acres		Flood Zone on Site? - No		
Zoning of Subject Property – B1		Use of Subject Property – Commercial		
Zoning of Adjacent Properties	North: R3A	South: B1	East: B1	West: B1
Land Use of Adjacent Properties	North: Residential	South: Church & Medical Office	East: Commercial & Medical Office	West: Commercial Retail Business

SUMMARY: The petitioner proposes to allow the use of the existing commercial building for a convenience store with gasoline sales.

HISTORY OF SITE: Per the site aerial image, the total parcel is 3.36 acres and is currently zoned B1 (Neighborhood Commercial District). Historically, the property had been used as a greenhouse truck farm operation. The southern portion of the existing building transitioned to a pawn shop retail business while the remainder of the subject property has been storage. The subject property requires a use variance petition to allow gasoline sales in addition to the permitted land use for a convenience retail store.

DESCRIPTION OF PROPOSED USE VARIANCE:

The petitioner is requesting a use variance to allow a convenience store with gasoline sales.

STATEMENT OF COMPLIANCE: Article 7 shall be met for the proposed convenience store with gasoline sales. Article 17 shall be met for the proposed site development plan.

SITE REVIEW FINDINGS: Site review was held on November 30, 2022 and the comments from City staff are attached to this staff report.

DECISION CRITERIA:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The approval of the use variance to allow gasoline sales in addition to the already permitted land use for a convenience retail store will be injurious to the public health, safety, morals, and general welfare of the community. The surrounding area primarily consists of single family and two family dwellings. The existing neighborhood character along Monroe Street consists of businesses that are already permitted such as small retail stores, a carryout restaurant, medical facilities, office buildings, a church, daycare facility, and a funeral home. The approval of gasoline sales would result in additional traffic issues on a two-lane state highway for the surrounding neighborhood commercial and residential area. The proposed location for gasoline sales is not compatible with the surrounding small retail stores, carryout restaurant, medical facilities, office buildings, church, daycare facility, and funeral home.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

The use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner with the approval of a use variance to allow gasoline sales in addition to the convenience retail store. City staff feels that the surrounding residential single family and two family dwellings would be negatively affected in substantially adverse manner due to close proximity of the proposed gasoline sales land use that is often associated with hazards, loud noises, light emissions, or late hours of operation.

(3) The need for the variance arises from some condition peculiar to the property involved;

There is no condition peculiar to the property involved to necessitate a need for the variance to allow gasoline sales within the B1 Neighborhood Commercial District. The property may be used as a small convenience retail store as listed in Table 7.02, Schedule of Permitted Uses within Article 7 of the 2017 Revised City of La Porte Joint Zoning Ordinance. The need for the proposed use variance petition presented in Attachment D does not consider that the current legal nonconforming use of the existing structure contains a pawn shop retail business. The proposed gasoline sales land use would set a precedent for allowing similar drive-through type businesses that are often associated with hazards, loud noises, light emissions, or late hours of operation.

(4) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

The strict application of the terms of the zoning ordinance for gasoline sales to not be permitted on the subject property will not constitute an unnecessary hardship. The owner may use the property for the purpose of a small convenience retail store as a permitted land use. There are a variety of permitted land uses in the B1 Neighborhood Commercial District that allow the property owner full use of the property without negatively affecting the existing surrounding neighborhood residential, commercial, and medical office businesses.

(5) The approval does not interfere substantially with the Comprehensive Land Development Plan.

The approval of the variance interferes substantially with the Countywide Comprehensive Land Development Plan policy to create compatible Commercial Zoning Districts. The Comprehensive Plan encourages Neighborhood Commercial land uses with limitations on size of businesses, amount of lighting, large parking lots, drive-throughs at appropriate intersections of collector streets. The use variance petition to allow gasoline sales in addition to the small retail convenience store would negatively impact the normal and orderly growth and development of the existing B1 Neighborhood Commercial District on the southeast side in the City of La Porte.

STAFF RECOMMENDATION:

Staff finds that the proposed use to allow gasoline sales in addition to the already permitted land use for a convenience retail store to be inconsistent with the existing neighborhood character. The 2017 City of La Porte Revised Joint Zoning Ordinance states that B1 Neighborhood Commercial District designations are located within proximity to residential neighborhoods and are intended to serve the immediate vicinity so as not to draw additional traffic from other areas. The proposed gasoline sales would create a land use that is often associated with hazards, loud noises, light emissions, truck traffic, or late hours of operation. Staff recommends **denial** of the petitioner's request to allow gasoline sales in addition to the permitted land use for a convenience retail store.

Submitted to the Board of Zoning Appeals February 8th, 2023.



City of La Porte Site Review Meeting Minutes
November 30, 2022 at 10:06 AM
City Hall, Council Chambers, 801 Michigan Ave., La Porte, IN

The Site Review Committee (“SRC”) meeting was held in City Hall, Council Chambers, in the City of La Porte (“City”), at 801 Michigan Avenue, La Porte, Indiana on Wednesday, November 30th, 2022 at the hour of 10:06 am, (“local time”).

David Heinold, City of La Porte Assistant City Planner provided an introduction of the Site Review Committee for all of the attendees. Jerry Jackson, Wastewater Director; Andy Snyder, Fire Chief; Tim Werner, Water Superintendent; Floyd Mrozinske, Building Inspector; Lori Larson, MS4 Coordinator; all introduced themselves and what they consider with site review applications.

Presenters:

David Ambers

Mandeep Singh

Explanation of Project:

Mr. Ambers explained the project for a small neighborhood grocery store with gasoline sales. He mentioned that the only change from the application over a year ago was that the gasoline tanks were moved to the east side of the building.

Comments from Staff:

David Heinold – Planning: David explained that the proposed convenience retail store is a permitted land use; however, the gasoline sales requires a public hearing for a use variance that will be heard by the Board of Zoning Appeals on December 13th. David mentioned that a convenience store with gasoline sales requires 1 parking space per 100 square feet of retail sales area in addition to the parking spaces for the number of employees. David asked whether the buildings will be separated and how far the building will be from the proposed property boundary.

Mandeep mentioned that there will be 4,000 square feet of retail sales area and that the building will be detached from the adjoining building. Mandeep explained that the building will be detached from the adjoining building to the north between 6 to 10 feet.

Jerry Jackson – Wastewater: Jerry asked if there is going to be any sewer work or using the existing system connection. He questioned what kind of site construction there will be for the proposed use. Jerry mentioned that they will need to confirm the nearest storm sewer location and have measures in place to prevent overspill of gasoline.

David Ambers will check into these questions and provide more information.

Floyd Mrozinske – Building Inspector: Floyd explained that a 1-hour fire-rated wall is required for the building separation less than 10 feet.

Mandeep mentioned that they will provide a 1-hour fire-rated wall on the north side of the building.

Andy Snyder – Fire: Andy questioned if there was still a fire alarm panel and Nox box. Both of these will need to be clear and accessible.

Mandeep mentioned that they will meet all of the code requirements for the fire alarm panel and Nox box. David Ambers mentioned that Larson Company from Fort Wayne will oversee the gas tanks. Mr. Ambers explained that the gas tanks will be double wall fiberglass.

Andy mentioned that they will need to contact Jeff Hamilton with La Porte County to review the hazardous materials storage for the City.

Tim Werner - Water: Tim mentioned that there is already a 1 inch water service line. They will need to upgrade the water service line based on the number of sinks and faucets in the retail store.

David Ambers mentioned that there will be 8 employees. Mandeep explained there will be a grease trap for the kitchen service area.

Other comments: None.

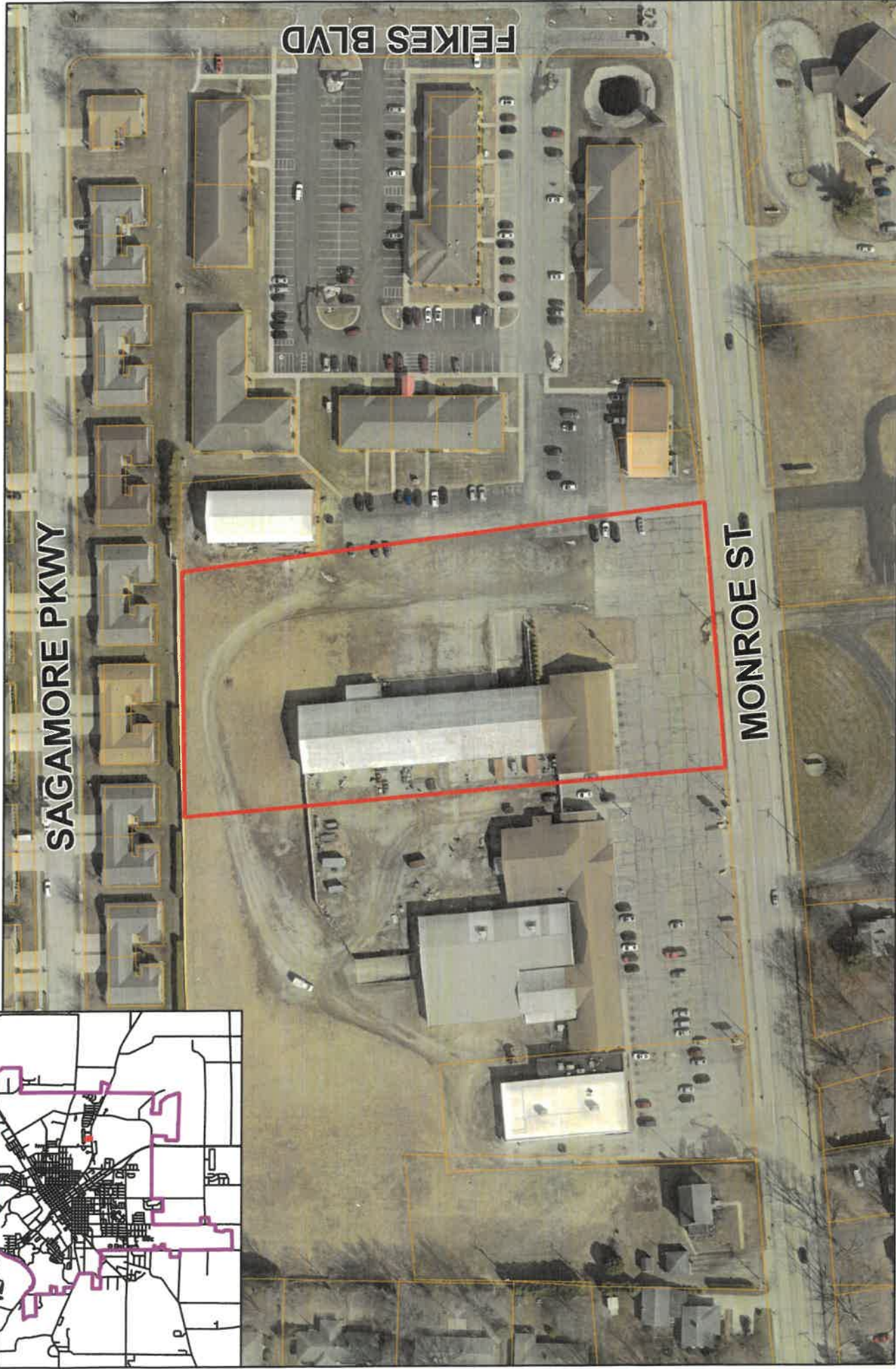
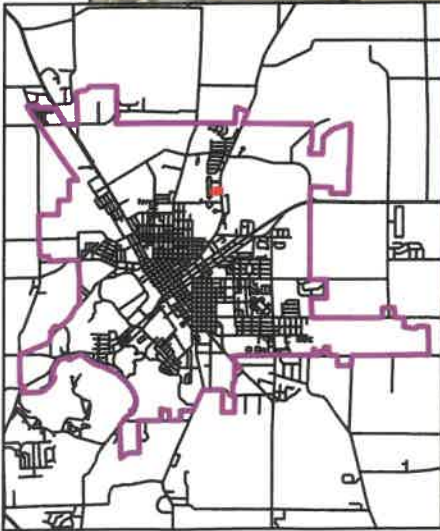
The Site Review Committee meeting ended at 10:18 am.

2437 Monroe St.

SAGAMORE PKWY

FEIKES BLVD

MONROE ST



- Subject Property
- City Limits

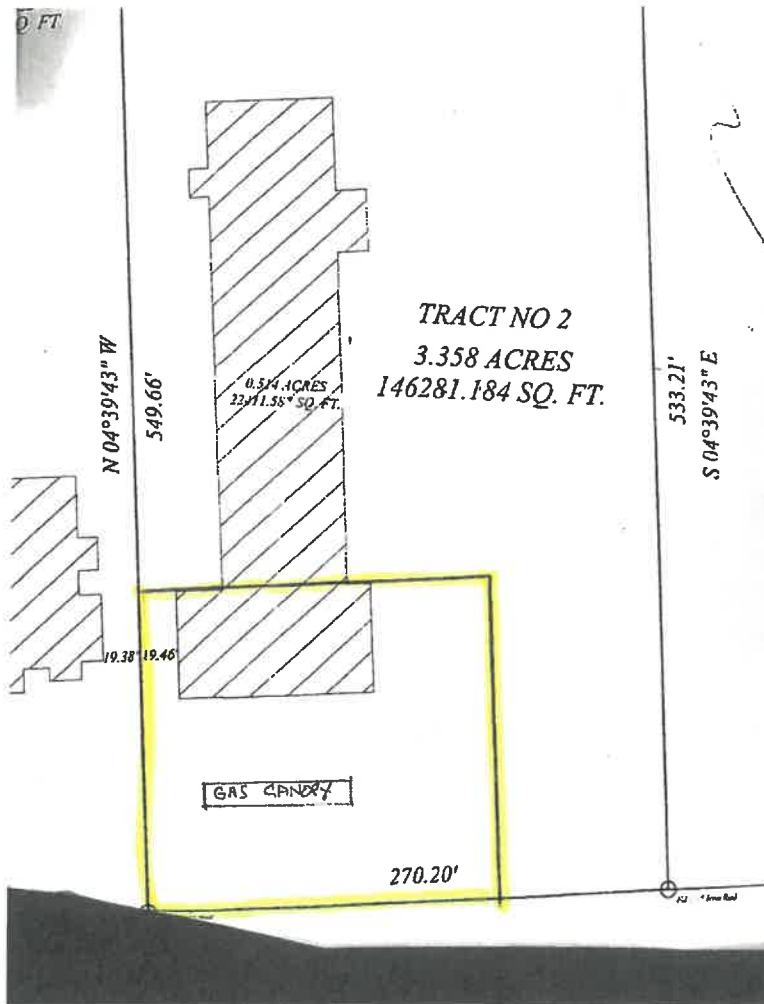
Date Created: November 23, 2022

Document Path: M:\City Planner\GIS\Map Requests\Board of Zoning Appeals\2022\VAR_22-10

Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

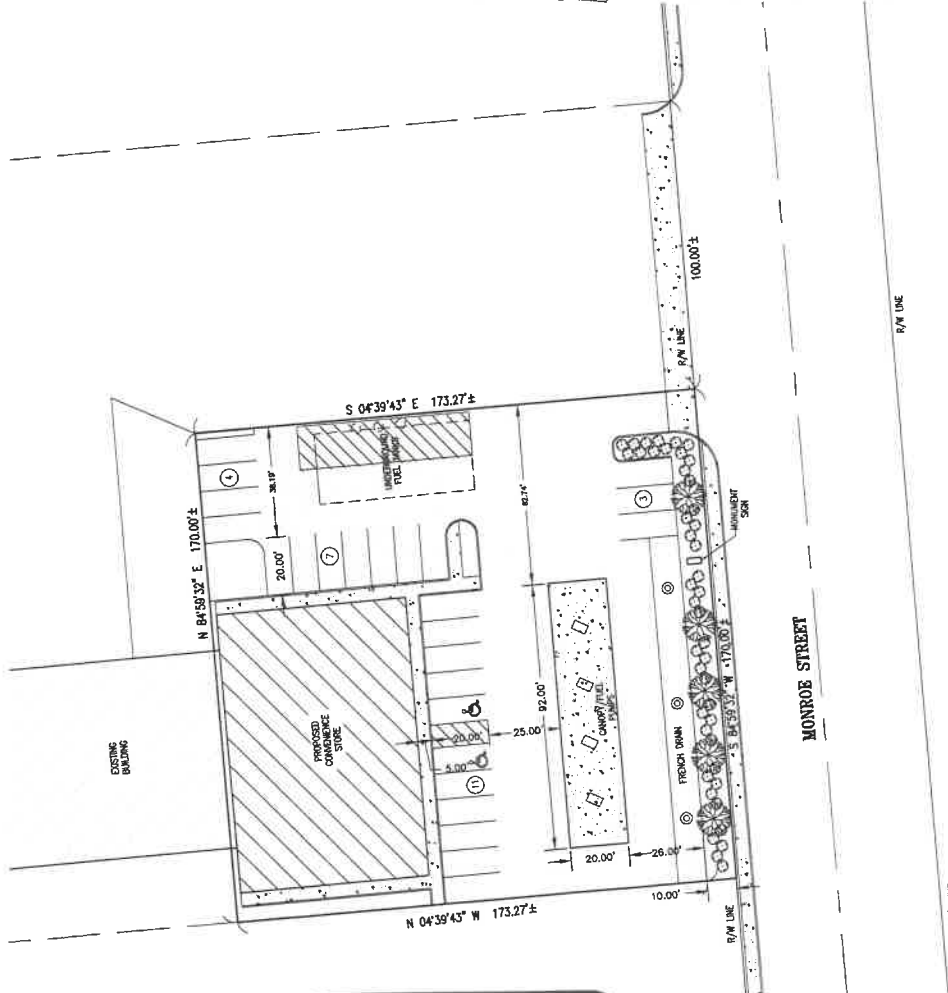


LA PORTE
T H O U S A N D S



BZA SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 2 WEST, CITY OF LAPORTE, PLEASANT TOWNSHIP, LAPORTE COUNTY, INDIANA.



AERIAL PHOTOGRAPHY & LOCATION MAP

TABULATED SITE DATA

1. SITE ADDRESS	0.62 ACRES
2. EXISTING ZONING	B1-NEIGHBORHOOD COMMERCIAL DISTRICT
3. PROPOSED USE	RETAIL COMMERCIAL CONVENIENCE STORE/FUEL PUMPS
4. PROPOSED LAND COVERAGE	SEALT 3,000 SQ FT
5. ASPHALT PAVEMENT	18,000 SQ FT
6. ASPHALT DRIVE	1,000 SQ FT
7. OPEN SPACE	4,436 SQ FT
8. TOTAL	26,436 SQ FT
9. PARKING REQUIRED AT (1) SPACE FOR 200 SF OF BUILDING AREA	(20) SPACES
10. TOTAL REQUIRED FOR 8,300 SF BUILDING	(83) SPACES
11. TOTAL NUMBER OF PARKING SPACES PROVIDED	(103) SPACES (25 PARKING LOT @ 4 AT PUMPS)

- THE PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER SYSTEM.
- SEWERAGE TO CONFORM WITH CITY OF LAPORTE SIGN ORDINANCE.
- BUILDING HEIGHT IS (1-STORY).
- BUILDING TO COMPLY WITH CITY OF LAPORTE ARCHITECTURAL STANDARDS.
- ACCESS TO PETITION SITE FROM MONROE STREET VIA RECORDED INGRESS/EGRESS EASEMENT.
- ALL SITE LIGHTING TO MEET CITY OF LAPORTE STANDARDS.

USE VARIANCE REQUEST:

- USE VARIANCE TO ALLOW A CONVENIENCE STORE WITH RETAIL GASOLINE SALES.

VARIANCE REQUEST:

- FROM THE REQUIRED 15 FT. REAR-YARD SETBACK TO 0 FEET FOR EXISTING BUILDING.
- FROM THE ALLOWED MAXIMUM 85% OF IMPERVIOUS SURFACE TO 90% MAXIMUM.
- FROM REQUIRED 33 PARKING SPACES TO 25 PARKING SPACES.

DRAINAGE NOTE:

- ON-SITE DRAINAGE/STORMWATER MANAGEMENT TO COMPLY WITH CITY OF LAPORTE STANDARDS AND SPECIFICATIONS

PROPERTY ADDRESS:

2437 MONROE STREET
LAPORTE, IN 46330

SURVEYORS & ENGINEERS:

DANCH, HARNER & ASSOCIATES, INC.
1645 COMMERCIAL DRIVE
SOUTH BEND, IN 46601
(574) 234-4003
ATTN: MICHAEL DANCH



REVISIONS

DATE	DRAWN BY	CHECKED BY	DATE	BY
11/17/22	CCS	MJD		
11-20				

EXHIBIT
Exhibit "A"
Site Plan

Attachment D: Standards for Evaluating a Use Variance

Use the following form or attach a separate sheet(s) to explain the Use Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

Small Grocery Store with gas station open 5:00 a.m. to 11:00 p.m. - lights off, eight (8) full time employees. Building will require major renovations/remodeling of existing structure, installation of underground storage tanks, islands, pumps and canopy. Petitioner anticipates an investment into the community for this project in excess of \$2 Million. Investment includes land acquisition and improvements.

Standards for Evaluation

1. The approval of the Use Variance will not be injurious to the public health, safety, morals, and general welfare of the community because.... the improvements will be constructed using the most recent technology and safety equipment. See Site Plan attached hereto as Exhibit "A" and underground storage tank information attached hereto as Exhibit "B."

2. The use and value of the area adjacent to the property included in the Use Variance will not be affected in a substantially adverse manner because.... the surrounding area is retail business, a church, restaurant, medical and professional offices. Given the lack of a nearby grocer, the proposed use will improve property values and quality of life for the adjacent area.

3. The need for the Use Variance arises from some condition peculiar to the property involved, and is more clearly described as.... while the property was a grocery store/truck farm in previous years, the B-1 Zoning classification was broadly applied in the Joint Zoning Ordinance without consideration of the past use and type of structures located upon the property

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought, and is more clearly described as.... the change to the B-1 Zoning classification did not take into account the previous use and type of structures located upon the property.

5. The approval does not interfere substantially with the Comprehensive Plan because... the area consists of many different businesses, a substantial separation from the nearest residences and it fills the gap and need for a small grocer.



EXHIBIT
Exhibit "B"
Storage Tank
Info

tabbies

ONE COMPANY. ONE WORLD. ONE SOURCE.™

NEW

FlexWORKS

LOOP SYSTEM™



**THE INDUSTRY'S FIRST "PLUG & PLAY"
UNDERGROUND FUELING SYSTEM**

ONLY BY

OPW 

FUELING CONTAINMENT SYSTEMS

A DOVER COMPANY

FlexWORKS

THE WORLD'S FIRST "PLUG & PLAY" UNDERGROUND

The NEW OPW FlexWORKS LOOP SYSTEM™ represents leading-edge innovation destined to fuel a revolution in underground fuel delivery and containment systems. At the heart of this integrated system is a radically new dispenser sump design with innovative piping and connections that offer unparalleled ease and reliability of installation, monitoring, testing and maintenance, as well as improved environmental protection. Step up to a higher level of protection, overall ease of use and the lowest cost fuel delivery system in the industry.



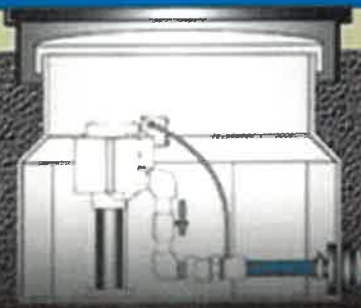
PREFABRICATED QUICK-COUPLE DISPENSER SUMPS

- Saves time and money – Improves installation reliability
- Provides for easy visual inspection, access to, and replacement of under-dispenser components without removal of the dispenser
- Shallow design reduces potential problems caused by ground-water forces



DOUBLE-WALL PIPE COUPLINGS

- Eliminates the need to trim back secondary jackets
- Eliminates the need for rubber test boots; Improves testing reliability and provides reliable means of isolating the coaxial jacket for vacuum, pressure or liquid testing and/or continuous monitoring of the pipe's interstitial space



OPW UL971 LISTED COAXIAL PIPE



OPW CRUSH RESISTANT, DUAL-WALL ACCESS PIPE

LOOP SYSTEM™

GROUND FUEL DELIVERY & CONTAINMENT SYSTEM



DOUBLE-FLEXIBLE ENTRY BOOTS

- Provides double containment protection at the sump/entry fitting connection points
- Prevents ground water intrusion into the sump and eliminates communication so fluid collected in the sump cannot enter the access pipe



OPW 10 PLUS EMERGENCY VALVES

- Patent-pending new technology provides an added level of protection against potential leaks caused by low-impact cracks in the shear valve
- Eliminates health, environmental contamination and fire hazards that could result from fractured valves leaking into sumps

The Loop System™ represents state-of-the-art fuel delivery and containment technology in a fully integrated, environmentally secure underground system that employs factory-incorporated, proven innovation, simplified piping system design, and enhanced leak prevention capability – all while facilitating easy access to under-dispenser components, easy inspection, identification and repairs before a problem may develop.

The OPW Fueling Containment Systems *FlexWORKS* Loop System™ – providing new solutions designed to minimize fuel delivery system problems, provide a higher level of environmental protection, and lower the overall cost of fuel delivery system ownership.

BENEFITS BEYOND COMPARE



FEATURES

BENEFITS

OPW UL971 LISTED COAXIAL PIPE	<ul style="list-style-type: none"> • Totally compatible for long-term exposure to all motor fuels, alcohol fuels, biofuels and additives
OPW CRUSH RESISTANT, DUAL-WALL ACCESS PIPE	<ul style="list-style-type: none"> • Provides an added layer of protection against product releases and external pipe damage • Enables easy inspection, maintenance, repair, removal and replacement from surface (without excavation) of supply piping and fittings
DOUBLE-WALL STAINLESS STEEL PIPE COUPLINGS	<ul style="list-style-type: none"> • Eliminates the need for and cost of rubber test boots • Provides reliable means of isolating the coaxial jacket for vacuum, pressure and liquid testing and/or continuous monitoring of the pipe's interstitial space
PREFABRICATED QUICK COUPLE DISPENSER SUMP	<ul style="list-style-type: none"> • Provides for easy visual inspection and repair of all under-dispenser components • Eliminates many potential leak points – no need for riser pipes, flex connectors, and many other additional pipe fittings • Eliminates need for field height adjustment to accommodate fitting locations • Reduces installation time and costs by 50% or more • Reduces installer errors and associated dispenser removal and/or excavation costs • Eliminates the costs and environmental liability associated with field fabrication • Shallow design reduces potential problems caused by ground water forces that can affect deep-bury sumps in high water-table areas
DOUBLE-FLEXIBLE ENTRY BOOTS	<ul style="list-style-type: none"> • Provides double-containment protection against potential releases from the sump into the environment • Prevents ground-water intrusion into the sump • Eliminates communication from the sump into the access pipe to prevent contamination potential
OPW 10 PLUS EMERGENCY SHUT-OFF VALVE	<ul style="list-style-type: none"> • Provides the industry's highest level of protection against the hazards that can be caused by leaking shear valves due to undetected low-impact fractures in the shear groove

Protected under US Patent Numbers 7,073,976; 7,104,727; 5,263,794; 5,271,518; 5,297,896; 5,366,318; 5,346,625; 5,368,976; 5,713,607; 5,653,971; 5,345,813; 5,553,471; 5,567,063; 5,590,981; 5,819,975; 5,950,860; 5,813,717; 5,098,221; 6,039,201; 6,116,817; and 5,680,368

Other US and Worldwide Patents pending. Copyright © 2008 OPW Fueling Containment Systems

Notice: OPW-FCS products must be used in compliance with applicable federal, state, provincial and local laws and regulations. Product selection should be based on physical specifications and limitations and compatibility with the environment and material to be handled. OPW-FCS makes no warranty of fitness for a particular use. All illustrations and specifications in this literature are based on the latest production information available at the time of publication. Prices, materials and specifications are subject to change at any time, and models may be discontinued at any time, in either case, without notice or obligation. For complete OPW-FCS warranty information, visit our web site at www.opwfcs.com.



3250 US Hwy. 70 Business West • Smithfield, NC 27577
Tel: (800) 422-2525 • Fax: (800) 421-3247

www.opwfcs.com

Copyright © OPW Fueling Containment Systems
LOOPBROCHURE 05/08 3M



Franklin Fueling Systems



EVOTM

S E R I E S



Franklin Fueling Systems

FUEL MANAGEMENT SYSTEMS

EVO™ SERIES

HIGHLY EVOLVED AUTOMATIC TANK GAUGES

We are driven by our pursuit to innovate, simplify, secure, and connect every station owner to their fuel management system. EVO™ Series Automatic Tank Gauges (ATGs) feature simple setup, operation, and remote connectivity to keep you directly connected to vital site data whenever, and wherever.

HIGHLY CAPABLE Make informed, data-driven inventory management decisions with features like inventory monitoring, tank testing, containment compliance monitoring, and expanded leak detection monitoring capabilities.

SIMPLE INTERFACE A full-color 7" LCD touchscreen serves up one of the most intuitively shallow user interfaces available. With its simplified icon-based design and user features like One Touch buttons and a Quick Jump menu, the EVO™ Series makes tank gauging simple for any user.

SECURE DATA EVO™ Series ATGs keep your site in compliance and protected from security threats with customizable user roles, user activity tracking, and up to 3-years of data back-up to protect against power outages or other system interruptions.

EVO™ SERIES

THE RIGHT SIZE ATG

The EVO™ 200 & EVO™ 400 provide inventory management and containment monitoring for small to mid-sized fuel systems, while the EVO™ 600 & EVO™ 6000 provide additional advanced features for any size fuel system.

REMOTE COMMUNICATION

The FFS PRO™ Connect web interface allows you to securely connect directly to your EVO™ Series ATG from any web-enabled device. (Not available on EVO™ 550/5000)

TANK AUTOCALIBRATION

Eliminate discrepancies in delivery reporting and daily reconciliations caused by inaccurate tank information programmed into the ATG with this function that automatically generates a highly accurate tank strapping chart.

INVENTORY RECONCILIATION

Statistical Inventory Reconciliation (SIR) is an automated leak detection function that analyzes tank volume, delivery, and sales data to detect releases with a high level of accuracy.

TURBINE PUMP INTERFACE

Enhanced remote pump monitoring and control including pump-in-water automation, clogged intake escalation, tank leveling, and tank priority.



NEW FEATURES

Available with EVO™ 600 & EVO™ 6000

CORROSION CONTROL™ INTEGRATION

This EVO™ 600 and EVO™ 6000 are compatible with the Corrosion Control™ Water Separator and Corrosion Detection Sensor, allowing owners to help automate the removal of corrosive rain water and acid from tanks and monitor for corrosive environments.

FLOW RATE MONITORING

The new Flow Rate Monitoring application delivers the ability to detect and report to potential slow flow issues with automated daily reporting and alarms, helping to improve dispenser throughput, maintain tanker flow rates, and deliver predictive maintenance for dispenser filter changes. (Now available for all EVO Series ATGs.)

USER INTERFACE EFFICIENCY

Navigating the ATG more efficiently with more customizable One Touch buttons and a shiftable menu structure. The FFS PRO™ Connect web interface lets remote access via any web-enabled device.

MULTIPLEXING SENSOR HUB

Fit the EVO™ 600 or EVO™ 6000 with the new Multiplexing Sensor Hub to add the Corrosion Control™ System or additional sensors to existing sites without having to break concrete to run new wires.

DECREASE STATION DOWNTIME

An all new faster processor enables the ATG to reboot in just 10 seconds after firmware updates. Keeping stations open and operational!

SECURITY FEATURES

Create unlimited user roles with customized access levels—all with individual user logs and tracking. The latest TLS/SSL protocols ensure data encryption between web providers and the ATG.

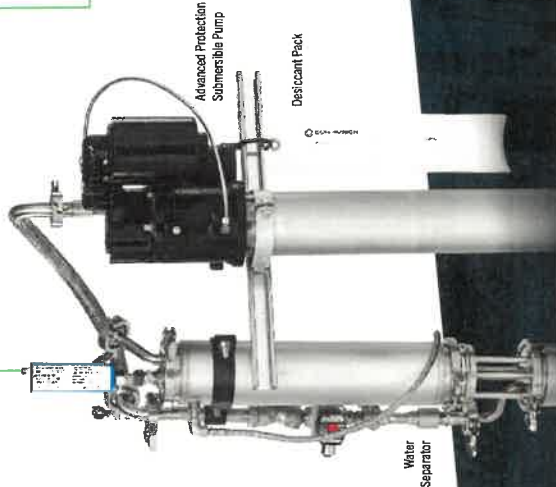


LEVERAGE THE POWER OF EVO™



The EVO™ 600 and EVO™ 6000 are compatible with the Corrosion Control™ Water Separator and Corrosion Detection Sensor, allowing owners to fully automate the removal of corrosion-causing water and acid from tanks and monitor for corrosive environments.

Pair your EVO™ 600/6000 with the new Multiplexing Sensor Hub to add the Corrosion Control™ System or additional sensors to existing sites without having to break concrete to run new wires.



ELECTRONIC LINE LEAK DETECTION (ELLD)

Connect your fuel management system with your pipework system to detect leaks through a transducer device installed in the submersible pump with this optional software feature. (Available on the EVO™ 550, 5000, 600, 6000)

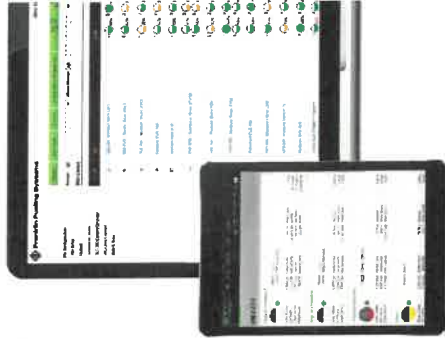


PROBES & SENSORS

Franklin Fueling Systems provides a complete set of accessories compatible with EVO™ Series ATGs. Pair an EVO™ with an inventory probe and float kit for precision tank level monitoring. Monitor containment with a discriminating or non-discriminating sensor to ensure compliance. For a full list of probes, sensors, and floats, visit franklinfueling.com.



The System Sentinel Anyware™-2 (SSA-2) remote fuel monitoring software fully connects owners, operators, and compliance personnel to their networks of automatic tank gauges (ATGs) on the cloud or via on-premise servers.








The FFS PRO™ Connect web interface allows you to securely connect directly to your EVO™ Series ATG from any web enabled device. It automatically scales for tablets and smart phones, meaning no app to download. (Included on EVO™ 200, 400, 600, 6000)



FIND THE RIGHT ATG FOR YOUR SITE.








EVO™ 200

- 6 Maximum Tank Capacity
- 6 Maximum Sensor Capacity
- 6 Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring












EVO™ 400

- 14 Maximum Tank Capacity
- 14 Maximum Sensor Capacity
- 14 Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring












EVO™ 600 / EVO™ 550

- 36 Maximum Tank Capacity*
- 48 Maximum Sensor Capacity*
- 48 Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring
-  Corrosion Control™ Integration¹
-  Electronic Line Leak Detection
-  Secondary Containment Monitoring²
-  DEF/AdBlue Recirculation



EVO™ 6000 / EVO™ 5000

- 36 Maximum Tank Capacity*
- 96 Maximum Sensor Capacity*
- 96 Total # of Inputs
-  Turbine Pump Interface
-  FFS PRO® Connect
-  Inventory Reconciliation
-  Tank Autocalibration
-  Flow Rate Monitoring
-  Corrosion Control™ Integration¹
-  Electronic Line Leak Detection
-  Secondary Containment Monitoring²
-  DEF/AdBlue Recirculation

Optional features below dashed line

* Additional capacity available with expansion console

¹ EVO™ 600/6000 only

² EVO™ 550/5000 only

TOTAL

SYSTEM SOLUTIONS



Franklin Fueling Systems

frankinfueling.com
3760 Marsh Rd. • Madison, WI 53718, USA
Tel: USA & Canada +1 800 225 9787 • Fax: +1 608 838 6433
Tel: UK +44 (0) 1473 243300 • Tel: Mex 001 800 738 7610
Tel: DE +49 6571 105 380 • Tel: CH +86 10 8565 4566

© 2020 Franklin Fueling Systems, Inc. All Rights Reserved.

FFS-0792 11-20



SAFETY DATA SHEET

SDS ID NO.: 0127MAR019
Revision Date: 06/01/2016

1. IDENTIFICATION

Product Name: Marathon Petroleum Gasoline - All Grades

Synonym: Gasoline; Regular Unleaded Gasoline; Conventional Regular Unleaded Gasoline; Mid Grade Unleaded Gasoline; Conventional Mid Grade Unleaded Gasoline; Premium Unleaded Gasoline; Conventional Premium Unleaded Gasoline; Sub-Octane Gasoline; Regular RBOB; Super RBOB; Premium RBOB; RBOB; Reformulated Blend Stock For Oxygenated Blending; 84 Octane Gasoline; CBOB; Premium CBOB; Conventional Blend Stock for Oxygenate Blending; Recreational Gasoline; Recreational Gasoline; Recreational Unleaded Gasoline; 89 Recreational Gasoline; Brand 89 Recreational Gasoline; 7.0 Max RVP 89 Recreational Gasoline; BR 7.0 Max RVP 89 Recreational Gasoline; 90 Recreational Gasoline; 90 Marina Gasoline; Brand 91 Recreational Gasoline; 91 Recreational Gasoline; 91 Marina Gasoline; 90 Octane Midgrade Gasoline with No Ethanol; 0125MAR019; 0126MAR019; 0134MAR019; 0313MAR019; 0314MAR019

Chemical Family: Complex Hydrocarbon Substance

Recommended Use: Fuel.
Restrictions on Use: All others.

Manufacturer, Importer, or Responsible Party Name and Address:
MARATHON PETROLEUM COMPANY LP
539 South Main Street
Findlay, OH 45840

SDS information: 1-419-421-3070
Emergency Telephone: 1-877-627-5463

2. HAZARD IDENTIFICATION

Classification

OSHA Regulatory Status

This chemical is considered hazardous by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200)

Flammable liquids	Category 1
Skin corrosion/irritation	Category 2
Germ cell mutagenicity	Category 1B
Carcinogenicity	Category 1B
Reproductive toxicity	Category 2
Specific target organ toxicity (single exposure)	Category 3
Aspiration toxicity	Category 1
Acute aquatic toxicity	Category 2
Chronic aquatic toxicity	Category 2

Hazards Not Otherwise Classified (HNOC)

Static accumulating flammable liquid

Label elements

EMERGENCY OVERVIEW

Danger

EXTREMELY FLAMMABLE LIQUID AND VAPOR
May accumulate electrostatic charge and ignite or explode
May be fatal if swallowed and enters airways
Causes skin irritation
May cause respiratory irritation
May cause drowsiness or dizziness
May cause genetic defects
May cause cancer
Suspected of damaging fertility or the unborn child
Toxic to aquatic life with long lasting effects



Appearance Clear yellow liquid

Physical State Liquid

Odor Hydrocarbon

Precautionary Statements - Prevention

Obtain special instructions before use
Do not handle until all safety precautions have been read and understood
Keep away from heat/sparks/open flames/hot surfaces. - No smoking
Keep container tightly closed
Ground/bond container and receiving equipment
Use explosion-proof electrical/ventilating/lighting/equipment
Use only non-sparking tools.
Take precautionary measures against static discharge
Avoid breathing mist/vapors/spray
Use only outdoors or in a well-ventilated area
Wear protective gloves/protective clothing/eye protection/face protection
Wash hands and any possibly exposed skin thoroughly after handling
Avoid release to the environment

Precautionary Statements - Response

IF exposed or concerned: Get medical attention
IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower
If skin irritation occurs: Get medical attention
Wash contaminated clothing before reuse
IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing
Call a POISON CENTER or doctor if you feel unwell
IF SWALLOWED: Immediately call a POISON CENTER or doctor
Do NOT induce vomiting
In case of fire: Use water spray, fog or regular foam for extinction
Collect spillage

Precautionary Statements - Storage

Store in a well-ventilated place. Keep container tightly closed
Keep cool
Store locked up

Precautionary Statements - Disposal

Dispose of contents/container at an approved waste disposal plant

3. COMPOSITION/INFORMATION ON INGREDIENTS

Gasoline is a complex combination of hydrocarbons consisting of paraffins, cycloparaffins, aromatic and olefinic hydrocarbons having molecular chains ranging in length from four to ten carbons. May contain small amounts of dye and other additives (>0.02%) which are not considered hazardous at the concentrations used.

Composition Information:

Name	CAS Number	% Concentration
Gasoline	86290-81-5	100
Heptane (mixed isomers)	142-82-5	2.5-26
Pentane (mixed isomers)	78-78-4	6.5-19
Butane (mixed isomers)	106-97-8	0.5-14
Hexane Isomers (other than n-Hexane)	107-83-5	2-12
Toluene	108-88-3	3-9.5
Xylene (mixed isomers)	1330-20-7	3.5-9.5
n-Hexane	110-54-3	0.1-4.5
Cumene	98-82-8	0-4
1,2,4 Trimethylbenzene	95-63-6	1-4
Ethylbenzene	100-41-4	0.5-2.5
Benzene	71-43-2	0.1-1.5
Cyclohexane	110-82-7	0-1.5
Octane	111-65-9	0-1.5
1,2,3-trimethylbenzene	526-73-8	0-1
Naphthalene	91-20-3	0.1-0.5

All concentrations are percent by weight unless material is a gas. Gas concentrations are in percent by volume.

4. FIRST AID MEASURES

First Aid Measures

- General Advice:** In case of accident or if you feel unwell, seek medical advice immediately (show directions for use or safety data sheet if possible).
- Inhalation:** Remove to fresh air. If not breathing, institute rescue breathing. If breathing is difficult, ensure airway is clear, give oxygen and continue to monitor. If heart has stopped, immediately begin cardiopulmonary resuscitation (CPR). Keep affected person warm and at rest. If symptoms occur get medical attention.
- Skin Contact:** Immediately wash exposed skin with plenty of soap and water while removing contaminated clothing and shoes. May be absorbed through the skin in harmful amounts. Get medical attention if irritation persists. Any injection injury from high pressure equipment should be evaluated immediately by a physician as potentially serious (See NOTES TO PHYSICIAN).
- Place contaminated clothing in closed container until cleaned or discarded. If clothing is to be laundered, inform the person performing the operation of contaminant's hazardous properties. Destroy contaminated, non-chemical resistant footwear.
- Eye Contact:** Flush immediately with large amounts of water for at least 15 minutes. Eyelids should be held away from the eyeball to ensure thorough rinsing. Gently remove contacts while flushing. Get medical attention if irritation persists.

Ingestion: Do not induce vomiting because of danger of aspirating liquid into lungs, causing serious damage and chemical pneumonitis. If spontaneous vomiting occurs, keep head below hips, or if patient is lying down, turn body and head to side to prevent aspiration and monitor for breathing difficulty. Never give anything by mouth to an unconscious person. Keep affected person warm and at rest. GET IMMEDIATE MEDICAL ATTENTION.

Most important signs and symptoms, both short-term and delayed with overexposure

Adverse Effects: Irritating to the skin and mucous membranes. Symptoms may include redness, itching, and inflammation. May cause nausea, vomiting, diarrhea, and signs of nervous system depression: headache, drowsiness, dizziness, loss of coordination, disorientation and fatigue. Aspiration hazard. May cause coughing, chest pains, shortness of breath, pulmonary edema and/or chemical pneumonitis. Repeated or prolonged skin contact may cause drying, reddening, itching and cracking.

Indication of any immediate medical attention and special treatment needed

Notes To Physician:

INHALATION: This material (or a component) sensitizes the myocardium to the effects of sympathomimetic amines. Epinephrine and other sympathomimetic drugs may initiate cardiac arrhythmias in individuals exposed to this material. Administration of sympathomimetic drugs should be avoided.

SKIN: Leaks or accidents involving high-pressure equipment may inject a stream of material through the skin and initially produce an injury that may not appear serious. Only a small puncture wound may appear on the skin surface but, without proper treatment and depending on the nature, original pressure, volume, and location of the injected material, can compromise blood supply to an affected body part. Prompt surgical debridement of the wound may be necessary to prevent irreversible loss of function and/or the affected body part. High pressure injection injuries may be SERIOUS SURGICAL EMERGENCIES.

INGESTION: This material represents a significant aspiration and chemical pneumonitis hazard. Induction of emesis is not recommended.

5. FIRE-FIGHTING MEASURES

Suitable extinguishing media
For small fires, Class B fire extinguishing media such as CO2, dry chemical, foam (AFFF/ATC) or water spray can be used. For large fires, water spray, fog or foam (AFFF/ATC) can be used. Firefighting should be attempted only by those who are adequately trained and equipped with proper protective equipment.

Unsuitable extinguishing media
Do not use straight water streams to avoid spreading fire.

Specific hazards arising from the chemical
This product has been determined to be an extremely flammable liquid per the OSHA Hazard Communication Standard and should be handled accordingly. May accumulate electrostatic charge and ignite or explode. Vapors may travel along the ground or be moved by ventilation and ignited by many sources such as pilot lights, sparks, electric motors, static discharge, or other ignition sources at locations distant from material handling. Flashback can occur along vapor trail. For additional fire related information, see NFPA 30 or the Emergency Response Guidebook 128.

Hazardous combustion products
Smoke, carbon monoxide, and other products of incomplete combustion.

Explosion data
Sensitivity to Mechanical Impact No.
Sensitivity to Static Discharge Yes.

Special protective equipment and precautions for firefighters

Firefighters should wear full protective clothing and positive-pressure self-contained breathing apparatus (SCBA) with a full face-piece, as appropriate. Avoid using straight water streams. Water may be ineffective in extinguishing low flash point fires, but can be used to cool exposed surfaces. Avoid excessive water spray application. Water spray and foam (AFFF/ATC) must be applied carefully to avoid frothing and from as far a distance as possible. Keep run-off water out of sewers and water sources.

Additional firefighting tactics

FIRES INVOLVING TANKS OR CAR/TRAILER LOADS: Fight fire from maximum distance or use unmanned hose holders or monitor nozzles. Cool containers with flooding quantities of water until well after the fire is out. Do not direct water at source of leak or safety devices; icing may occur. Withdraw immediately in case of rising sound from venting safety devices or discoloration of tank. ALWAYS stay away from tanks engulfed in fire. For massive fire, use unmanned hose holders or monitor nozzles; if this is impossible, withdraw from area and let fire burn.

EVACUATION: Consider initial downwind evacuation for at least 1000 feet. If tank, rail car or tank truck is involved in a fire, ISOLATE for 5280 feet (1 mile) in all directions; also, consider initial evacuation of 5280 feet (1 mile) in all directions.

NFPA Health 1 Flammability 3 Instability 0 Special Hazard -

6. ACCIDENTAL RELEASE MEASURES

- Personal precautions:** Keep public away. Isolate and evacuate area. Shut off source if safe to do so. Eliminate all ignition sources.
- Protective equipment:** Use personal protection measures as recommended in Section 8.
- Emergency procedures:** Advise authorities and National Response Center (800-424-8802) if the product has entered a water course or sewer. Notify local health and pollution control agencies, if appropriate.
- Environmental precautions:** Avoid release to the environment. Avoid subsoil penetration. Ethanol in gasoline phase separates in contact with water. Monitor downstream for dissolved ethanol or other appropriate indicators.
- Methods and materials for containment:** Contain liquid with sand or soil. Prevent spilled material from entering storm drains, sewers, and open waterways.
- Methods and materials for cleaning up:** Use suitable absorbent materials such as vermiculite, sand, or clay to clean up residual liquids. Recover and return free product to proper containers. When recovering free liquids ensure all equipment is grounded and bonded. Use only non-sparking tools.

7. HANDLING AND STORAGE

Safe Handling Precautions:

NEVER SIPHON THIS PRODUCT BY MOUTH. Use appropriate grounding and bonding practices. Static accumulating flammable liquid. Bonding and grounding may be insufficient to eliminate the hazard from static electricity. Do not expose to heat, open flames, strong oxidizers or other sources of ignition. Vapors may travel along the ground or be moved by ventilation. Flashback may occur along vapor trails. No smoking. Use only non-sparking tools. Avoid contact with skin, eyes and clothing. Avoid breathing fumes, gas, or vapors. Use only with adequate ventilation. Avoid repeated and prolonged skin contact. Use personal protection measures as recommended in Section 8. Exercise good personal hygiene including removal of soiled clothing and prompt washing with soap and water. Do not cut, drill, grind or weld on empty containers since explosive residues may remain. Refer to applicable EPA, OSHA, NFPA and consistent state and local requirements.

Hydrocarbons are basically non-conductors of electricity and can become electrostatically charged during mixing, filtering, pumping at high flow rates or loading and transfer operations. If this charge reaches a sufficiently high level, sparks can form that may ignite the vapors of flammable liquids. Sudden release of hot organic chemical vapors or mists from process equipment operating under elevated temperature and pressure, or sudden ingress of air into vacuum equipment may result in ignition of vapors or mists without the presence of obvious ignition sources. Nozzle spouts must be kept in contact with the containers or tank during the entire filling operation.

Portable containers should never be filled while in or on a motor vehicle or marine craft. Containers should be placed on the ground. Static electric discharge can ignite fuel vapors when filling non-grounded containers or vehicles on trailers. The nozzle spout must be kept in contact with the container before and during the entire filling operation. Use only approved containers.

A buildup of static electricity can occur upon re-entry into a vehicle during fueling especially in cold or dry climate conditions. The charge is generated by the action of dissimilar fabrics (i.e., clothing and upholstery) rubbing across each other as a person enters/exits the vehicle. A flash fire can result from this discharge if sufficient flammable vapors are present. Therefore, do not get back in your vehicle while refueling.

Cellular phones and other electronic devices may have the potential to emit electrical charges (sparks). Sparks in potentially explosive atmospheres (including fueling areas such as gas stations) could cause an explosion if sufficient flammable vapors are present. Therefore, turn off cellular phones and other electronic devices when working in potentially explosive atmospheres or keep devices inside your vehicle during refueling.

High-pressure injection of any material through the skin is a serious medical emergency even though the small entrance wound at the injection site may not initially appear serious. These injection injuries can occur from high-pressure equipment such as paint spray or grease or guns, fuel injectors, or pinhole leaks in hoses or hydraulic lines and should all be considered serious. High pressure injection injuries may be SERIOUS SURGICAL EMERGENCIES (See First Aid Section 4).

Storage Conditions:

Store in properly closed containers that are appropriately labeled and in a cool, well-ventilated area. Do not store near an open flame, heat or other sources of ignition.

Incompatible Materials

Strong oxidizing agents.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Name	ACGIH TLV	OSHA PELS:	OSHA - Vacated PELs	NIOSH IDLH
Gasoline 86290-81-5	300 ppm TWA 500 ppm STEL	-	300 ppm TWA 900 mg/m ³ TWA 500 ppm STEL 1500 mg/m ³ STEL	-

Heptane (mixed isomers) 142-82-5	400 ppm TWA 500 ppm STEL	TWA: 500 ppm TWA: 2000 mg/m ³	400 ppm TWA 1600 mg/m ³ TWA 500 ppm STEL 2000 mg/m ³ STEL	750 ppm
Pentane (mixed isomers) 78-78-4	1000 ppm TWA	-	-	-
Butane (mixed isomers) 106-97-8	1000 ppm STEL	-	800 ppm TWA 1900 mg/m ³ TWA	-
Hexane Isomers (other than n-Hexane) 107-83-5	500 ppm TWA 1000 ppm STEL	-	500 ppm TWA 1800 mg/m ³ TWA 1000 ppm STEL 3600 mg/m ³ STEL	-
Toluene 108-88-3	20 ppm TWA	TWA: 200 ppm Ceiling: 300 ppm	100 ppm TWA 375 mg/m ³ TWA 150 ppm STEL 560 mg/m ³ STEL	500 ppm
Xylene (mixed isomers) 1330-20-7	100 ppm TWA 150 ppm STEL	TWA: 100 ppm TWA: 435 mg/m ³	100 ppm TWA 435 mg/m ³ TWA 150 ppm STEL 655 mg/m ³ STEL	900 ppm
n-Hexane 110-54-3	50 ppm TWA Skin - potential significant contribution to overall exposure by the cutaneous route	TWA: 500 ppm TWA: 1800 mg/m ³	50 ppm TWA 180 mg/m ³ TWA	1100 ppm
Cumene 98-82-8	50 ppm TWA	TWA: 50 ppm TWA: 245 mg/m ³ Skin	50 ppm TWA 245 mg/m ³ TWA Limit applies to skin	900 ppm
1,2,4 Trimethylbenzene 95-63-6	25 ppm TWA	-	25 ppm TWA 125 mg/m ³ TWA	-
Ethylbenzene 100-41-4	20 ppm TWA	TWA: 100 ppm TWA: 435 mg/m ³	100 ppm TWA 435 mg/m ³ TWA 125 ppm STEL 545 mg/m ³ STEL	800 ppm
Benzene 71-43-2	0.5 ppm TWA 2.5 ppm STEL Skin - potential significant contribution to overall exposure by the cutaneous route	TWA: 10 ppm (applies to industry segments exempt from the benzene standard) TWA: 1 ppm STEL: 5 ppm (see 29 CFR 1910.1028)	25 ppm Ceiling 1 ppm TWA 5 ppm STEL	500 ppm
Cyclohexane 110-82-7	100 ppm TWA	TWA: 300 ppm TWA: 1050 mg/m ³	300 ppm TWA 1050 mg/m ³ TWA	1300 ppm
Octane 111-65-9	300 ppm TWA	TWA: 500 ppm TWA: 2350 mg/m ³	300 ppm TWA 1450 mg/m ³ TWA 375 ppm STEL 1800 mg/m ³ STEL	1000 ppm
1,2,3-trimethylbenzene 526-73-8	25 ppm TWA	-	25 ppm TWA 125 mg/m ³ TWA	-
Naphthalene 91-20-3	10 ppm TWA Skin - potential significant contribution to overall exposure by the cutaneous route	TWA: 10 ppm TWA: 50 mg/m ³	10 ppm TWA 50 mg/m ³ TWA 15 ppm STEL 75 mg/m ³ STEL	250 ppm

Notes: The manufacturer has voluntarily elected to provide exposure limits contained in OSHA's 1989 air contaminants standard in its SDSs, even though certain of those exposure limits were vacated in 1992.

Engineering measures: Local or general exhaust required in an enclosed area or when there is inadequate ventilation. Use mechanical ventilation equipment that is explosion-proof.

Personal protective equipment

- Eye protection:** Use goggles or face-shield if the potential for splashing exists.
- Skin and body protection:** Use nitrile rubber, Viton® or PVA gloves for repeated or prolonged skin exposure. Glove suitability is based on workplace conditions and usage. Contact the glove manufacturer for specific advice on glove selection and breakthrough times.
- Respiratory protection:** Use a NIOSH approved organic vapor chemical cartridge or supplied air respirators when there is the potential for airborne exposures to exceed permissible exposure limits or if excessive vapors are generated. Observe respirator assigned protection factors (APFs) criteria cited in federal OSHA 29 CFR 1910.134. Self-contained breathing apparatus should be used for fire fighting.
- Hygiene measures:** Handle in accordance with good industrial hygiene and safety practice. Avoid contact with skin, eyes and clothing.

9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Physical State	Liquid
Appearance	Clear yellow liquid
Color	Yellow
Odor	Hydrocarbon
Odor Threshold	No data available.

<u>Property</u>	<u>Values (Method)</u>
Melting Point / Freezing Point	No data available.
Initial Boiling Point / Boiling Range	24-210 °C / 75-410 °F (ASTM D86)
Flash Point	-43 °C / -45 °F
Evaporation Rate	No data available.
Flammability (solid, gas)	Not applicable.
Flammability Limit in Air (%):	
Upper Flammability Limit:	7.6
Lower Flammability Limit:	1.4
Explosion limits:	No data available.
Vapor Pressure	5.5-15 psi (ASTM D4814)
Vapor Density	3-4
Specific Gravity / Relative Density	0.70-0.76
Water Solubility	No data available.
Solubility in other solvents	No data available.
Partition Coefficient	2.13-4.5
Decomposition temperature	No data available.
pH:	Not applicable
Autoignition Temperature	280 °C / 536 °F
Kinematic Viscosity	No data available.
Dynamic Viscosity	No data available.
Explosive Properties	No data available.
VOC Content (%)	100%
Density	No data available.
Bulk Density	Not applicable.

10. STABILITY AND REACTIVITY

- Reactivity** The product is non-reactive under normal conditions.
- Chemical stability** The material is stable at 70°F, 760 mmHg pressure.
- Possibility of hazardous reactions** None under normal processing.
- Hazardous polymerization** Will not occur.

<u>Conditions to avoid</u>	Excessive heat, sources of ignition, open flame.
<u>Incompatible Materials</u>	Strong oxidizing agents.
<u>Hazardous decomposition products</u>	None known under normal conditions of use.

11. TOXICOLOGICAL INFORMATION

Potential short-term adverse effects from overexposures

Inhalation	May cause irritation of respiratory tract. May cause drowsiness or dizziness. Breathing high concentrations of this material in a confined space or by intentional abuse can cause irregular heartbeats which can cause death.
Eye contact	Exposure to vapor or contact with liquid may cause mild eye irritation, including tearing, stinging, and redness.
Skin contact	Causes skin irritation. Effects may become more serious with repeated or prolonged contact. May be absorbed through the skin in harmful amounts.
Ingestion	May be fatal if swallowed or vomited and enters airways. May cause irritation of the mouth, throat and gastrointestinal tract.

Acute toxicological data

Name	Oral LD50	Dermal LD50	Inhalation LC50
Gasoline 86290-81-5	14000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 5.2 mg/L (Rat) 4 h
Heptane (mixed isomers) 142-82-5	-	3000 mg/kg (Rabbit)	103 g/m ³ (Rat) 4 h
Pentane (mixed isomers) 78-78-4	-	-	450 mg/L (Mouse) 2 h
Butane (mixed isomers) 106-97-8	-	-	658 mg/L (Rat) 4 h
Hexane Isomers (other than n-Hexane) 107-83-5	> 5000 mg/kg (Rat)	-	-
Toluene 108-88-3	> 2000 mg/kg (Rat)	8390 mg/kg (Rabbit)	12.5 mg/L (Rat) 4 h
Xylene (mixed isomers) 1330-20-7	> 2000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 5.04 mg/L (Rat) 4 h
n-Hexane 110-54-3	15000 mg/kg (Rat)	3000 mg/kg (Rabbit)	48000 ppm (Rat) 4 h
Cumene 98-82-8	> 2000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 20 mg/L (Rat) 6 h
1,2,4 Trimethylbenzene 95-63-6	3280 mg/kg (Rat)	> 3160 mg/kg (Rabbit)	18,000 mg/m ³ (Rat) 4 h
Ethylbenzene 100-41-4	> 2000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	17.2 mg/L (Rat) 4 h
Benzene 71-43-2	> 2000 mg/kg (Rat)	> 5000 mg/kg (Rabbit)	> 20 mg/l (Rat) 4 h
Cyclohexane 110-82-7	> 5000 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	13.9 mg/L (Rat) 4 h
Octane 111-65-9	-	-	118 g/m ³ (Rat) 4 h
1,2,3-trimethylbenzene 526-73-8	-	-	-
Naphthalene 91-20-3	490 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 340 mg/m ³ (Rat) 1 h

Delayed and immediate effects as well as chronic effects from short and long-term exposure

NAPHTHAS: In a large epidemiological study on over 15,000 employees at several petroleum refineries and amongst residents located near these refineries, no increased risk of kidney cancer was observed in association with gasoline exposures (a similar material). In a similar study, no increased risk of kidney cancer was observed among petroleum refinery workers, but there was a slight trend in the incidence of kidney cancers among service station employees, especially after a 30-year latency period. Altered mental state, drowsiness, peripheral motor neuropathy, irreversible brain damage (so-called Petrol Sniffer's Encephalopathy), delirium, seizures, and sudden death have been reported from repeated overexposure to some hydrocarbon solvents, naphthas, and gasoline.

ISOPARAFFINS: Studies in laboratory animals have shown that long-term exposure to similar materials (isoparaffins) can cause kidney damage and kidney cancer in male laboratory rats. However, in-depth research indicates that these findings are unique to the male rat, and that these effects are not relevant to humans.

C9 AROMATIC HYDROCARBONS: A developmental inhalation study was conducted in laboratory mice. Increased implantation losses, reduced fetal weights, delayed ossification and an increased incidence of cleft palate were observed at the highest exposure level (1,500 ppm). This exposure level was extremely toxic to pregnant female mice (44% mortality). Reduced fetal body weights were also observed at 500 ppm. A multi-generation reproduction inhalation study was conducted in laboratory rats. Reductions in pup weights, pup weight gain, litter size, and pup survival were observed at 1,500 ppm, an exposure level at which significant maternal toxicity was observed. Reduced pup weight gain was also observed at 500 ppm.

PENTANES: Studies of pentane isomers in laboratory animals indicate exposure to extremely high levels (roughly 10 vol.%) may induce cardiac arrhythmias (irregular heartbeats) which may be serious or fatal.

BUTANES: Studies in laboratory animals indicate exposure to extremely high levels of butanes (1-10 or higher vol.% in air) may cause cardiac arrhythmias (irregular heartbeats) which may be serious or fatal.

TOLUENE: Case studies of persons abusing toluene suggest isolated incidences of adverse effects on the fetus including birth defects. Abuse of toluene at high concentrations (e.g., glue sniffing and solvent abuse) has been associated with adverse effects on the liver, kidney and nervous system, and can cause CNS depression, cardiac arrhythmias, and death. Studies of workers indicate longterm exposure may be related to impaired color vision and hearing. Some studies of workers suggest longterm exposure may be related to neurobehavioral and cognitive changes. Some of these effects have been observed in laboratory animals following repeated exposure to high levels of toluene. Several studies of workers suggest longterm exposure may be related to small increases in spontaneous abortions and changes in some gonadotropic hormones. However, the weight of evidence does not indicate toluene is a reproductive hazard to humans. Studies in laboratory animals indicate some changes in reproductive organs following high levels of exposure, but no significant effects on mating performance or reproduction were observed. Case studies of persons abusing toluene suggest isolated incidences of adverse effects on the fetus including birth defects. Findings in laboratory animals have been largely negative. Positive findings include small increases in minor skeletal and visceral malformations and developmental delays following very high levels of maternal exposure. Studies of workers indicate long-term exposure may be related to effects on the liver, kidney and blood, but these appear to be limited to changes in serum enzymes and decreased leukocyte counts. Adverse effects on the liver, kidney, thymus and nervous system were observed in animal studies following very high levels of exposure. The relevance of these findings to humans is not clear at this time.

XYLENES, ALL ISOMERS: Overexposure to xylene may cause upper respiratory tract irritation, headache, cyanosis, blood serum changes, nervous system damage and narcosis. Effects may be increased by the use of alcoholic beverages. Evidence of liver and kidney impairment were reported in workers recovering from a gross overexposure. Effects from Prolonged or Repeated Exposure: Impaired neurological function was reported

in workers exposed to solvents including xylene. Studies in laboratory animals have shown evidence of impaired hearing following high levels of exposure. Studies in laboratory animals suggest some changes in reproductive organs following high levels of exposure but no significant effects on reproduction were observed. Studies in laboratory animals indicate skeletal and visceral malformations, developmental delays, and increased fetal resorptions following extremely high levels of maternal exposure with evidence of maternal toxicity. The relevance of these observations to humans is not clear at this time. Adverse effects on the liver, kidney, bone marrow (changes in blood cell parameters) were observed in laboratory animals following high levels of exposure. The relevance of these observations to humans is not clear at this time.

1,2,4-TRIMETHYLBENZENE: The following information pertains to a mixture of C9 aromatic hydrocarbons, over 40% of which was composed of 1,2,4-trimethylbenzene. A developmental inhalation study was conducted in laboratory mice. Increased implantation losses, reduced fetal weights, delayed ossification and an increased incidence of cleft palate were observed at the highest exposure level (1,500 ppm). This exposure level was extremely toxic to pregnant female mice (44% mortality). Reduced fetal body weights were also observed at 500 ppm. A multi-generation reproduction inhalation study was conducted in laboratory rats. Reductions in pup weights, pup weight gain, litter size, and pup survival were observed at 1,500 ppm, an exposure level at which significant maternal toxicity was observed. Reduced pup weight gain was also observed at 500 ppm. Embryotoxicity has been reported in studies of laboratory animals. Adverse effects included increased implantation losses, reduced fetal weights, delayed ossification and an increased incidence of cleft palate.<n><n>

N-HEXANE: Long-term or repeated exposure to n-hexane can cause peripheral nerve damage. Initial symptoms are numbness of the fingers and toes. Also, motor weakness can occur in the digits, but may also involve muscles of the arms, thighs and forearms. The onset of these symptoms may be delayed for several months to a year after the beginning of exposure. Testicular atrophy and partial to full loss of the germ cell line were observed in sub-chronic high-dose inhalation studies of laboratory rodents. These effects appeared irreversible. Rodent reproduction studies have shown evidence of reduced fetal weight but no frank malformations.

CUMENE: Overexposure to cumene may cause upper respiratory tract irritation and CNS depression. Studies in laboratory animals indicate evidence of respiratory tract hyperplasia, and adverse effects on the liver, kidney and adrenal glands following high level exposure. The relevance of these findings to humans is not clear at this time. Findings from lifetime laboratory rodent inhalation studies were as follows: In F344/N rats: an increased incidence of renal carcinomas and adenomas, respiratory epithelial adenomas, and interstitial cell adenomas of the testes. In B6C3F1 mice: an increased incidence of carcinomas and adenomas of the bronchi and lung, liver neoplasms, hemangiosarcomas of the spleen, and adenomas of the thyroid.

ETHYLBENZENE: Findings from a 2-year inhalation study in rodents conducted by NTP were as follows: Effects were observed only at the highest exposure level (750 ppm). At this level the incidence of renal tumors was elevated in male rats (tubular carcinomas) and female rats (tubular adenomas). The incidence of tumors was also elevated in male mice (alveolar and bronchiolar carcinomas) and female mice (hepatocellular carcinomas). IARC has classified ethyl benzene as "possibly carcinogenic to humans" (Group 2B). Studies in laboratory animals indicate some evidence of post-implantation deaths following high levels of maternal exposure. The relevance of these findings to humans is not clear at this time. Studies in laboratory animals indicate limited evidence of renal malformations, resorptions, and developmental delays following high levels of maternal exposure with evidence of maternal toxicity. The relevance of these findings to humans is not clear at this time. Studies in laboratory animals have demonstrated evidence of ototoxicity (hearing loss) following exposure levels as low as 300 ppm for 5 days. Studies in laboratory animals indicate some evidence of adverse effects on the liver, kidney, thyroid, and pituitary gland.

BENZENE: Studies of workers exposed to benzene show clear evidence that overexposure can cause cancer and other diseases of the blood forming organs including Acute

Myelogenous Leukemia (AML), and Aplastic Anemia (AA), an often fatal disease. Some studies suggest overexposure to benzene may also be associated with Myelodysplastic Syndrome (MDS). Findings from a case control study of workers exposed to benzene was reported during the 2009 Benzene Symposium in Munich included an increase in Acute Myeloid Leukemias and Non-Hodgkins Lymphoid Neoplasms (NHLN) of the subtype follicular lymphoma (FL) in some occupational categories. Some studies of workers exposed to benzene have shown an association with increased rates of chromosome aberrations in circulating lymphocytes. One study of women workers exposed to benzene suggested a weak association with irregular menstruation. However, other studies of workers exposed to benzene have not demonstrated clear evidence of an effect on fertility or reproductive outcome in humans. Benzene can cross the placenta and affect the developing fetus. Cases of AA have been reported in the offspring of persons severely overexposed to benzene. Studies in laboratory animals indicate that prolonged, repeated exposure to high levels of benzene vapor can cause bone marrow suppression and cancer in multiple organ systems. Studies in laboratory animals show evidence of adverse effects on male reproductive organs following high levels of exposure but no significant effects on reproduction have been observed. Embryotoxicity has been reported in studies of laboratory animals but effects were limited to reduced fetal weight and minor skeletal variations. Benzene has been classified as a proven human carcinogen by OSHA and a Group 1 (Carcinogenic to Humans) material by IARC. The current proposed IARC classification for benzene is summarized as follows: Sufficient evidence for Acute Myeloid Leukemia; limited evidence for Acute Lymphatic Leukemia, Chronic Lymphatic Leukemia, Non-Hodgkin Lymphoma, and Multiple Myeloma.

NAPHTHALENE: Severe jaundice, neurotoxicity (kernicterus) and fatalities have been reported in young children and infants as a result of hemolytic anemia from overexposure to naphthalene. Persons with glucose 6-phosphate dehydrogenase (G6PD) deficiency are more prone to the hemolytic effects of naphthalene. Adverse effects on the kidney have been reported in persons overexposed to naphthalene but these effects are believed to be a consequence of hemolytic anemia, and not a direct effect. Hemolytic anemia has been observed in laboratory animals exposed to naphthalene. Laboratory rodents exposed to naphthalene vapor for 2 years (lifetime studies) developed non-neoplastic and neoplastic tumors and inflammatory lesions of the nasal and respiratory tract. Cataracts and other adverse effects on the eye have been observed in laboratory animals exposed to high levels of naphthalene. Findings from a large number of bacterial and mammalian cell mutation assays have been negative. A few studies have shown chromosomal effects (elevated levels of Sister Chromatid Exchange or chromosomal aberrations) in vitro. Naphthalene has been classified as Possibly Carcinogenic to Humans (2B) by IARC, based on findings from studies in laboratory animals.

CARBON MONOXIDE: is a chemical asphyxiant with no warning properties (such as odor). At 400-500 ppm for 1 hour headache and dyspnea may occur. If activity is increased, symptoms of overexposure may include nausea, irritability, increased respiration, tinnitus, sweating, chest pain, confusion, impaired judgement, dizziness, weakness, drowsiness, ataxia, irregular heart beat, cyanosis and pallor. Levels in excess of 1000 ppm can result in collapse, loss of consciousness, respiratory failure and death. Extremely high concentrations (12,800 ppm) can cause immediate unconsciousness and death in 1-3 minutes. Repeated anoxia can lead to central nervous system damage and peripheral neuropathy, with loss of sensation in the fingers, amnesia, and mental deterioration and possible congestive heart failure. Damage may also occur to the fetus, lung, liver, kidney, spleen, cardiovascular system and other organs.

WHOLLY-VAPORIZED UNLEADED GASOLINE: Lifetime exposure to wholly vaporized unleaded gasoline produced an increased incidence of liver tumors in female mice exposed to the highest exposure concentration (2056 ppm) and α -2 urinary globulin-mediated kidney tumors in male rats. No exposure-related tumors were observed in male mice or female rats. The male-specific rat kidney tumors are not considered relevant to human health. Mice receiving lifetime repeated skin application of various petroleum naphthas exhibited an irritation-dependent increased incidence of skin tumors. Additional studies suggest that these tumors occur through a mechanism that may not be relevant to human health. Epidemiological data from over 18,000 petroleum marketing and distribution workers

showed no increased risk of leukemia, multiple myeloma, or kidney cancer resulting from gasoline exposure. Unleaded gasoline has been identified as possibly carcinogenic to humans (2B) by the International Agency for Research on Cancer (IARC).

COMBUSTION ENGINE EXHAUST: Chronic inhalation studies of gasoline engine exhaust in mice, rats and hamsters did not produce any carcinogenic effects. Condensates/extracts of gasoline engine exhaust produced an increase in tumors compared to controls when testing by skin painting, subcutaneous injection, intratracheal instillation or implantation into the lungs. Gasoline exhaust has been classified as possibly carcinogenic to humans (2B) by the International Agency for Research on Cancer (IARC).

Adverse effects related to the physical, chemical and toxicological characteristics

Signs and Symptoms

Irritating to the skin and mucous membranes. Symptoms may include redness, itching, and inflammation. May cause nausea, vomiting, diarrhea, and signs of nervous system depression: headache, drowsiness, dizziness, loss of coordination, disorientation and fatigue. Aspiration hazard. May cause coughing, chest pains, shortness of breath, pulmonary edema and/or chemical pneumonitis. Repeated or prolonged skin contact may cause drying, reddening, itching and cracking.

Sensitization

Not expected to be a skin or respiratory sensitizer.

Mutagenic effects

May cause genetic defects.

Carcinogenicity

May cause cancer.

Cancer designations are listed in the table below

Name	ACGIH (Class)	IARC (Class)	NTP	OSHA
Gasoline 86290-81-5	Confirmed animal carcinogen (A3)	Possible human carcinogen (2B)	Not Listed	Not Listed
Heptane (mixed isomers) 142-82-5	Not Listed	Not Listed	Not Listed	Not Listed
Pentane (mixed isomers) 78-78-4	Not Listed	Not Listed	Not Listed	Not Listed
Butane (mixed isomers) 106-97-8	Not Listed	Not Listed	Not Listed	Not Listed
Hexane Isomers (other than n-Hexane) 107-83-5	Not Listed	Not Listed	Not Listed	Not Listed
Toluene 108-88-3	Not Classifiable (A4)	Not Classifiable (3)	Not Listed	Not Listed
Xylene (mixed isomers) 1330-20-7	Not classifiable (A4)	Not classifiable (3)	Not Listed	Not Listed
n-Hexane 110-54-3	Not Listed	Not Listed	Not Listed	Not Listed
Cumene 98-82-8	Not listed	Possible human carcinogen (2B)	Reasonably anticipated to be a human carcinogen	Not listed
1,2,4 Trimethylbenzene 95-63-6	Not Listed	Not Listed	Not Listed	Not Listed
Ethylbenzene 100-41-4	Confirmed animal carcinogen (A3)	Possible human carcinogen (2B)	Not Listed	Not Listed
Benzene 71-43-2	Confirmed human carcinogen (A1)	Carcinogenic to humans (1)	Known to be human carcinogen	Known carcinogen
Cyclohexane 110-82-7	Not Listed	Not Listed	Not Listed	Not Listed
Octane 111-65-9	Not Listed	Not Listed	Not Listed	Not Listed
1,2,3-trimethylbenzene 526-73-8	Not Listed	Not Listed	Not Listed	Not Listed
Naphthalene 91-20-3	Confirmed animal carcinogen (A3)	Possible human carcinogen (2B)	Reasonably anticipated to be a human carcinogen	Not Listed

Reproductive toxicity

Suspected of damaging fertility or the unborn child.

Specific Target Organ Toxicity (STOT) - single exposure Respiratory system. Central nervous system.

Specific Target Organ Toxicity (STOT) - repeated exposure Not classified.

Aspiration hazard May be fatal if swallowed or vomited and enters airways.

12. ECOLOGICAL INFORMATION

Ecotoxicity This product should be considered toxic to aquatic organisms, with the potential to cause long lasting adverse effects in the aquatic environment.

Name	Algae/aquatic plants	Fish	Toxicity to Microorganisms	Crustacea
Gasoline 86290-81-5	72-hr EC50 = 56 mg/l Algae	96-hr LC50 = 11 mg/l Rainbow trout (static)	-	48-hr LC50 = 7.6 mg/l Daphnia magna
Heptane (mixed isomers) 142-82-5	-	96-hr LC50 = 375 mg/L Tilapia	-	-
Pentane (mixed isomers) 78-78-4	-	96-hr LC50 = 3.1 mg/L Rainbow trout	-	48-hr EC50 = >1 - <10 mg/L Daphnia magna
Butane (mixed isomers) 106-97-8	-	-	-	-
Hexane Isomers (other than n-Hexane) 107-83-5	-	-	-	-
Toluene 108-88-3	72-hr EC50 = 12.5 mg/l Algae	96-hr LC50 <= 10 mg/l Rainbow trout	-	48-hr EC50 = 5.46-9.83 mg/l Daphnia magna 48-hr EC50 = 11.5 mg/l Daphnia magna (Static)
Xylene (mixed isomers) 1330-20-7	72-hr EC50 = 11 mg/l Algae	96-hr LC50 = 8 mg/l Rainbow trout	-	48-hr LC50 = 3.82 mg/l Daphnia magna
n-Hexane 110-54-3	-	96-hr LC50 = 2.5 mg/l Fathead minnow	-	-
Cumene 98-82-8	72-hr EC50 = 2.6 mg/l Algae	96-hr LC50 = 6.04-6.61 mg/l Fathead minnow (Flow-through) 96-hr LC50 = 2.7 mg/l Rainbow trout (semi-static)	-	48-hr EC50 = 7.9-14.1 mg/l Daphnia magna (static)
1,2,4 Trimethylbenzene 95-63-6	-	96-hr LC50 = 7.19-8.28 mg/l Fathead minnow (flow-through)	-	48-hr EC50 = 6.14 mg/L Daphnia magna
Ethylbenzene 100-41-4	72-hr EC50 = 1.7-7.6 mg/l Algae	96-hr LC50 = 4 mg/L Rainbow trout	-	48-hr EC50 = 1-4 mg/L Daphnia magna
Benzene 71-43-2	72-hr EC50 = 29 mg/l Algae	96-hr LC50 = 5.3 mg/l Rainbow trout (flow-through)	-	48-hr EC50 = 8.76-15.6 mg/l Daphnia magna (Static)
Cyclohexane 110-82-7	72-hr EC50 = 500 mg/l Algae	96-hr LC50 = 3.96-5.18 mg/l Fathead minnow	-	48-hr EC50 = 1.7-3.5 mg/L Bay shrimp
Octane 111-65-9	-	-	-	48-hr LC50 = 0.38 mg/l Daphnia magna
1,2,3-trimethylbenzene 526-73-8	-	96-hr LC50 = 7.72 mg/l Fathead Minnow (flow-through)	-	-
Naphthalene 91-20-3	-	96-hr LC50 = 0.91-2.82 mg/l Rainbow trout (static) 96-hr LC50 = 1.99 mg/l Fathead minnow (static)	-	48-hr LC50 = 1.6 mg/l Daphnia magna

Persistence and degradability Expected to be inherently biodegradable. The presence of ethanol in this product may impede the biodegradation of benzene, toluene, ethylbenzene and xylene in groundwater, resulting in elongated plumes of these constituents.

Bioaccumulation Has the potential to bioaccumulate.
Mobility in soil May partition into air, soil and water.
Other adverse effects No information available.

13. DISPOSAL CONSIDERATIONS

Description of Waste Residues

This material may be a flammable liquid waste.

Safe Handling of Wastes

Handle in accordance with applicable local, state, and federal regulations. Use personal protection measures as required. Use appropriate grounding and bonding practices. Use only non-sparking tools. Do not expose to heat, open flames, strong oxidizers or other sources of ignition. No smoking.

Disposal of Wastes / Methods of Disposal

The user is responsible for determining if any discarded material is a hazardous waste (40 CFR 262.11). Dispose of in accordance with federal, state and local regulations.

Methods of Contaminated Packaging Disposal

Empty containers should be completely drained and then discarded or recycled, if possible. Do not cut, drill, grind or weld on empty containers since explosive residues may be present. Dispose of in accordance with federal, state and local regulations.

14. TRANSPORT INFORMATION

DOT (49 CFR 172.101):

UN Proper Shipping Name: Gasoline
UN/Identification No: UN 1203
Transport Hazard Class(es): 3
Packing Group: II

TDG (Canada):

UN Proper Shipping Name: Gasoline
UN/Identification No: UN 1203
Transport Hazard Class(es): 3
Packing Group: II

15. REGULATORY INFORMATION

US Federal Regulatory Information:

US TSCA Chemical Inventory Section 8(b): This product and/or its components are listed on the TSCA Chemical Inventory.

EPA Superfund Amendment & Reauthorization Act (SARA):

SARA Section 302: This product does not contain any component(s) included on EPA's Extremely Hazardous Substance (EHS) List.

Name	CERCLA/SARA - Section 302 Extremely Hazardous Substances and TPQs
Gasoline	NA
Heptane (mixed isomers)	NA
Pentane (mixed isomers)	NA
Butane (mixed isomers)	NA
Hexane Isomers (other than n-Hexane)	NA
Toluene	NA
Xylene (mixed isomers)	NA

n-Hexane	NA
Cumene	NA
1,2,4 Trimethylbenzene	NA
Ethylbenzene	NA
Benzene	NA
Cyclohexane	NA
Octane	NA
1,2,3-trimethylbenzene	NA
Naphthalene	NA

SARA Section 304: This product may contain component(s) identified either as an EHS or a CERCLA Hazardous substance which in case of a spill or release may be subject to SARA reporting requirements:

Name	Hazardous Substances RQs
Gasoline	NA
Heptane (mixed isomers)	NA
Pentane (mixed isomers)	NA
Butane (mixed isomers)	NA
Hexane Isomers (other than n-Hexane)	NA
Toluene	1000 lb final RQ 454 kg final RQ
Xylene (mixed isomers)	100 lb final RQ 45.4 kg final RQ
n-Hexane	5000 lb final RQ 2270 kg final RQ
Cumene	5000 lb final RQ 2270 kg final RQ
1,2,4 Trimethylbenzene	NA
Ethylbenzene	1000 lb final RQ 454 kg final RQ
Benzene	10 lb final RQ 4.54 kg final RQ
Cyclohexane	1000 lb final RQ 454 kg final RQ
Octane	NA
1,2,3-trimethylbenzene	NA
Naphthalene	100 lb final RQ 45.4 kg final RQ

SARA: The following EPA hazard categories apply to this product:

- Acute Health Hazard
- Chronic Health Hazard
- Fire Hazard

SARA Section 313: This product may contain component(s), which if in exceedance of the de minimus threshold, may be subject to the reporting requirements of SARA Title III Section 313 Toxic Release Reporting (Form R).

Name	CERCLA/SARA 313 Emission reporting:
Gasoline	None
Heptane (mixed isomers)	None
Pentane (mixed isomers)	None
Butane (mixed isomers)	None
Hexane Isomers (other than n-Hexane)	None
Toluene	1.0 % de minimis concentration
Xylene (mixed isomers)	1.0 % de minimis concentration
n-Hexane	1.0 % de minimis concentration
Cumene	1.0 % de minimis concentration

1,2,4 Trimethylbenzene	1.0 % de minimis concentration
Ethylbenzene	0.1 % de minimis concentration
Benzene	0.1 % de minimis concentration
Cyclohexane	1.0 % de minimis concentration
Octane	None
1,2,3-trimethylbenzene	None
Naphthalene	0.1 % de minimis concentration

State and Community Right-To-Know Regulations:

The following component(s) of this material are identified on the regulatory lists below:

Gasoline

- Louisiana Right-To-Know: Not Listed
- California Proposition 65: Not Listed
- New Jersey Right-To-Know: SN 0957
- Pennsylvania Right-To-Know: Present
- Massachusetts Right-To Know: Present
- Florida Substance List: Not Listed
- Rhode Island Right-To-Know: Not Listed
- Michigan Critical Materials Register List: Not Listed
- Massachusetts Extraordinarily Hazardous Substances: Not Listed
- California - Regulated Carcinogens: Not Listed
- Pennsylvania RTK - Special Hazardous Substances: Not Listed
- New Jersey - Special Hazardous Substances: Carcinogen; Flammable - third degree
- New Jersey - Environmental Hazardous Substances List: SN 0957 TPQ: 10000 lb (Under N.J.A.C. 7:1G, environmental hazardous substances in mixtures such as gasoline or new and used petroleum oil may be reported under these categories)
- Illinois - Toxic Air Contaminants: Present
- New York - Reporting of Releases Part 597 - List of Hazardous Substances: Not Listed

Heptane (mixed isomers)

- Louisiana Right-To-Know: Not Listed
- California Proposition 65: Not Listed
- New Jersey Right-To-Know: SN 1339
- Pennsylvania Right-To-Know: Present
- Massachusetts Right-To Know: Present
- Florida Substance List: Not Listed
- Rhode Island Right-To-Know: Toxic; Flammable
- Michigan Critical Materials Register List: Not Listed
- Massachusetts Extraordinarily Hazardous Substances: Not Listed
- California - Regulated Carcinogens: Not Listed
- Pennsylvania RTK - Special Hazardous Substances: Not Listed
- New Jersey - Special Hazardous Substances: Flammable - third degree
- New Jersey - Environmental Hazardous Substances List: Not Listed
- Illinois - Toxic Air Contaminants: Not Listed
- New York - Reporting of Releases Part 597 - List of Hazardous Substances: Not Listed

Pentane (mixed isomers)

- Louisiana Right-To-Know: Not Listed
- California Proposition 65: Not Listed
- New Jersey Right-To-Know: SN 1064
- Pennsylvania Right-To-Know: Present
- Massachusetts Right-To Know: Present
- Florida Substance List: Not Listed
- Rhode Island Right-To-Know: Not Listed
- Michigan Critical Materials Register List: Not Listed
- Massachusetts Extraordinarily Hazardous Substances: Not Listed

California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - fourth degree
New Jersey - Environmental Hazardous Substances List:	SN 1064 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Butane (mixed isomers)	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 0273
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - fourth degree
New Jersey - Environmental Hazardous Substances List:	SN 0273 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Hexane Isomers (other than n-Hexane)	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1285
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Not Listed
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Toluene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Developmental toxicity, initial date 1/1/91 Female reproductive toxicity, initial date 8/7/09
New Jersey Right-To-Know:	SN 1866
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin)
Michigan Critical Materials Register List:	100 lb Annual usage threshold
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed

New Jersey - Special Hazardous Substances:	Flammable - third degree; Teratogen
New Jersey - Environmental Hazardous Substances List:	SN 1866 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)
Xylene (mixed isomers)	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 2014
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin)
Michigan Critical Materials Register List:	100 lb Annual usage threshold all isomers
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 2014 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)
n-Hexane	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1340
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 1340 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1 lb RQ (air); 1 lb RQ (land/water)
Cumene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 4/6/10
New Jersey Right-To-Know:	SN 0542
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin)
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 0542 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present

New York - Reporting of Releases Part 597 - List of Hazardous Substances:	5000 lb RQ (air); 1 lb RQ (land/water)
1,2,4 Trimethylbenzene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1929
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Not Listed
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Ethylbenzene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 6/11/04
New Jersey Right-To-Know:	SN 0851
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Carcinogen; flammable - Third degree
New Jersey - Environmental Hazardous Substances List:	SN 0851 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)
Benzene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 2/27/87
	Developmental toxicity, initial date 12/26/97
	Male reproductive toxicity, initial date 12/26/97
New Jersey Right-To-Know:	SN 0197
Pennsylvania Right-To-Know:	Environmental hazard; Special hazardous substance
Massachusetts Right-To Know:	Carcinogen; Extraordinarily hazardous
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic (skin); Flammable (skin); Carcinogen (skin)
Michigan Critical Materials Register List:	100 lb Annual usage threshold
Massachusetts Extraordinarily Hazardous Substances:	Carcinogen; Extraordinarily hazardous
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Present
New Jersey - Special Hazardous Substances:	Carcinogen; Flammable - third degree; Mutagen
New Jersey - Environmental Hazardous Substances List:	SN 0197 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	10 lb RQ (air); 1 lb RQ (land/water)

Cyclohexane	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 0565
Pennsylvania Right-To-Know:	Environmental hazard
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	SN 0565 TPQ: 500 lb
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	1000 lb RQ (air); 1 lb RQ (land/water)
Octane	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1434
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Flammable - third degree
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Not Listed
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
1,2,3-trimethylbenzene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Not Listed
New Jersey Right-To-Know:	SN 1929
Pennsylvania Right-To-Know:	Present
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Not Listed
New Jersey - Environmental Hazardous Substances List:	Not Listed
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	Not Listed
Naphthalene	
Louisiana Right-To-Know:	Not Listed
California Proposition 65:	Carcinogen, initial date 4/19/02
New Jersey Right-To-Know:	SN 1322 SN 3758

Pennsylvania Right-To-Know:	Environmental hazard Present (particulate)
Massachusetts Right-To Know:	Present
Florida Substance List:	Not Listed
Rhode Island Right-To-Know:	Toxic; Flammable
Michigan Critical Materials Register List:	Not Listed
Massachusetts Extraordinarily Hazardous Substances:	Not Listed
California - Regulated Carcinogens:	Not Listed
Pennsylvania RTK - Special Hazardous Substances:	Not Listed
New Jersey - Special Hazardous Substances:	Carcinogen
New Jersey - Environmental Hazardous Substances List:	SN 1322 TPQ: 500 lb (Reportable at the de minimis quantity of >0.1%)
Illinois - Toxic Air Contaminants:	Present
New York - Reporting of Releases Part 597 - List of Hazardous Substances:	100 lb RQ (air); 1 lb RQ (land/water)

Canada DSL/NDSL Inventory: This product and/or its components are listed either on the Domestic Substances List (DSL) or are exempt.

Canadian Regulatory Information: This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations and the (M)SDS contains all the information required by the Controlled Products Regulations.

Name	Canada - WHMIS: Classifications of Substances:	Canada - WHMIS: Ingredient Disclosure:
Gasoline	B2,D2A,D2B	0.1%
Heptane (mixed isomers)	B2,D2B	1%
Pentane (mixed isomers)	B2	1%
Butane (mixed isomers)	A,B1	1%
Hexane Isomers (other than n-Hexane)	B2	1%
Toluene	B2,D2A,D2B	0.1%
Xylene (mixed isomers)	B2,D2A,D2B	m-, o-isomers 1.0%; p-isomer 0.1%
n-Hexane	B2,D2A,D2B	1%
Cumene	B2,D2A	0.1%
1,2,4 Trimethylbenzene	B3,D2B	1%
Ethylbenzene	B2,D2A,D2B	0.1%
Benzene	B2,D2A,D2B	0.1%
Cyclohexane	B2,D2B	1%
Octane	B2,D2B	1%
1,2,3-trimethylbenzene	B3	1%
Naphthalene	B4,D2A	0.1%



Note: Not applicable.

16. OTHER INFORMATION

Prepared By Toxicology and Product Safety

Revision Date: 06/01/2016

Revision Note:

Revised Sections

The following sections (§) have been updated:

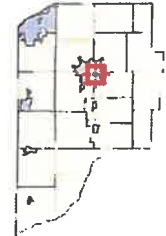
1. IDENTIFICATION
2. HAZARD IDENTIFICATION
3. COMPOSITION/INFORMATION ON INGREDIENTS
4. FIRST AID MEASURES
6. ACCIDENTAL RELEASE MEASURES
7. HANDLING AND STORAGE
8. EXPOSURE CONTROLS/PERSONAL PROTECTION
9. PHYSICAL AND CHEMICAL PROPERTIES
11. TOXICOLOGICAL INFORMATION
12. ECOLOGICAL INFORMATION
15. REGULATORY INFORMATION

Disclaimer

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information is intended as guidance for safe handling, use, processing, storage, transportation, accidental release, clean-up and disposal and is not considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.



Overview



Legend

-  Road Centerlines
-  Geographic Townships
-  Parcels

Parcel ID	461106101118000058	Alternate ID	46-11-06-101-118.000-058	Owner Address	Great Development Llc
Sec/Twp/Rng	06-36N-02W	Class	COMMERCIAL OTHER RETAIL STRUCTURES		1415 Lincolnway
Property Address	2437 MONROE ST	Acreage	3.358		Valparaiso, IN 46383
	LAPORTE				
District	Laporte Pleasant				
Brief Tax Description	57-11-06-101-118 MID PT W 1/2 NW1/4 S6 T36 R2 3.358 AC SANI ASSMT #88				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/20/2020
 Last Data Uploaded: 11/20/2020 5:15:24 AM

Developed by  Schneider
 GEOSPATIAL

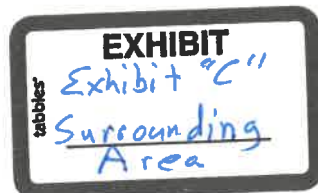


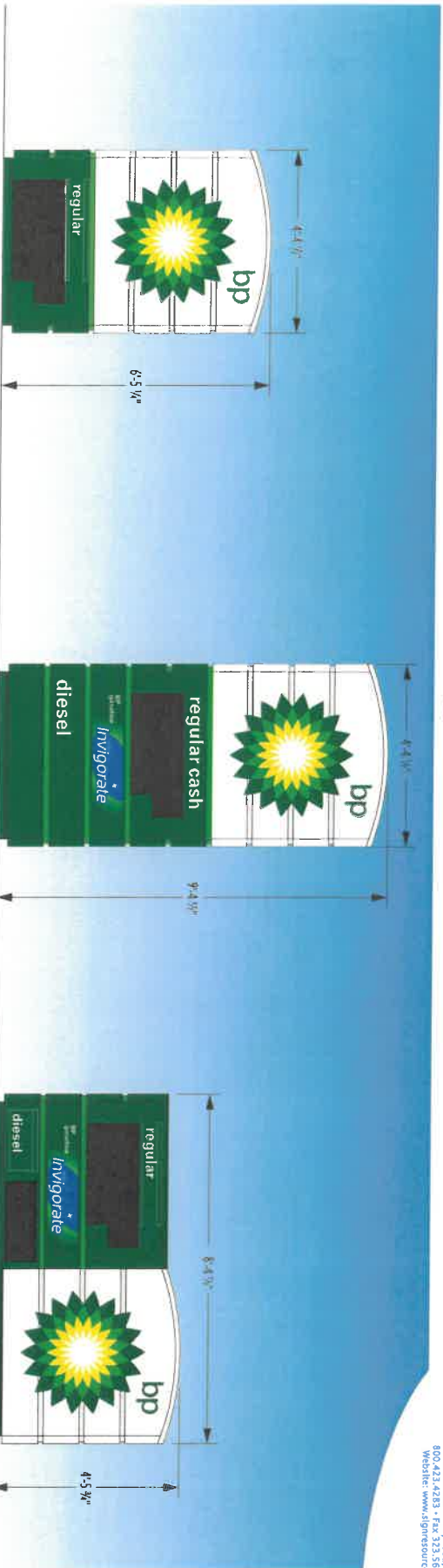


EXHIBIT
Exhibit "D"
Renderings



Standard Modular Monuments Signs

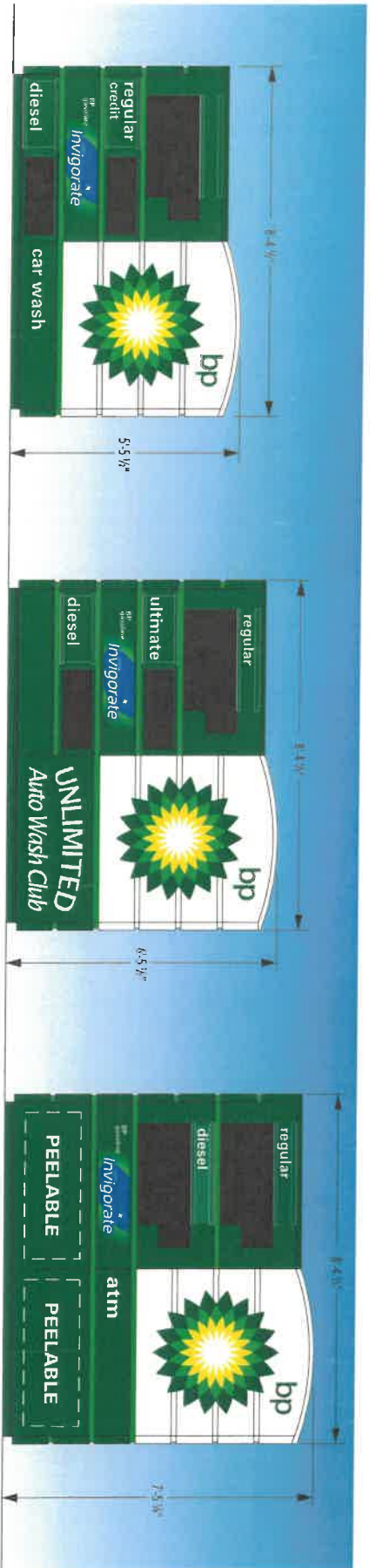
SignResource
 IDENTITY GROUP
 6135 District Blvd., Hayward, CA 90270
 800.423.4283 • Fax 323.560.7143
 Website: www.signresource.com



2x 27 Sign, Ft. Monument
 Part # BPG26MON2P

5x 40 Sign, Ft. Monument
 Part # BPG42MON5P

4x 35 Sign, Ft. Monument
 Part # BPG35MON4P



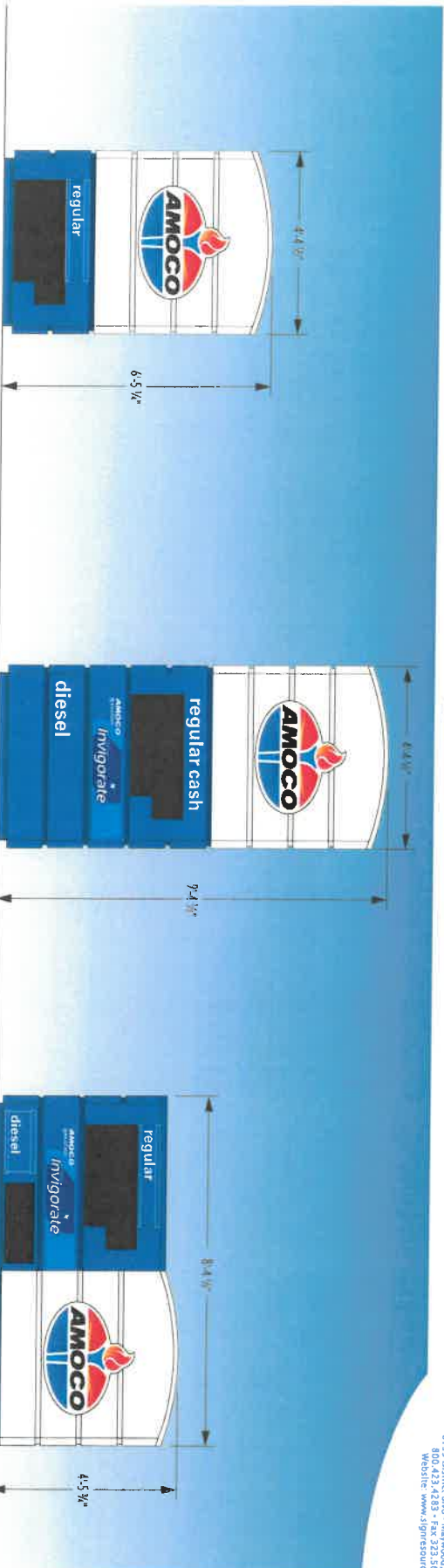
6x 43 Sign, Ft. Monument
 Part # BPG44MON6P

2x 51 Sign, Ft. Monument
 Part # BPG47MON2P

10x 59 Sign, Ft. Monument
 Part # BPG61MON10P

Standard Modular Monuments Signs

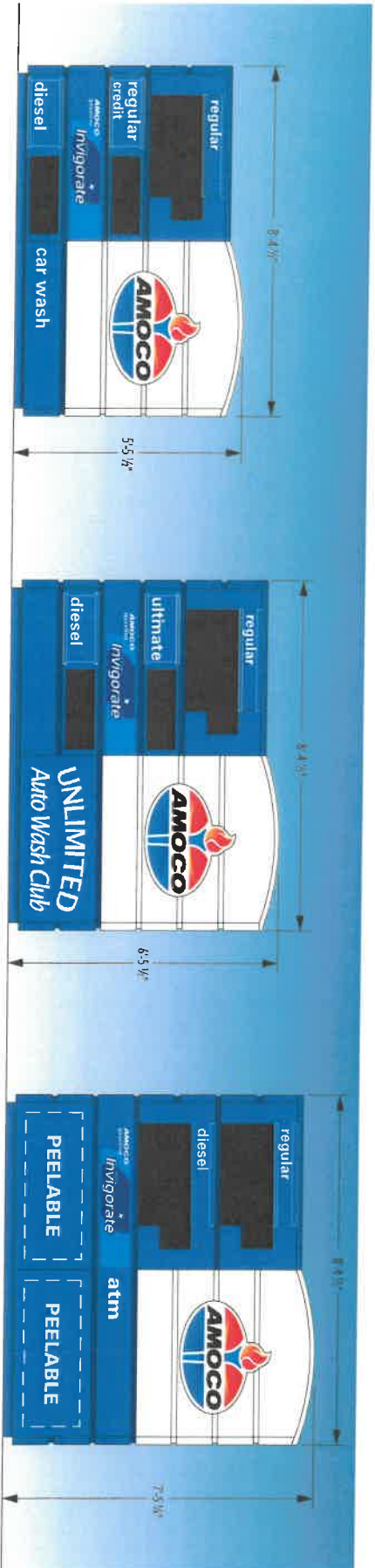
SignResource
 IDENTITY GROUP
 6115 Dillard Blvd - Hayward, CA 94720
 800.433.4281 - Fax 925.433.4283
 Website: www.signresource.com



27 SQ. FT. MONUMENT
 Part # 28MON2P

40 SQ. FT. MONUMENT
 Part # 42MON5P

35 SQ. FT. MONUMENT
 Part # 35MON4P



43 SQ. FT. MONUMENT
 Part # 44MON6P

51 SQ. FT. MONUMENT
 Part # 47MON8P

59 SQ. FT. MONUMENT
 Part # 61MON10P

APPROVAL

Approved Approved as Noted Not Approved Resubmit with Changes

Print Name _____ Title _____

Signature _____ Date _____









blair
IMAGE ELEMENTS™

REV #: _____

AMOCO
501 E COUNTY RD 6,
ELKHART, IN 46514
Date: 08.17.20 | Blair #: 92551
AMO TEMP390_20 | Order #: 17658



SCOPE OF WORK - INCLUDED		SCOPE OF WORK - NOT INCLUDED	
BUILDING	1. 2. 3. 4.	BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.	CANOPY	1. 2. 3. 4.
MID 1	1. NEW CUSTOM AMOCO MID ON NEW FOUNDATION 2. 3.	MID 1	1. 2. 3. 4.
MID 2	1. 2. 3. 4.	MID 2	1. 2. 3. 4.
ADDITIONAL SCOPE	1. INTERNAL ILLUMINATION 2. PAINT MID TO AMOCO SPEC 3. LIGHTBAR INCLUDED 4.	ADDITIONAL SCOPE	1. 2. 3. 4.

AMOCO COLOR SPECIFICATIONS		AMOCO COLOR SPECIFICATIONS	
VINYL MATCH	PAINT MATCH	VINYL MATCH	PAINT MATCH
 PMS 280 C AMOCO INVIGORATE	BLUE SATIN FINISH	 PMS 1235 C AMOCO YELLOW	NA
 NA	MP 100879 LAC-400 AMOCO BLUE - PLASTIC APPLICATION	 PMS 485 C AMOCO RED	NA
 NA	PMS 2145 AMOCO BLUE - METAL APPLICATION	 PMS BLACK	BLACK SATIN FINISH
 PMS PROCESS BLUE AMOCO LIGHT BLUE	NA	 PMS WHITE	WHITE SATIN FINISH

BRAND STANDARD
REVISION DATE: 2/22/19

All provided image elements and/or services meet the current brand revision.
 The following image elements and/or services do not meet the current brand standard due to municipal code and/or specific site conditions.

CUSTOMER INITIALS
Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

blair
IMAGE ELEMENTS
5107 Kissell Ave.
Allisona, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

PROJECT INFORMATION

CLIENT: AMO
ADDRESS: 501 E COUNTY RD.6
ELKHART, IN 46514
M NUMBER: 92551
DATE: 08.17.20
RENDERED: JGT
FILE NAME: AMO TEMP300_20
CATEGORY: _____

REVISION

Printing will require 90 days after date of order. If production required is sent in after 90 days, 24 hours is required to review approval.



ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

1. STAMPED AND SEALED REQUIRED

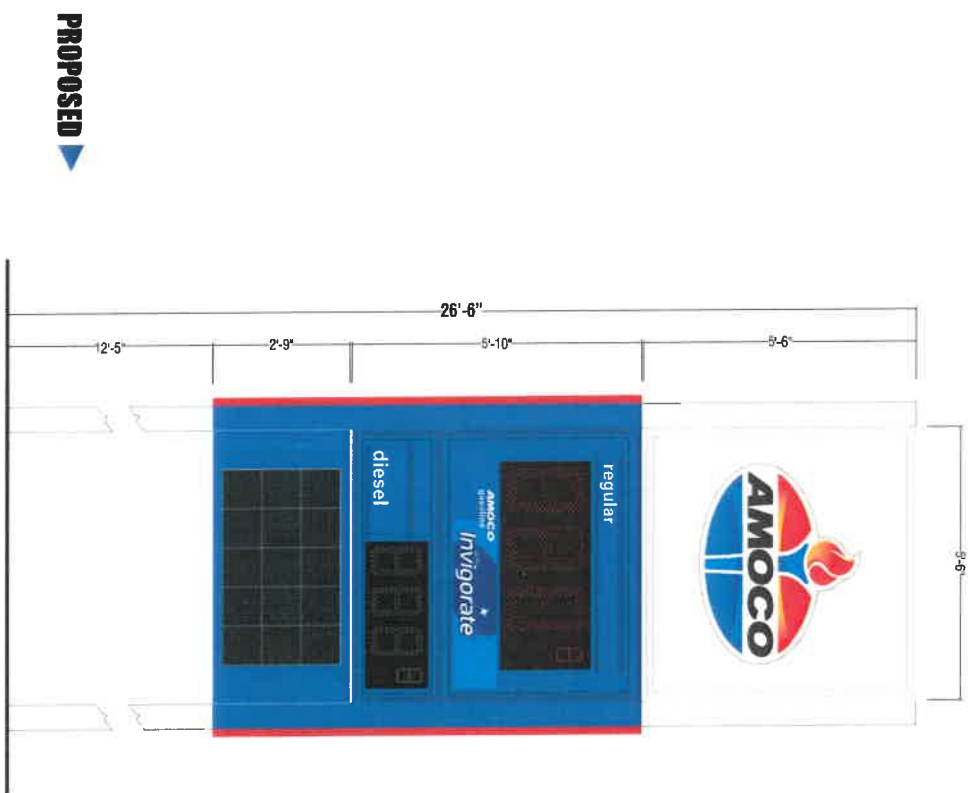
ADDITIONAL NOTES

1. TOTAL SQ FOOT: 77.45

CUSTOMER INITIALS

Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.



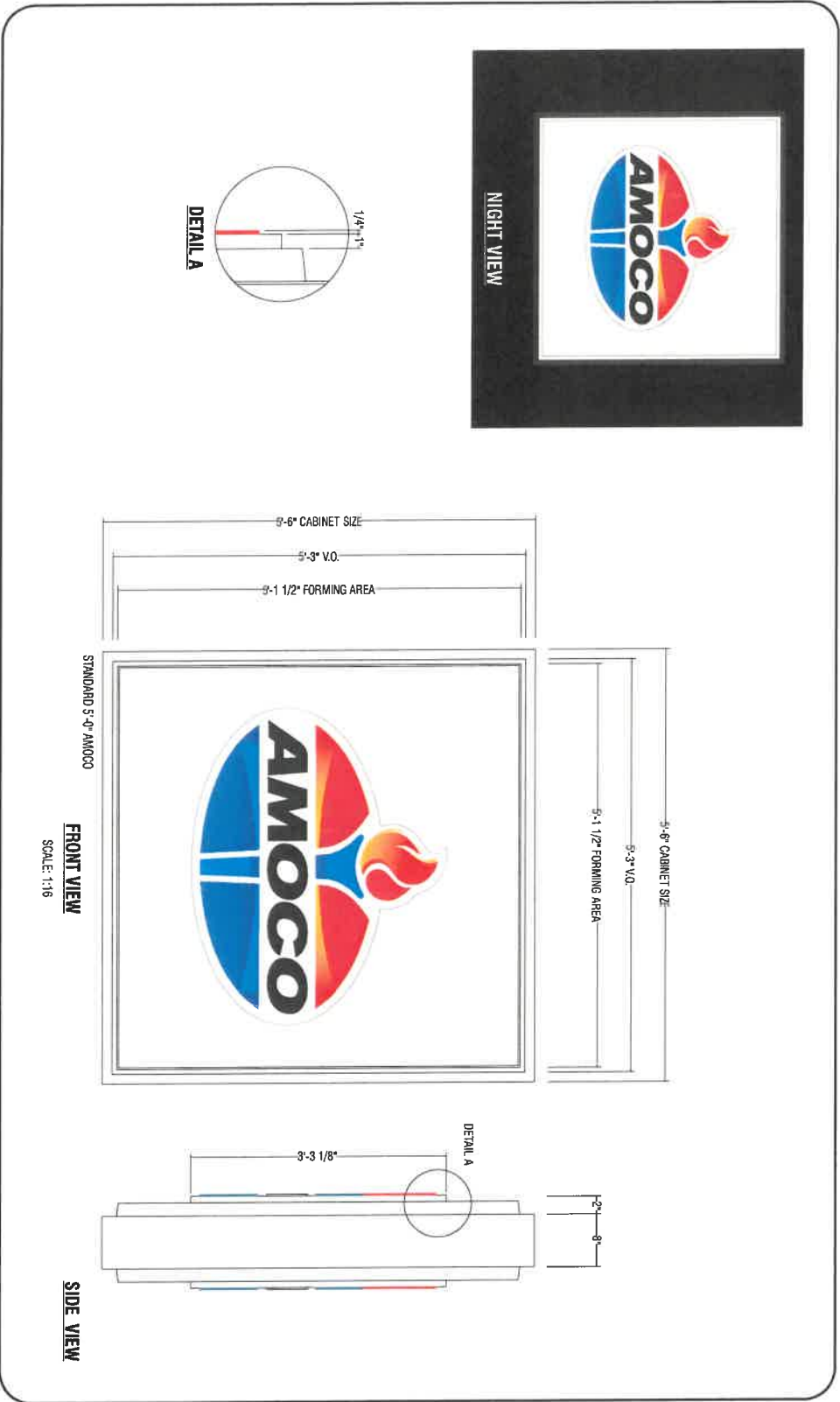
PROJECT INFORMATION

CLIENT: AMO
ADDRESS: 501 E COUNTY RD 6, ELKHART IN 46514
M NUMBER: 92551
DATE: 08.17.20
RENDERED: JGT
FILE NAME: AMO TEMP390_20
CATEGORY:

REVISION

Drawing will require 90 days after date on order. If production required is sent in after 90 days, 24 hours is required to review approval.





CUSTOMER INITIALS

Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

blair
IMAGE ELEMENTS™

5107 Kissell Ave.
Altoona, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

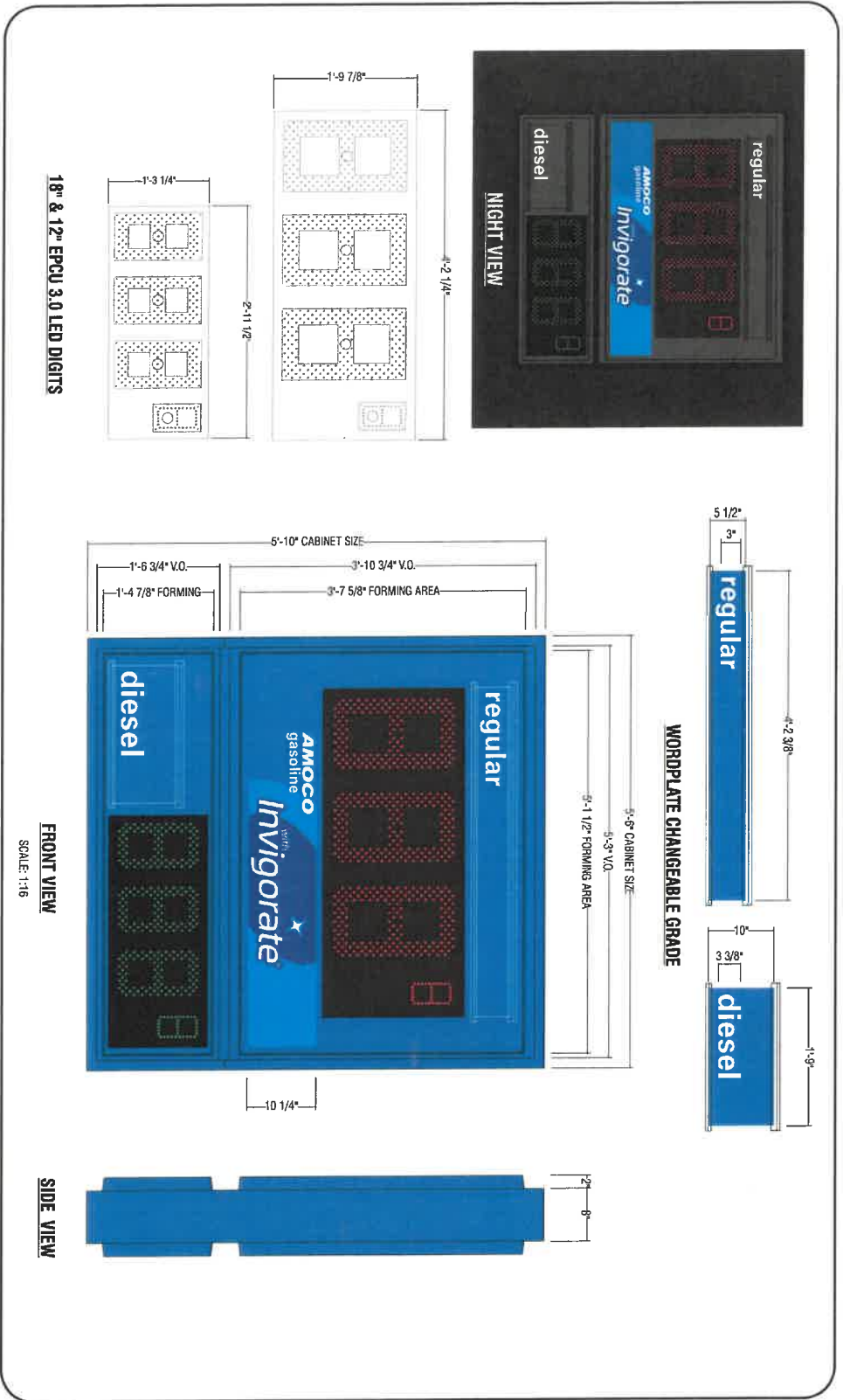
PROJECT INFORMATION

CLIENT: AMO
ADDRESS:
501 E COUNTY RD 6,
ELKHART, IN 46514
M NUMBER:
92951
DATE:
08.17.20
RENDERED:
JGT
FILE NAME:
AMO TEMP390_20
CATEGORY:

REVISION

Drawing will require 30 days after date on cover. If production required to send in other 30 days, 24 hours is required to review approval.





CUSTOMER INITIALS

Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

blair
IMAGE ELEMENTS

5107 Kissell Ave.
Alltoona, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

PROJECT INFORMATION

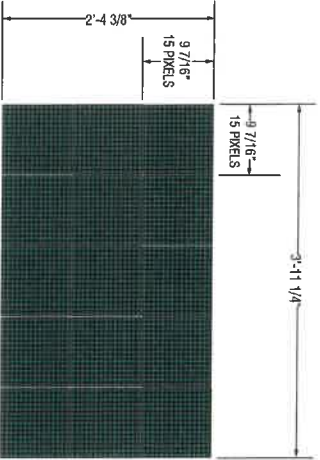
CLIENT: AMO
ADDRESS: 501 E COUNTY RD 6, ELKHART, IN 46514
M NUMBER: 92551
DATE: 08.17.20
RENDERED: JGT
FILE NAME: AMO TEM P390_20
CATEGORY: _____

REVISION

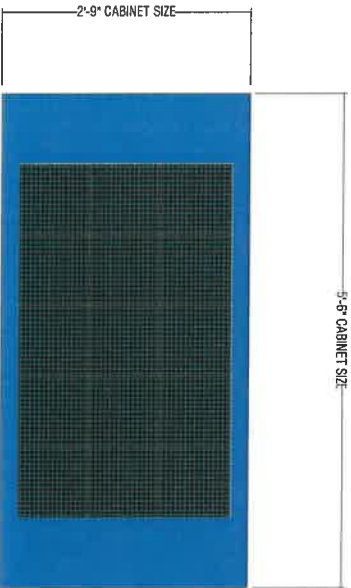
Drawing will expire 90 days after date on cover. If production request is sent in after 90 day, 24 hours is required to review approval.



NIGHT VIEW



VANTAGE EMC - 16MM FULL COLOR
46 X 75 = 3975 (TOTAL) PIXELS



FRONT VIEW
SCALE: 1:16



SIDE VIEW

CUSTOMER INITIALS

Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.



5107 Kissell Ave.
Allentown, PA 16601
P: 814.949.8287
F: 814.949.8293
www.blairimage.com

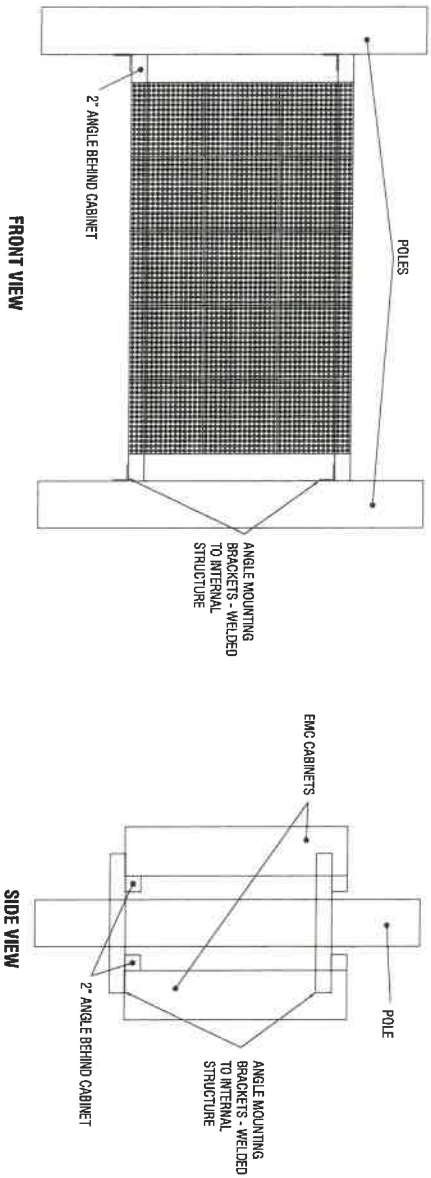
PROJECT INFORMATION

CLIENT: AMO
ADDRESS: 501 E. COLONY RD. 6
ELKHART, IN 46514
M. NUMBER: 92951
DATE: 08.17.20
RENDERED: JGT
FILE NAME: AMO TEMP390_20
CATEGORY:

REVISION

Thinking and making the client feel as if they are in control. If production requests to send in more approval 60 days, 24 hours is required to review





CUSTOMER INITIALS
 Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

blair
 IMAGE ELEMENTS™

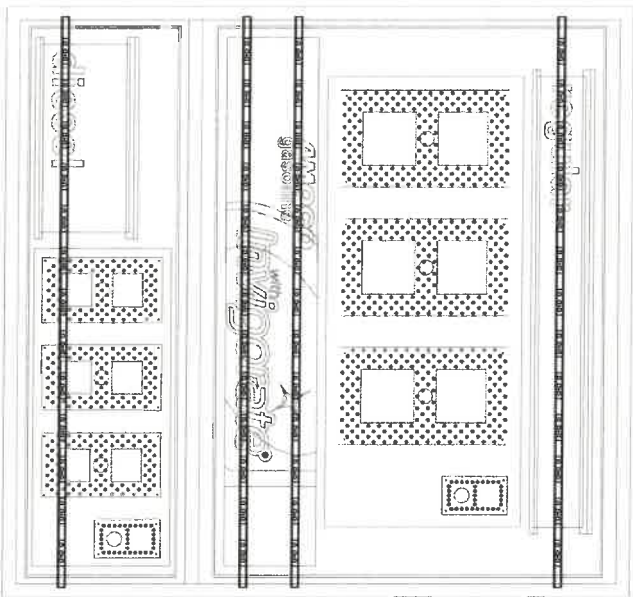
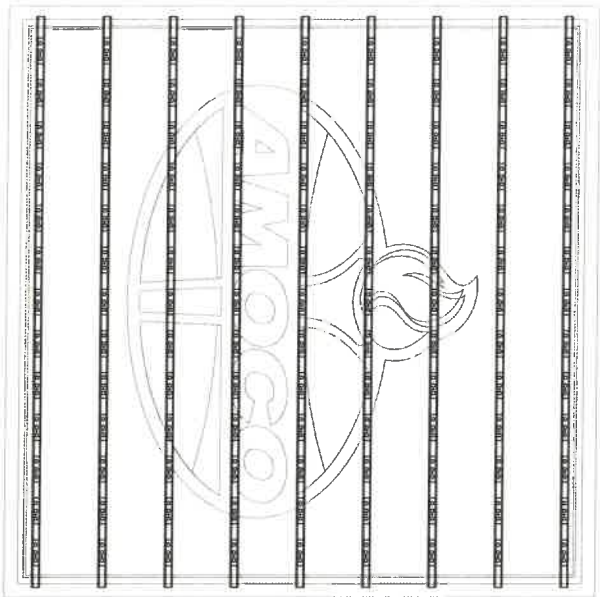
5107 Kissell Ave.
 Altoona, PA 16601
P: 814.949.8287
 F: 814.949.8293
 www.BlairImage.com

PROJECT INFORMATION
 CLIENT: AMO
 ADDRESS: 501 E COUNTY RD 6, ELKHART, IN 46514
 M NUMBER: 92951
 DATE: 08.17.20
 RENDERED: JGT
 FILE NAME: AMO TEW/P390_20
 CATEGORY: _____

REVISION

Drawings shall require the design engineer's initials in cover. If production material is sent to the shop, 24 hours is required to review approval.





INTERNAL ILLUMINATION

CUSTOMER INITIALS

Initials

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

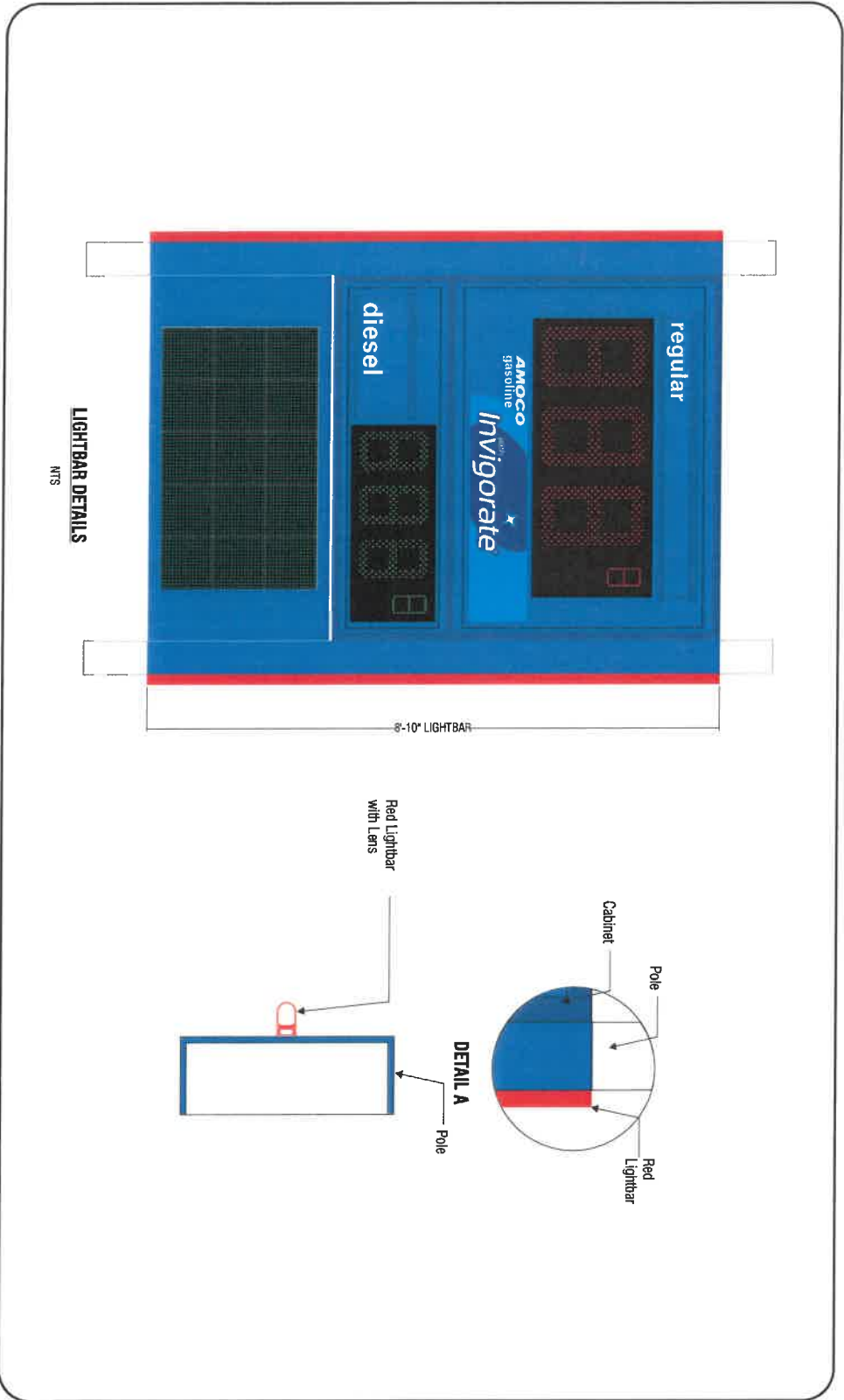
PROJECT INFORMATION

CLIENT: AMO
ADDRESS: 501 E COUNTY RD 6, ELKHART IN 46514
M NUMBER: 92551
DATE: 08.17.20
RENDERED: JST
FILE NAME: AMO TEMP 290_20
CATEGORY:

REVISION


Drawing will require 80 days after date on 5/10/2015, 24 hours to include to review approval.





CUSTOMER INITIALS
Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.



5107 Kissell Ave.
Allentown, PA 16601
P: 814.940.8287
F: 814.949.8293
www.BlairImage.com



PROJECT INFORMATION

CLIENT: AMO
ADDRESS: 501 E. COLONY RD. 6, ELKHART, IN 46514
M. NUMBER: 92951
DATE: 08.17.20
RENDERED: JGT
FILE NAME: AMO TEMP 390_20
CATEGORY: _____

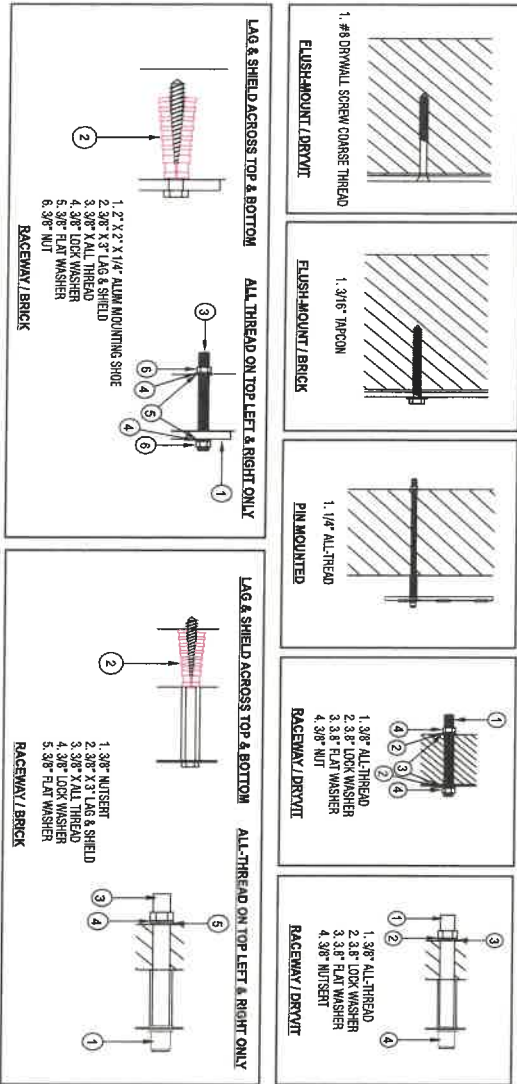
REVISION

REVISION	DATE

Drawings are made to order after date on cover. If production request is sent in after 90 days, 24 hours is included in review approval.

INSTALLATION EXAMPLES



All necessary hardware to be supplied by the installer.

Service contact: 814-283-2177
 Service hours: 8:00 am to 4:30 pm est, Monday -Friday
 For after hours/holiday emergencies, please call 800-563-9598
www.blaircompanies.com/psupport

SAFETY CRITERIA

All employees are recommended to possess a valid API certification, follow the established guidelines set forth by API as well as follow any local, state, or federal laws.

- Perform a Pre-Task Job Safety Analysis
- Understand how and where to obtain First-Aid and Medical treatment, including CPR.
- Use the proper level of PPE per the assigned task.
- Only use tools that are in safe working order before using them.
- Always use tools for their intended purpose and never over their safe working limit.
- Employees operating vehicles must conform to all DOT requirements as well as API regulations.
- Use proper fall arrest equipment.
- Understand the requirements for working at height on a job site.
- Properly barricaded the work area from the public in accordance with Section 8 of the API guidelines.
- Only competent and trained people using approved equipment in a manner in accordance with Section 10 of the API guidelines should perform lifting duties.
- Follow all approved lock-out tag-out policies when de-energizing equipment.

Examples of Equipment Include: Personal Protective Equipment, Barricade, Crane, Hoist, Bucket Truck, Scissor Lift, Ladder, Vinyl Applicators (Squeegee or Application Liquid), Welder/Torch and Hand Tools/Power Tools

CUSTOMER INITIALS
 Initials _____

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Companies. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Companies.

5107 Kissell Ave.
 Altoona, PA 16601
P: 814.949.8287
 F: 814.949.8293
www.blairimage.com

PROJECT INFORMATION
 CLIENT: AMO
 ADDRESS: 501 E COUNTY RD 6, ELKHART, IN 46514
 M NUMBER: 92551
 DATE: 08.17.20
 RENDERED: JGT
 FILE NAME: AMO TWP#390_20
 CATEGORY:

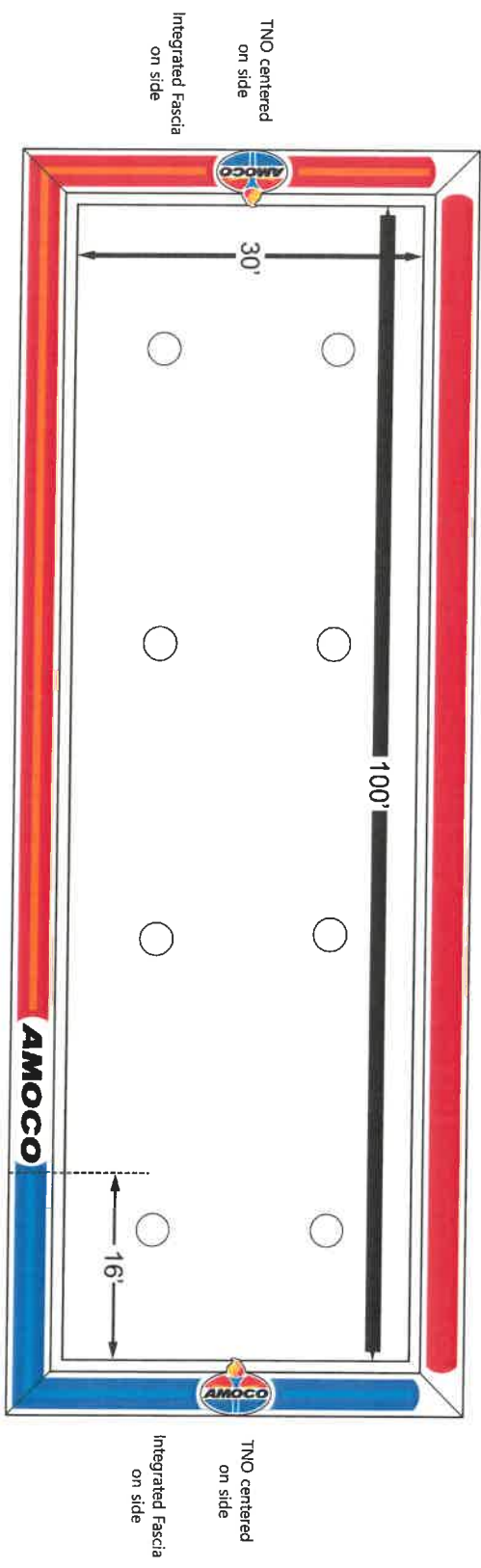
REVISION

Drawing will expire 90 days after date on 90 days. 24 hours is required to make an approval

BGB INTEGRATED CANOPY APPROVAL DRAWING - FASCIA 49" - SOUTH BEND, IN

GEN 2



AVTEN RD

IN-933

FEDERAL HEATH
VISUAL COMMUNICATIONS

Signoff indicates that the above product has been permitted with any municipalities involved. By current, the product will be subjected to these specifications.

Approved By _____
Date _____

STREET #	1046500
ADDRESS	51519 IN-933
CITY, STATE	SOUTH BEND, IN 46637
REVISION-3	09/02/2020 - CP





AMOCO





800-AAA-HELP

AMOCO

Rick's

AUTEN RD
Service Center

574-277-5035 SOUTH BEND, IN.

SALES TAX
\$5.00





Board of Zoning Appeals Application USE VARIANCE

City Planner
David Heindl, AICP
www.cityoflaporte.com

City Hall
80i Michigan Ave
La Porte, IN 46350
(219) 362-8260

For Office Use Only

Fec. 80⁰⁰ Receipt: 472

File Date: 11/22/22 File #: 2022-VAR-10

Site Review: 11/30/2022

Date of BZA mtg: 12/13/2022

Decision: _____

This application is being submitted for a Use Variance

Applicant

Name Mandeep Singh

Street Address 6520 Lake Crest Circle

City, State, Zip South Bend, IN 46625

Primary Contact regarding this petition David Ambers

Phone 219 325-9917 Email david.ambers@amberslaw.com

Engineer Preparing Plans _____ Email _____

Others to be Notified _____ Email _____

Applicant is (check one) Sole Owner Joint Owner Tenant Agent Other _____

Property Owner (if different than above)

Name Great Development, LLC Greg Engstrom

Street Address 1415 Lincolnway Phone 219-406-8155

City, State, Zip Valparaiso, IN 46383 Email gregengstrom@hotmail.com

Premises Affected

Parcel ID Number Part of 46-11-06-101-118.000-058

Address or General Location 2437 Monroe Street

Total Acreage TBD - Approx. .5 acres Flood Zone? _____

Zoning B1 Land Use Commercial Retail

Request Small Grocery Store - Gasoline

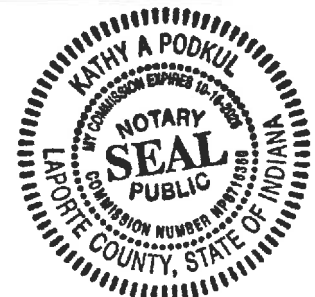
Zoning of Adjacent Properties	North: <u>B1</u>	South: <u>B1</u>	East: <u>B1</u>	West: <u>B1</u>
Land Use of Adjacent Properties	North: <u>-</u>	South: <u>Church</u>	East: <u>Cafe</u>	West: <u>Commercial</u>

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant

Kathy A. Podkul
Signature of Notary
Kathy A. PODKUL
Notary Public's Name (printed)

Subscribed and sworn to before me this 22nd day of 22



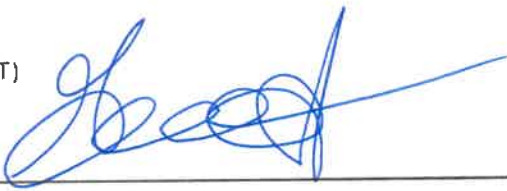
Attachment A: Consent of Property Owner

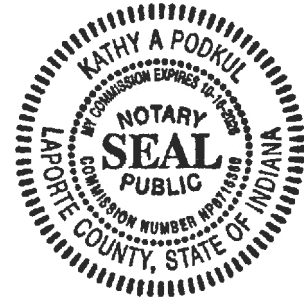
Property owner needs to sign and complete this form only if different from applicant

I (we) Great Development, LLC by Greg Engstrom, Manager
 Name(s)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:
2437 Monroe Street
 (Address)
- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (Mandeep Singh is) (XXis not) a condition to the sale or lease of the above referenced property.

(AFFIANT) 



STATE OF INDIANA)
) SS:
 COUNTY OF INDIANA)

Subscribed and sworn to before me this 22ND day of NOVEMBER, 2022.

, Notary Public
 KATHY A. PODKUL

My Commission expires: 10/16/2026 County of Residence: LAPORTE