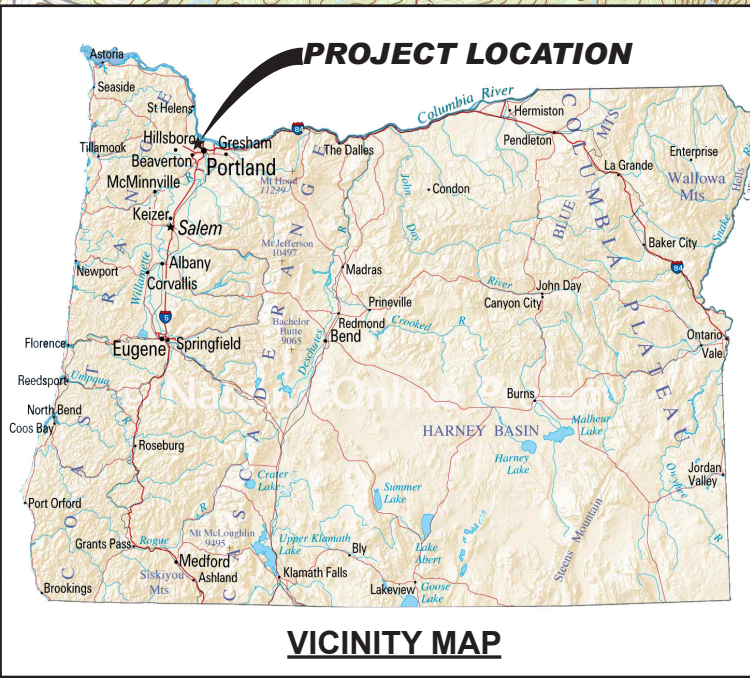


PROJECT LOCATION
 N 45.5617° - W 122.7363°





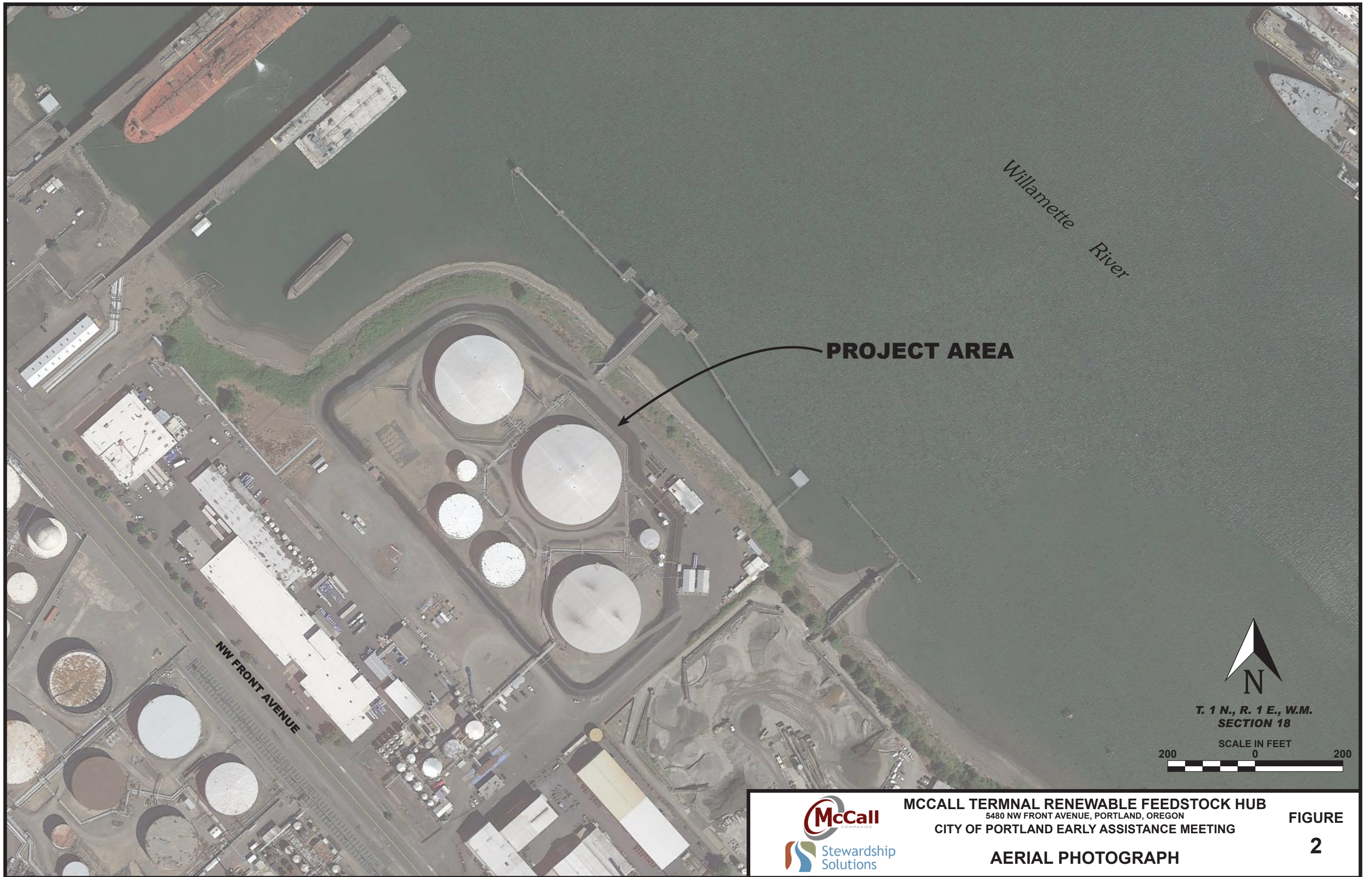


MCCALL TERMINAL RENEWABLE FEEDSTOCK HUB
 5480 NW FRONT AVENUE, PORTLAND, OREGON
 CITY OF PORTLAND EARLY ASSISTANCE MEETING
LOCATION AND VICINITY MAPS

FIGURE 1



PROJECT AREA



**T. 1 N., R. 1 E., W.M.
SECTION 18**



MCCALL TERMINAL RENEWABLE FEEDSTOCK HUB
5480 NW FRONT AVENUE, PORTLAND, OREGON
CITY OF PORTLAND EARLY ASSISTANCE MEETING

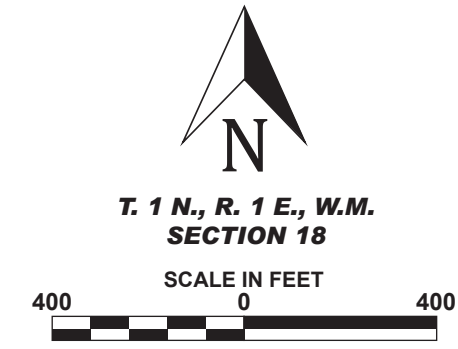
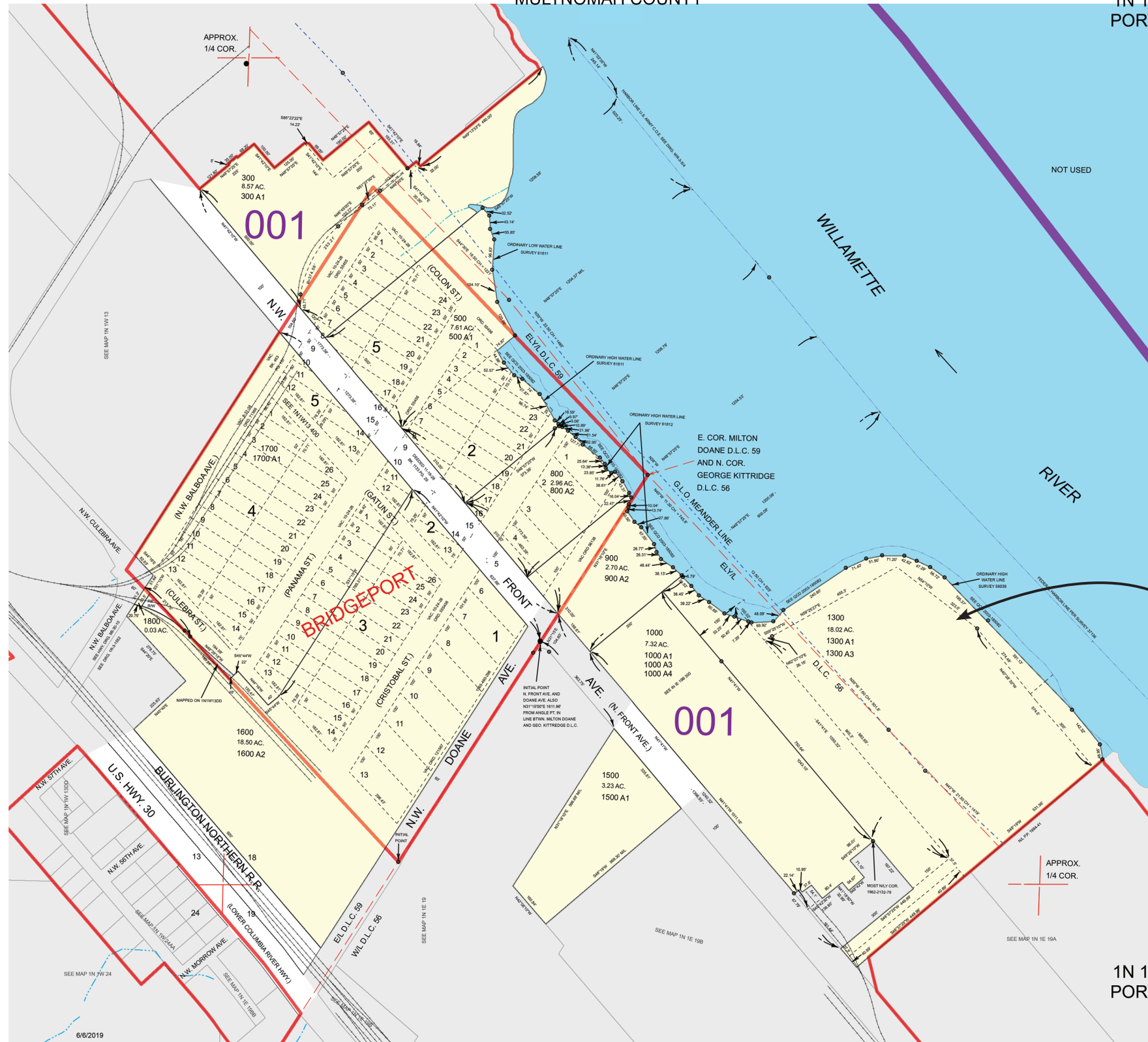
**FIGURE
2**

AERIAL PHOTOGRAPH

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W.1/4 SEC.18 T.1N. R.1E. W.M.
MULTNOMAH COUNTY

1N 1E 18C
PORTLAND



PROJECT LOCATION

1N 1E 18C
PORTLAND

McCall EAM May 6, 2022

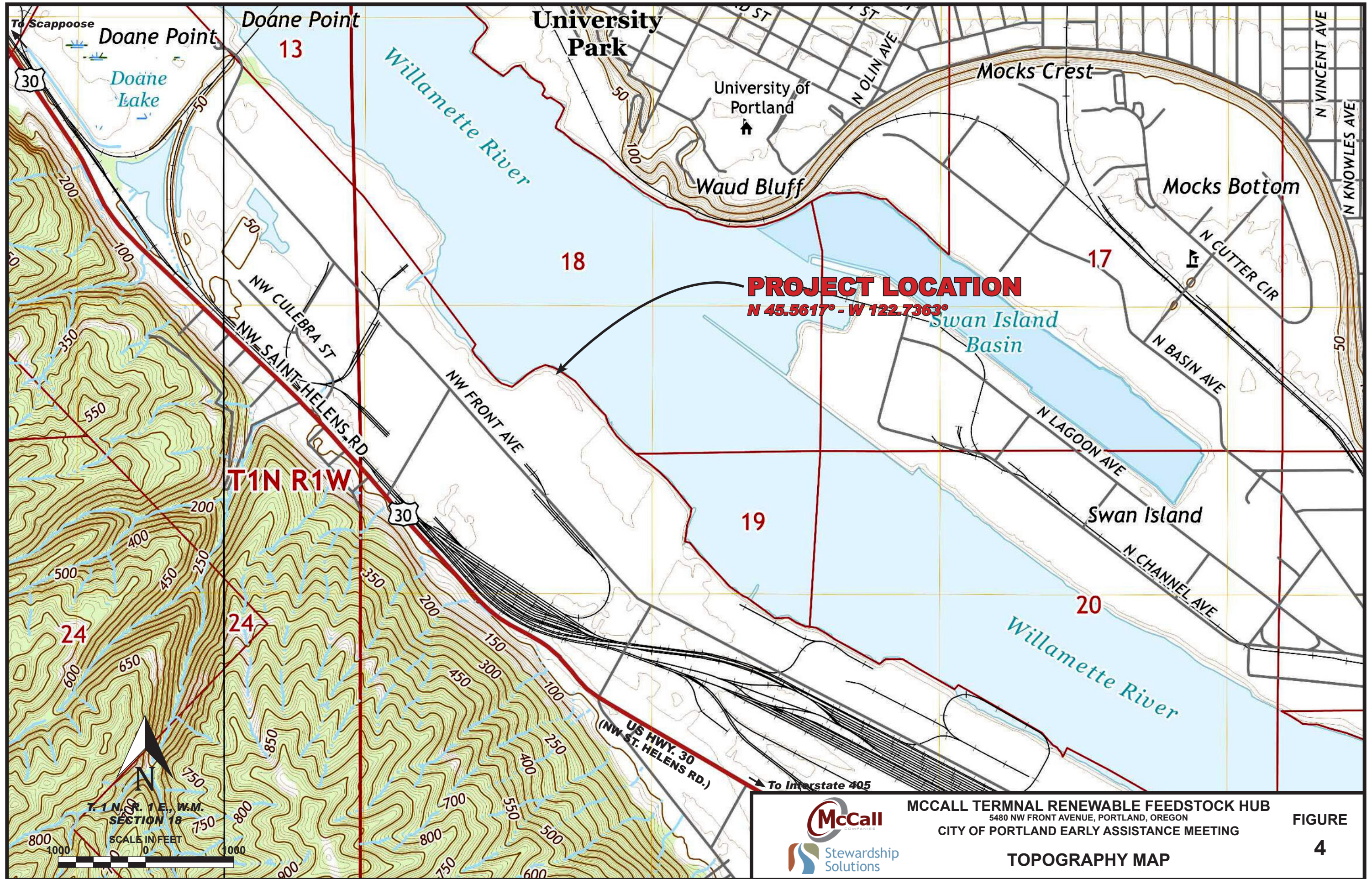


MCCALL TERMINAL RENEWABLE FEEDSTOCK HUB
 5480 NW FRONT AVENUE, PORTLAND, OREGON
 CITY OF PORTLAND EARLY ASSISTANCE MEETING

FIGURE
3

TAX LOT MAP

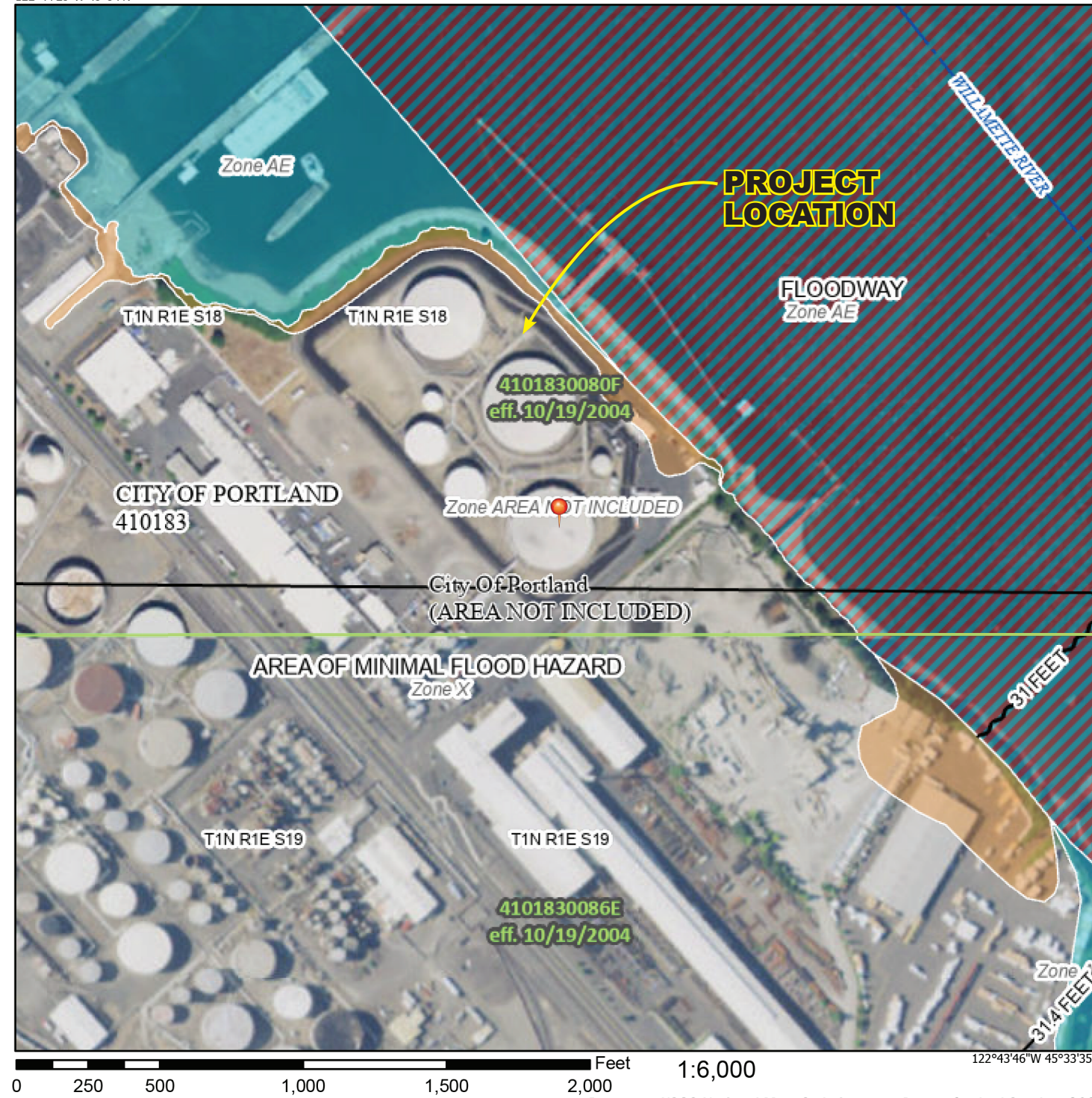
EA 22-143923 APPT



National Flood Hazard Layer FIRMette



122°44'23"W 45°34'N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p> |

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/28/2021 at 2:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

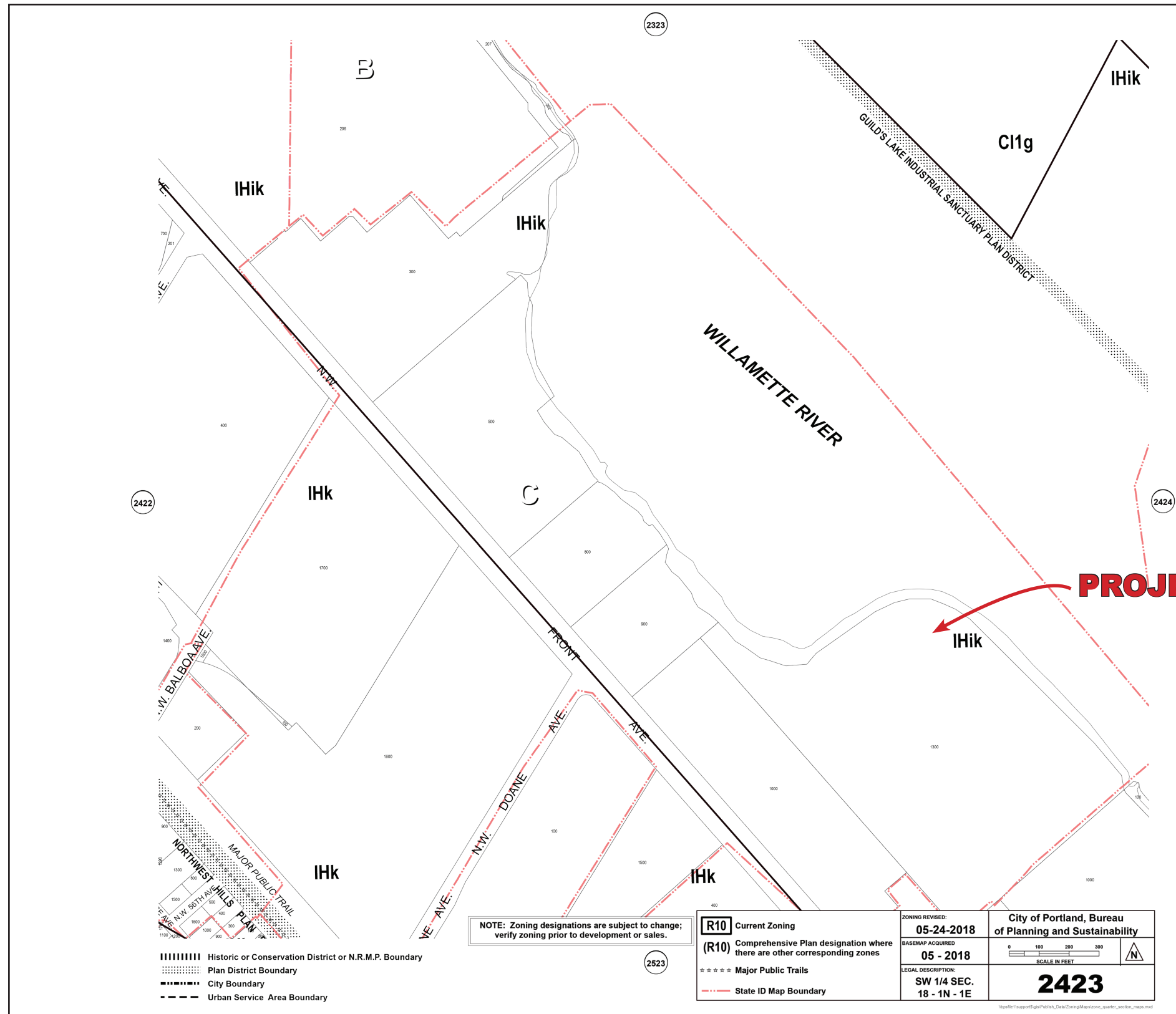
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



MCCALL TERMINAL RENEWABLE FEEDSTOCK HUB
5480 NW FRONT AVENUE, PORTLAND, OREGON
CITY OF PORTLAND EARLY ASSISTANCE MEETING

FIGURE 5

FLOODPLAIN MAP




PROJECT LOCATION


- Historic or Conservation District or N.R.M.P. Boundary
- Plan District Boundary
- City Boundary
- Urban Service Area Boundary

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED: 05-24-2018	City of Portland, Bureau of Planning and Sustainability
(R10) Comprehensive Plan designation where there are other corresponding zones	BASEMAP ACQUIRED 05 - 2018	0 100 200 300 SCALE IN FEET
Major Public Trails	LEGAL DESCRIPTION: SW 1/4 SEC. 18 - 1N - 1E	2423
State ID Map Boundary		



McCall
COMPANIES



Stewardship
Solutions

MCCALL TERNAL RENEWABLE FEEDSTOCK HUB
 5480 NW FRONT AVENUE, PORTLAND, OREGON
 CITY OF PORTLAND EARLY ASSISTANCE MEETING

ZONING MAP

**FIGURE
6**

Willamette River

SHORELINE

PROPERTY LINE

OHWM

TOP OF BANK

PROJECT AREA

FEMA 100-YEAR FLOODPLAIN

1996 FLOOD EXTENTS

25 FT. GREENWAY SETBACK

50 FT. LANDWARD OF GREENWAY SETBACK

TANK 2
FEEDSTOCK
250,000 BBL
(EXISTING)

TANK 7
RENEWABLE
DIESEL
60,000 BBL
(EXISTING)

TANK 8
ULSD
60,000 BBL
(EXISTING)

TANK FARM

FUTURE PHASE
FEEDSTOCK
TANK

FUTURE PHASE
FEEDSTOCK
TANK

FUTURE PHASE
FEEDSTOCK
TANK

FUTURE PHASE
FEEDSTOCK
PRETREATMENT
UNIT

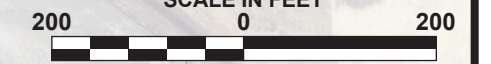
HIGH PURITY
PRODUCTS

BRENTAG PACIFIC

NW FRONT AVENUE

T. 1 N., R. 1 E., W.M.
SECTION 18

SCALE IN FEET



NOTE:
OVERLAY DRAWING PROVIDED BY NORWEST ENGINEERING

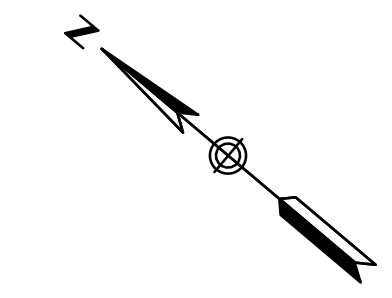
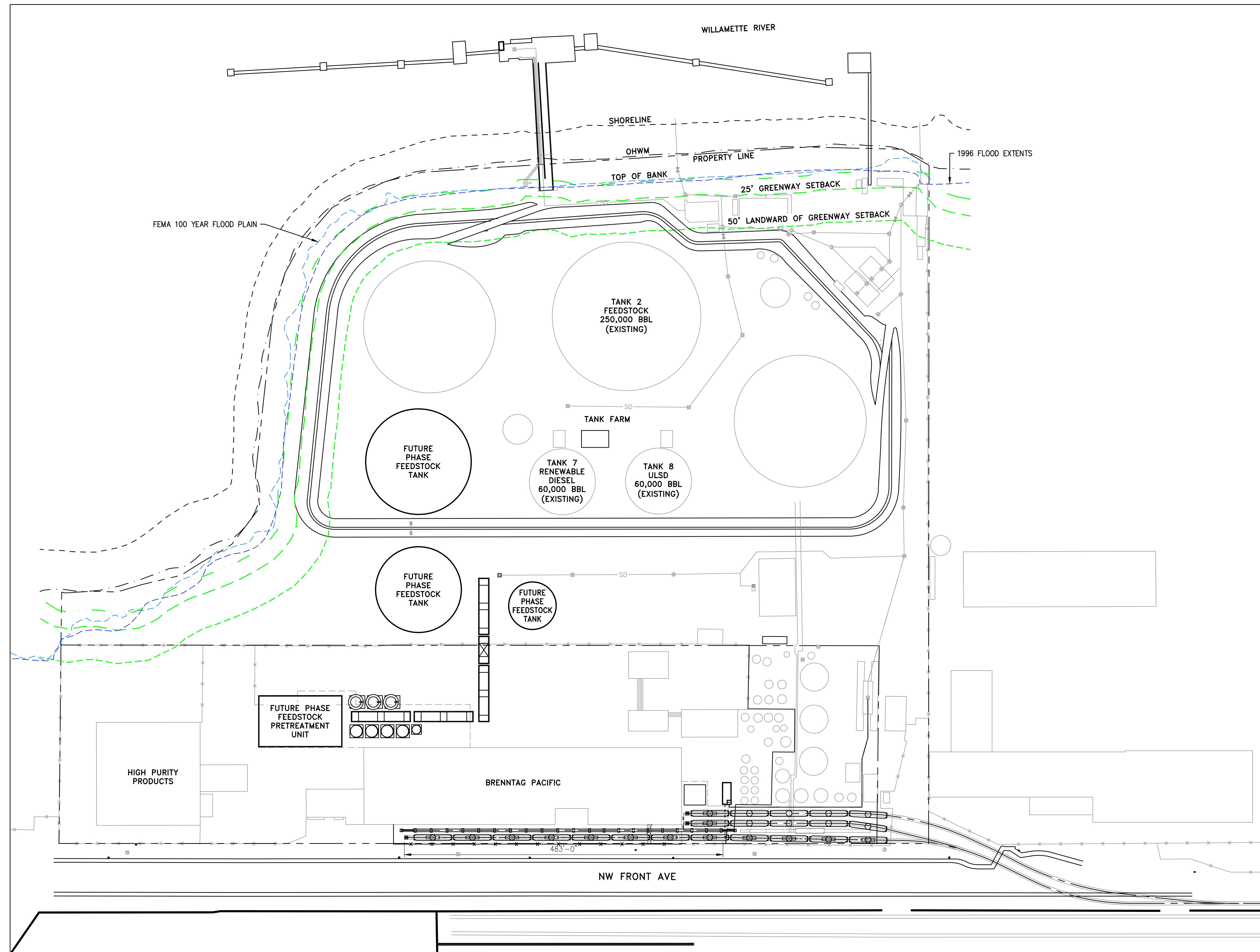


MCCALL TERMINAL RENEWABLE FEEDSTOCK HUB
5480 NW FRONT AVENUE, PORTLAND, OREGON
CITY OF PORTLAND EARLY ASSISTANCE MEETING

PROPOSED SITE PLAN

FIGURE

7



- NOTES:**
1. SITE LOCATED IN GREENWAY OVERLAY ZONE 1 – RIVER INDUSTRIAL.
 2. GREENWAY SETBACK LOCATED 25' LANDWARD FROM TOP OF BANK PER PORTLAND CODE 33.440.210 B(1).
 3. 50' LANDWARD OF GREENWAY SETBACK LINE PER PORTLAND CODE 33.440.320 A AND FIGURE 440-4.
 4. DATA FOR THE ORDINARY HIGH WATER MARK (OHWM), THE FEMA 100 YEAR FLOOD PLAIN, AND THE 1996 FLOOD EXTENTS ARE FROM THE CITY OF PORTLAND OPEN DATA WEB SITE.

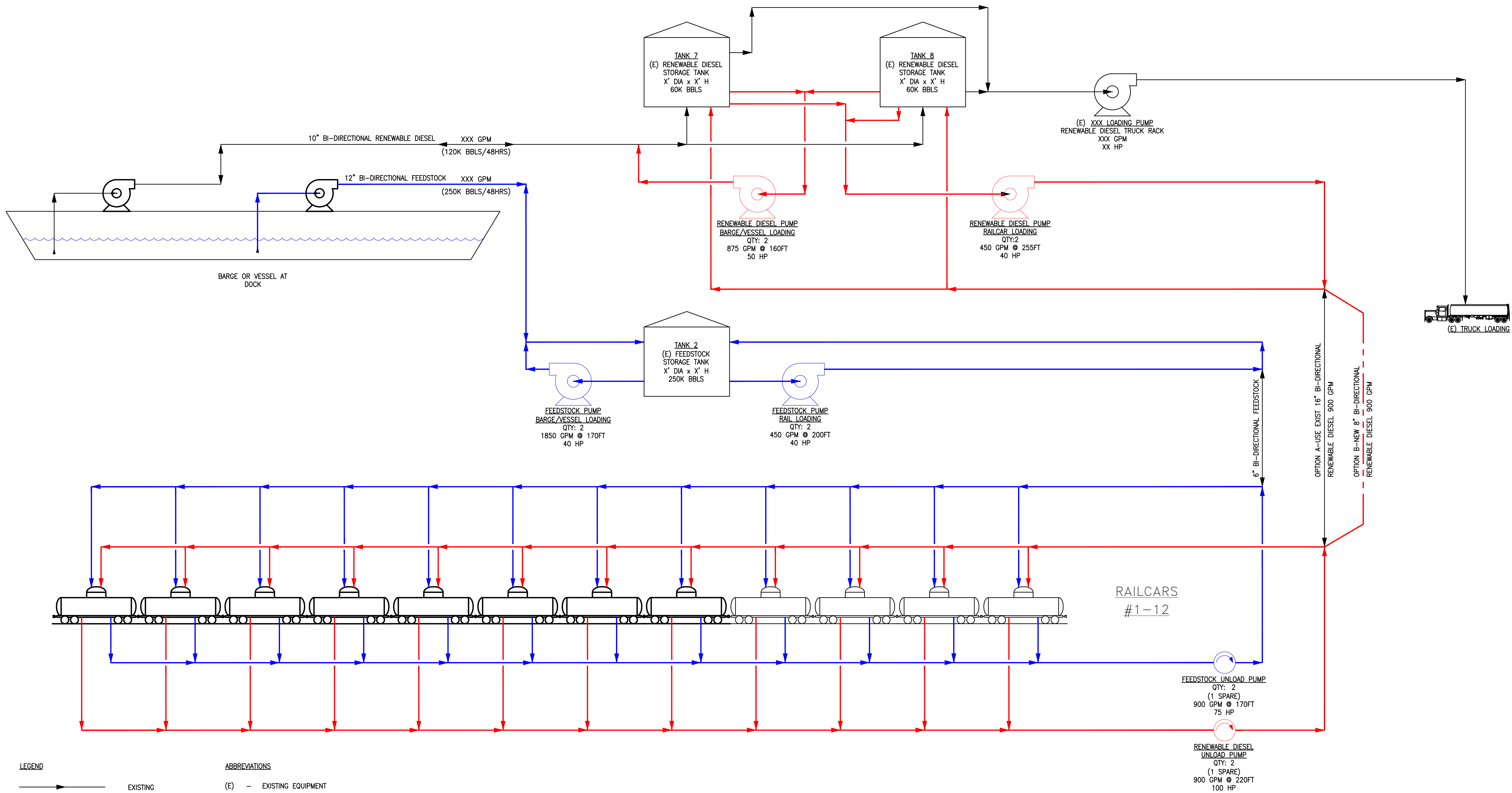
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A	ISSUED FOR REVIEW	TRM	03/31/22	TRF	JAA

ENGINEERING RECORD	DATE
DRAWN BY: TRM	03/29/22
ENGINEERED BY: ARM	03/29/22
CHECKED BY: TRF	03/29/22
PROJECT NUMBER: RV1335	

**MCCALL TERMINALS
RENEWABLE FEEDSTOCK HUB
OVERALL SITE PLAN**

SCALE: 1" = 80'
DWG.NO. D1335-SKG01
REV. B



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C	ISSUED FOR REVIEW	TKB	04/20/22	JAA	JAA
B	ISSUED FOR REVIEW	RLM	04/14/22	BLB	JAA
A	ISSUED FOR REVIEW	TKB	03/31/22	JAA	JAA

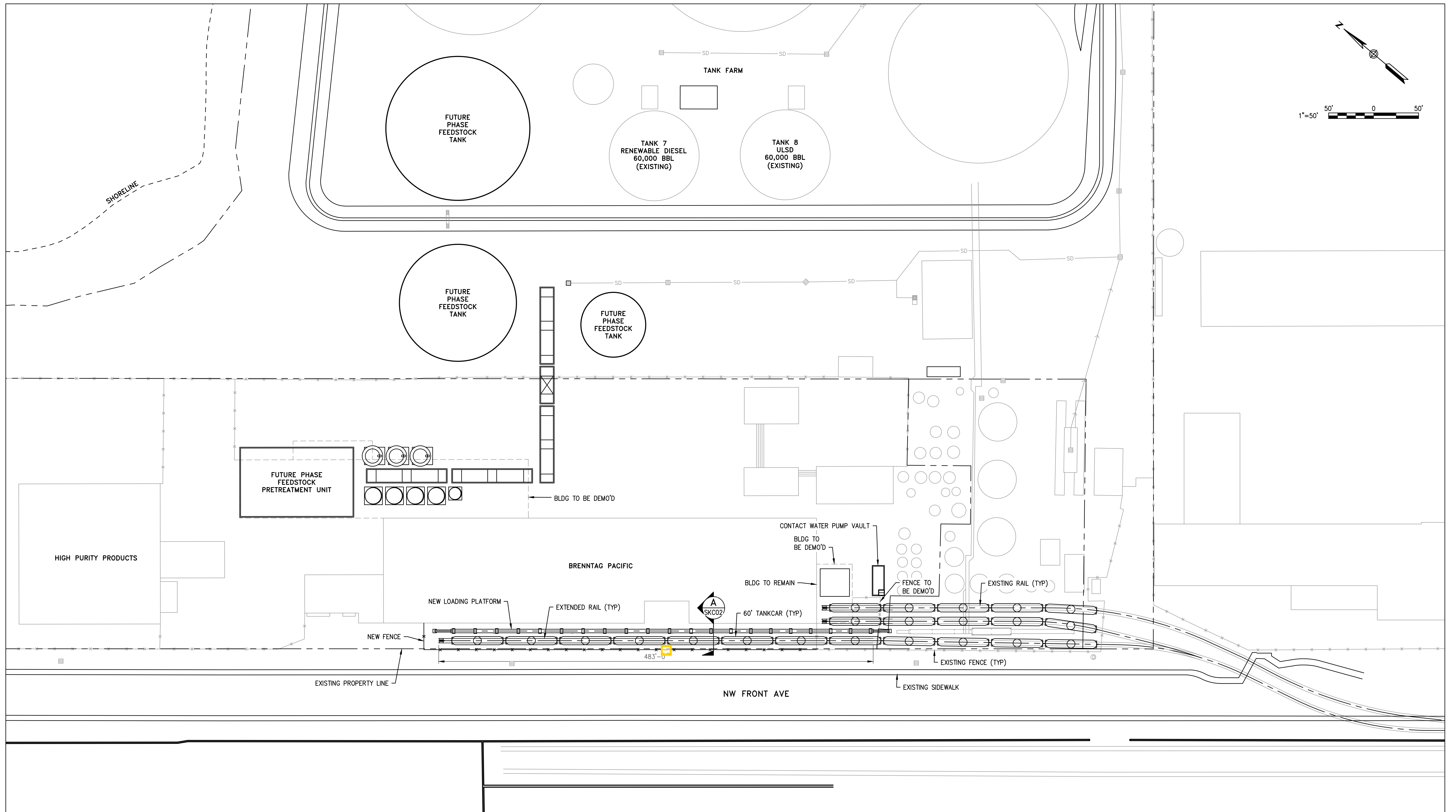
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DRAWN BY: TKB	03/14/22
ENGINEERED BY: JAA	03/14/22
CHECKED BY: JAA	03/14/22
PROJECT NUMBER: RV1335	

MCCALL TERMINALS RENEWABLE FEEDSTOCK HUB BLOCK FLOW DIAGRAM

SCALE: NONE

DWG. NO. D1335-F001

REV. C



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A	ISSUED FOR REVIEW	TRM	03/31/22	TRF	JAA

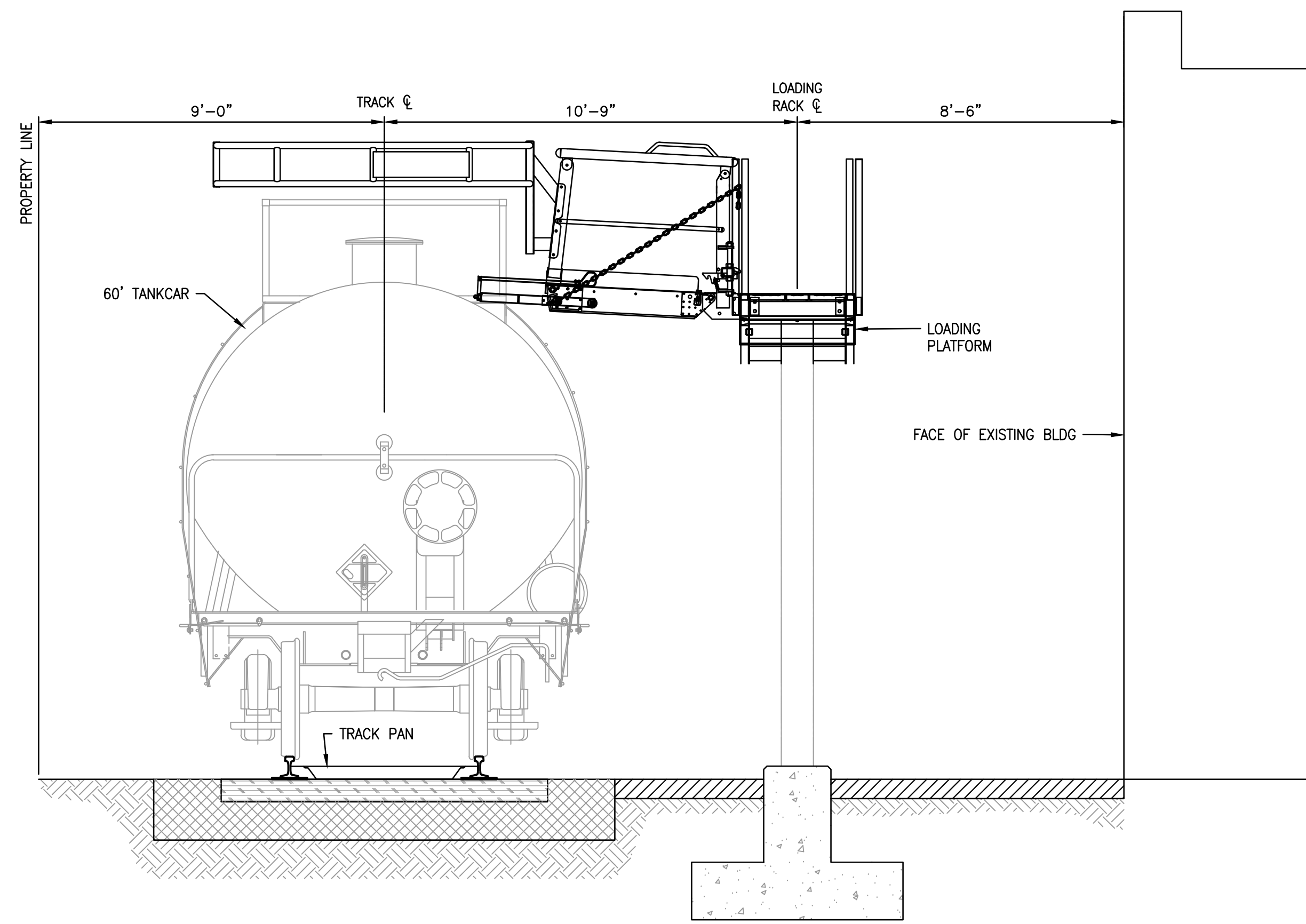
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ENGINEERED BY: ARM	03/29/22
CHECKED BY: TRF	03/29/22

PROJECT NUMBER:	RV1335
SCALE:	1" = 50'

MCCALL TERMINALS
 RENEWABLE FEEDSTOCK HUB
 SITE PLAN

DWG. NO. D1335-SKC01

REV. B



A SECTION
 SKC01 3/8" = 1'-0"

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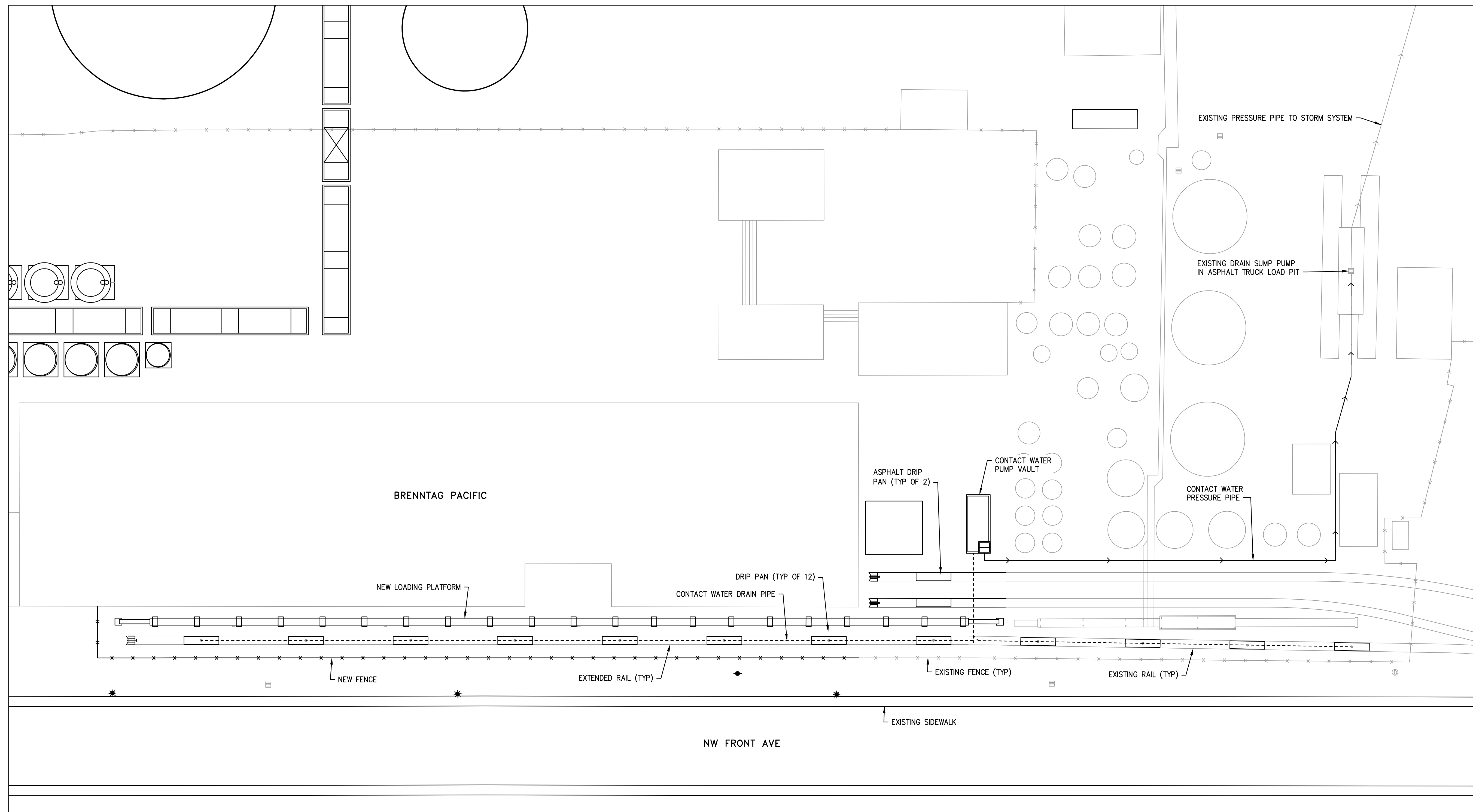
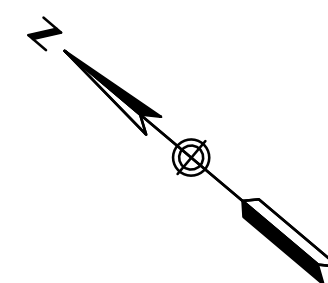
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A	ISSUED FOR REVIEW	TRM	03/31/22	TRF	ARM

ENGINEERING RECORD	DATE
DRAWN BY: TRM	03/29/22
ENGINEERED BY: ARM	03/29/22
CHECKED BY: TRF	03/29/22
PROJECT NUMBER: RV1335	

SCALE:	DWG.NO.	REV.
AS SHOWN	D1335-SKC02	B

MCCALL TERMINALS
 RENEWABLE FEEDSTOCK HUB
 SECTION



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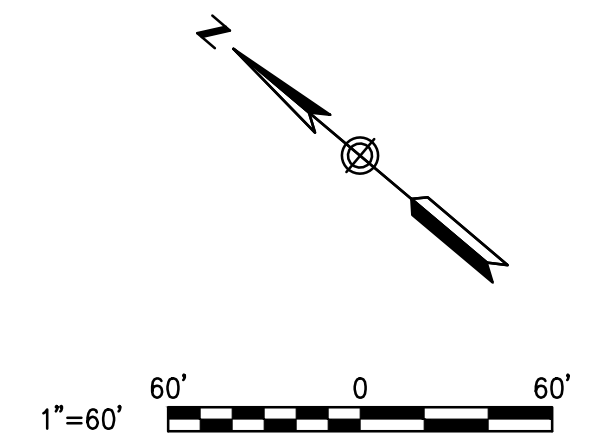
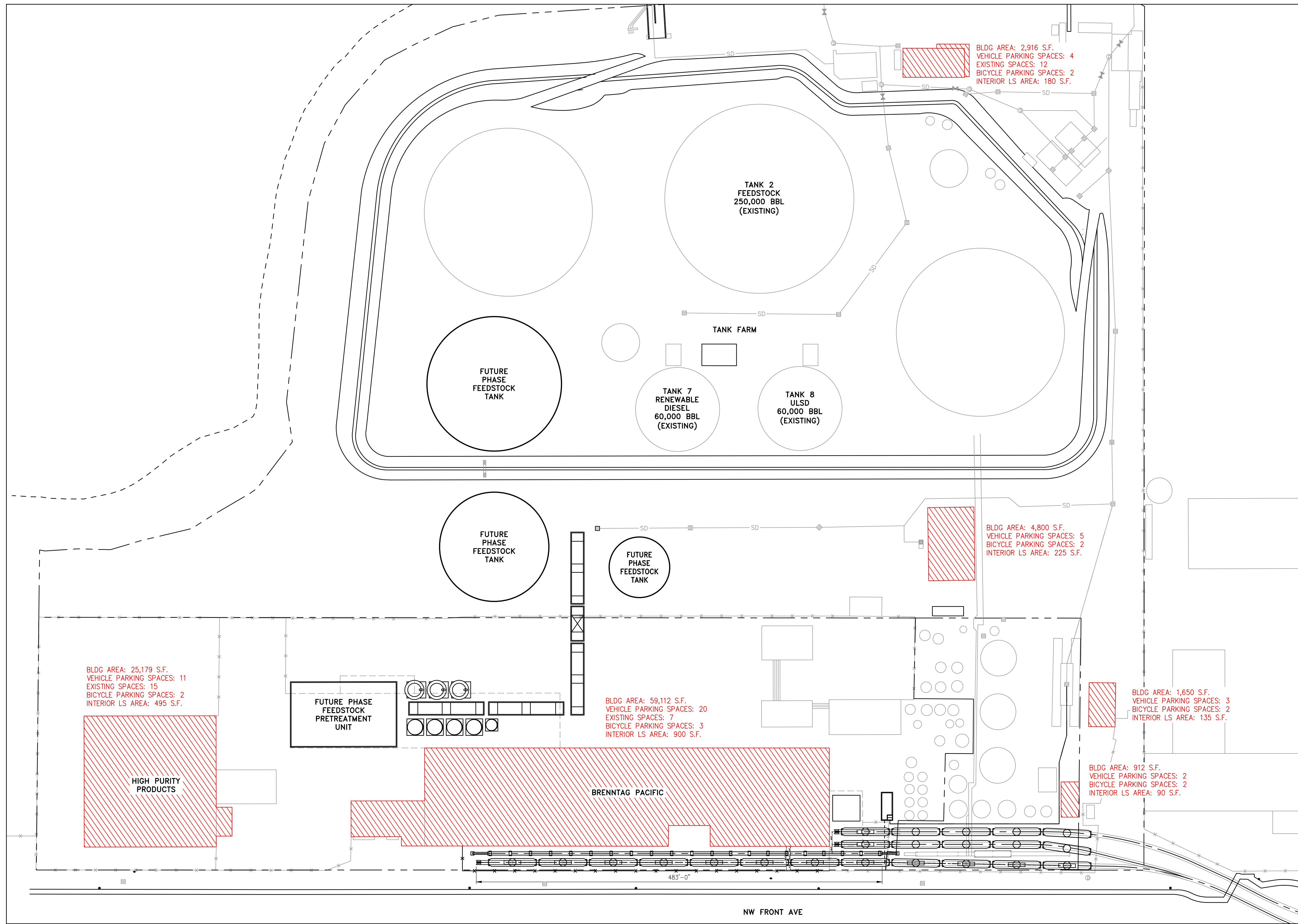
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ENGINEERED BY:	ARM	04/04/22
CHECKED BY:	TRF	04/04/22

PROJECT NUMBER: RV1335		SCALE: 1" = 30'	DWG.NO. D1335-SKC03	REV. A
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EA 22-143923 APP1



- NOTES:**
1. PARKING REQUIREMENTS FROM CITY OF PORTLAND TITLE 33, PLANNING AND ZONING.
 2. EXISTING SPACES: 34 TOTAL (PARKING SPACES PER AERIAL IMAGERY).
 3. REQUIRED VEHICLE PARKING SPACES: 45 TOTAL (ASSUMED BUILDING TYPES TO GENERATE REQUIRED SPACES).
 4. REQUIRED BICYCLE SPACES: 13 TOTAL.
 5. INTERIOR LANDSCAPING: 2,025 TOTAL SQUARE FEET.

BLDG AREA: 25,179 S.F.
 VEHICLE PARKING SPACES: 11
 EXISTING SPACES: 15
 BICYCLE PARKING SPACES: 2
 INTERIOR LS AREA: 495 S.F.

FUTURE PHASE
 FEEDSTOCK
 PRETREATMENT
 UNIT

BLDG AREA: 59,112 S.F.
 VEHICLE PARKING SPACES: 20
 EXISTING SPACES: 7
 BICYCLE PARKING SPACES: 3
 INTERIOR LS AREA: 900 S.F.

BLDG AREA: 4,800 S.F.
 VEHICLE PARKING SPACES: 5
 BICYCLE PARKING SPACES: 2
 INTERIOR LS AREA: 225 S.F.

BLDG AREA: 1,650 S.F.
 VEHICLE PARKING SPACES: 3
 BICYCLE PARKING SPACES: 2
 INTERIOR LS AREA: 135 S.F.

BLDG AREA: 912 S.F.
 VEHICLE PARKING SPACES: 2
 BICYCLE PARKING SPACES: 2
 INTERIOR LS AREA: 90 S.F.

NW FRONT AVE

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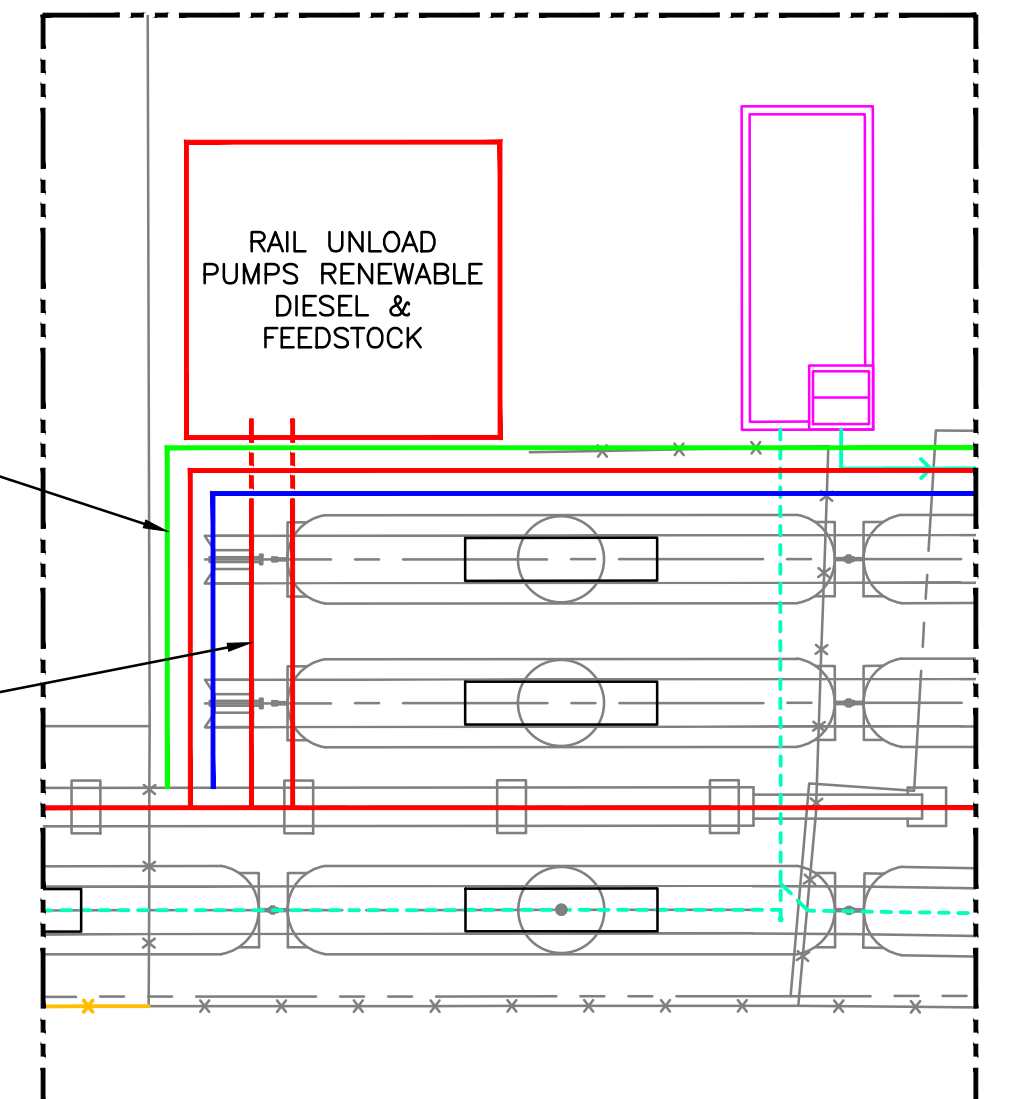
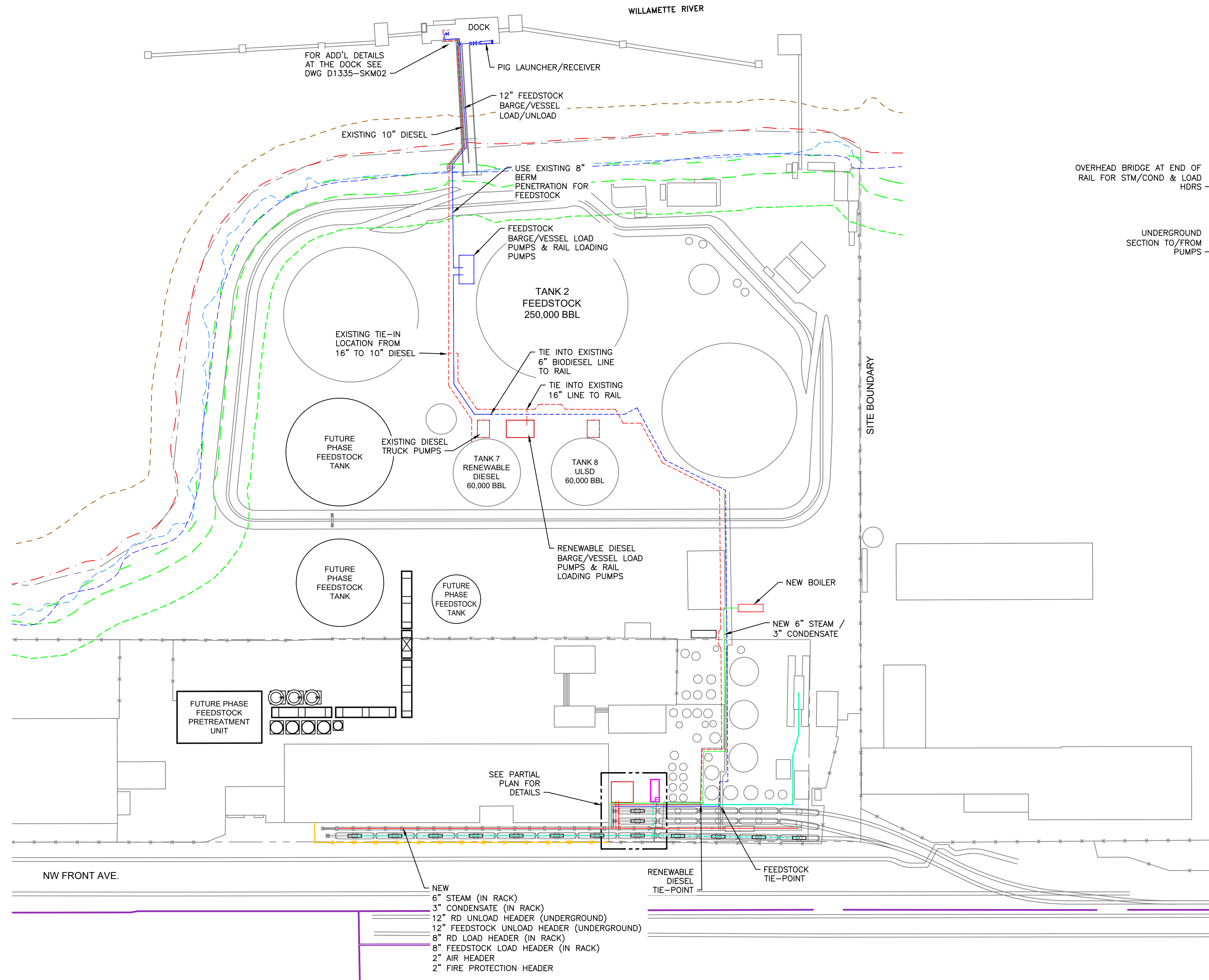
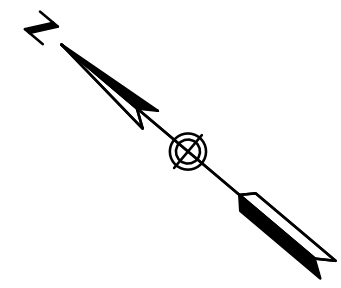
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DRAWN BY: TRM	04/14/22
ENGINEERED BY: ARM	04/14/22
CHECKED BY: TRF	04/14/22
PROJECT NUMBER: RV1335	

**MCCALL TERMINALS
 RENEWABLE FEEDSTOCK HUB
 SITE PARKING REQUIREMENTS**

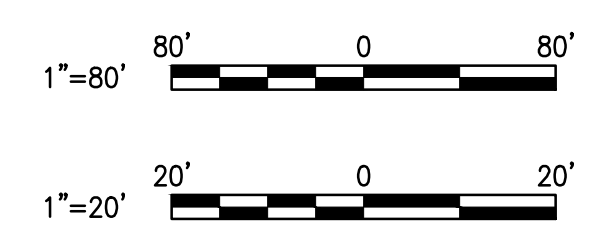
SCALE: 1" = 60'	DWG.NO. D1335-SKC04	REV. A
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PARTIAL PLAN
SCALE: 1"=20'

Bill of Material		
PRODUCT	DESCRIPTION	LENGTH
FEEDSTOCK TK FARM TO/FROM DOCK	12" PIPE	800'-0"
FEEDSTOCK LOADING @ RAIL	8" PIPE	900'-0"
FEEDSTOCK UNLOADING @ RAIL	12" PIPE (FBE COATED)	800'-0"
RENEWABLE DIESEL LOADING @ RAIL	8" PIPE	900'-0"
RENEWABLE DIESEL UNLOADING @ RAIL	12" PIPE (FBE COATED)	800'-0"
STEAM BOILER TO RAIL	6" PIPE	1100'-0"
CONDENSATE RAIL TO BOILER	3" PIPE	1100'-0"
AIR HEADER @ RAIL	2" PIPE	800'-0"
FIRE PROTECTION @ RAIL	2" PIPE	800'-0"

LEGEND:
 EXIST NEW
 - - - - - - - - - -
 - - - - - - - - - -
 - - - - - - - - - -



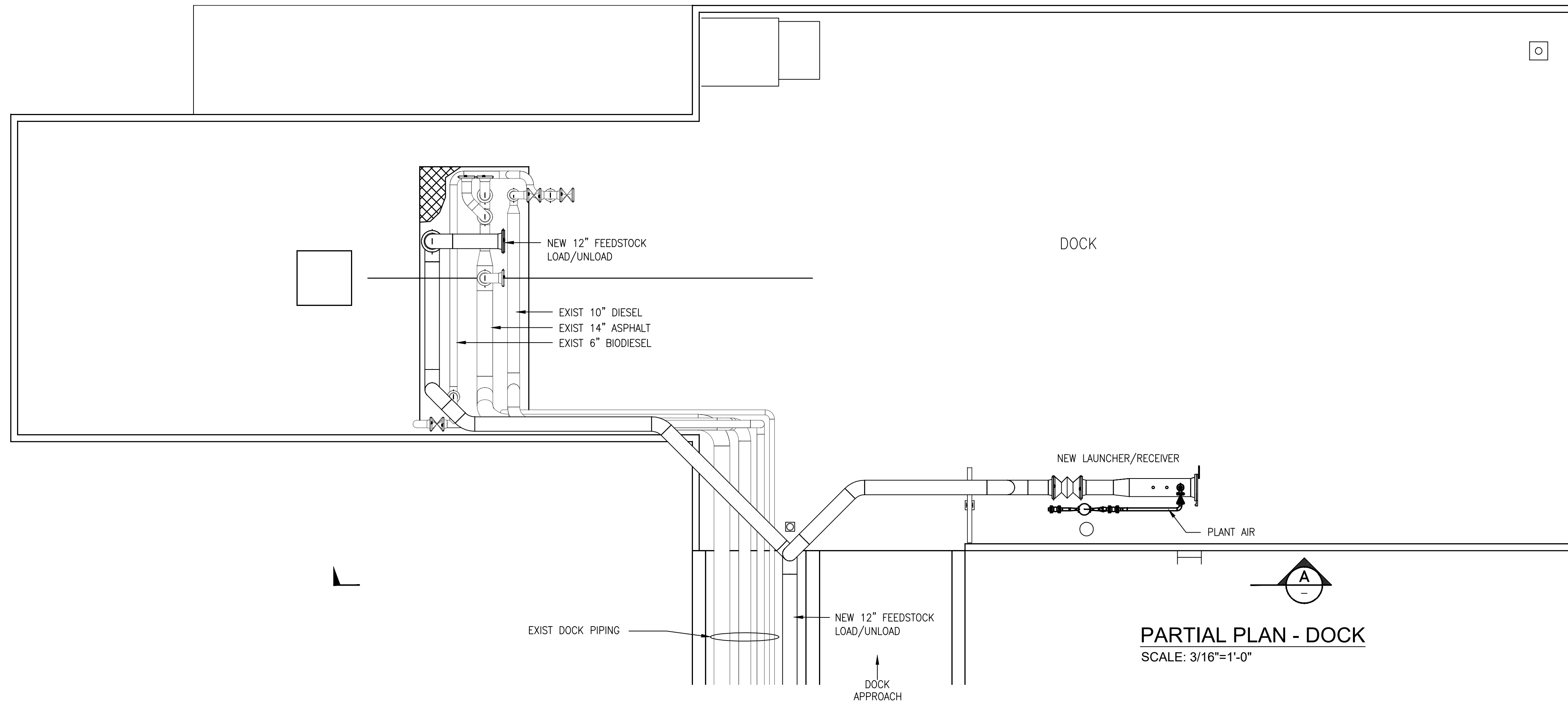
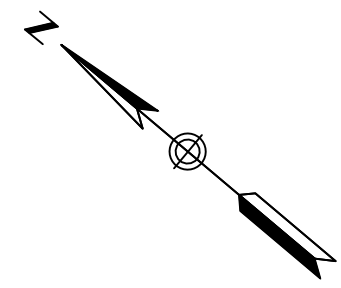
REFERENCE | NOTES

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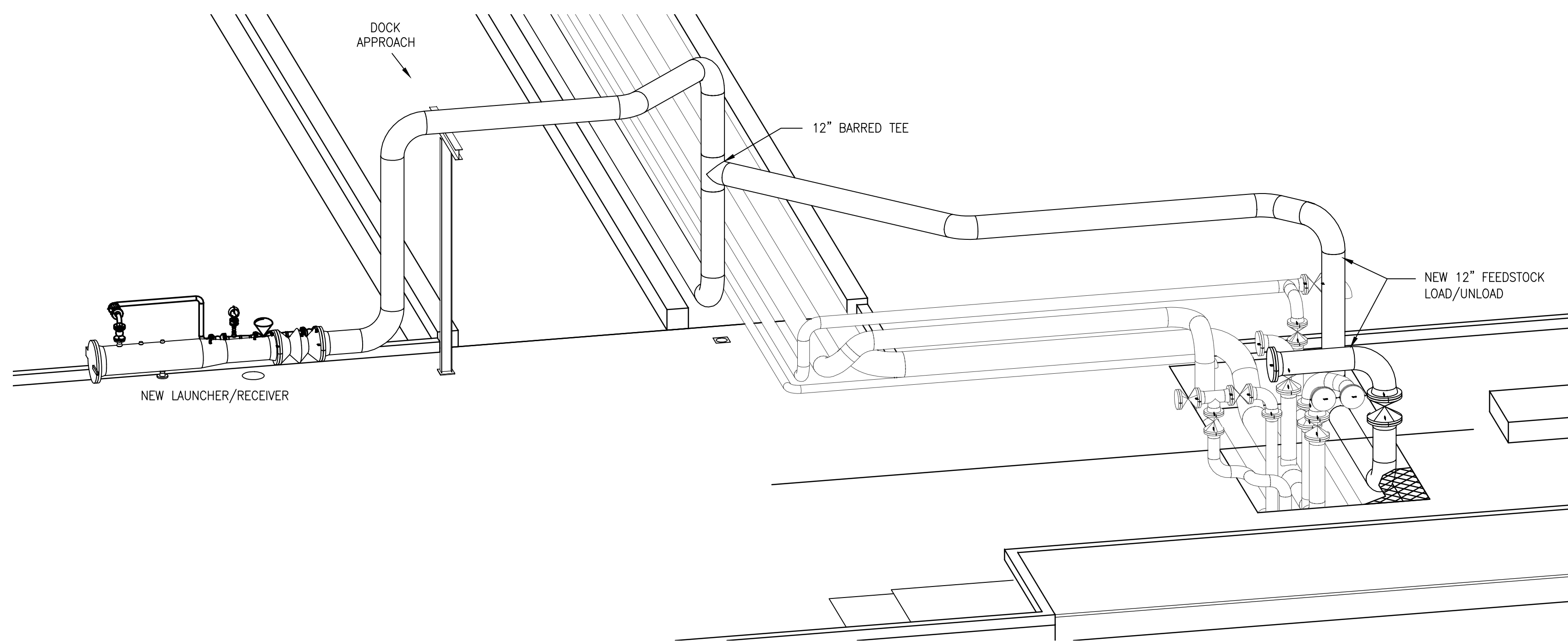
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A	ISSUED FOR REVIEW	RJV	03/30/22	RLM	JAA

ENGINEERING RECORD	DATE
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ENGINEERED BY: BLB	03/29/22
CHECKED BY: JAA	03/29/22
PROJECT NUMBER: RV1335	

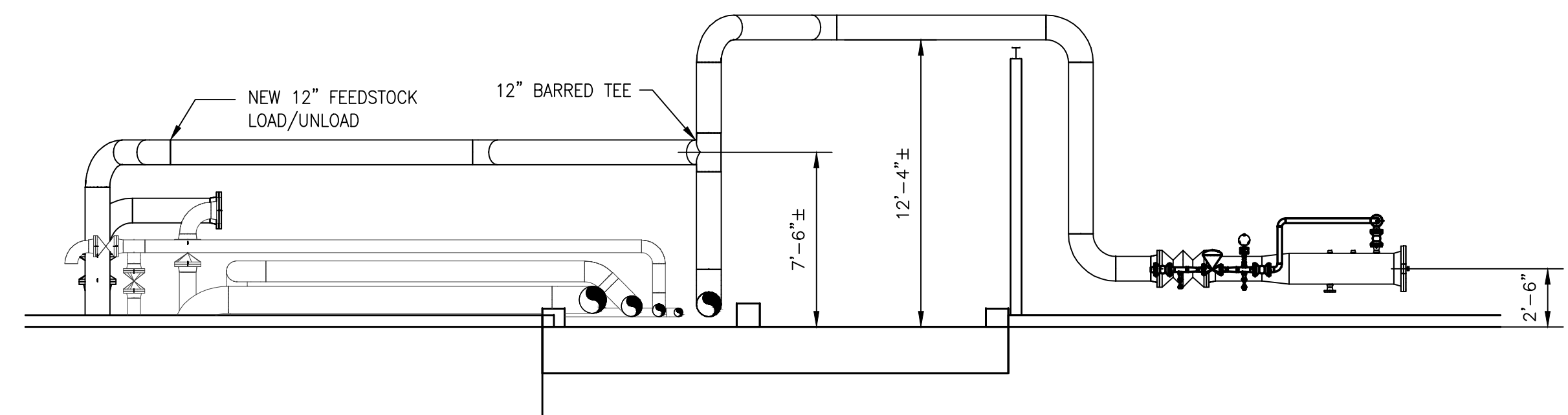
MCCALL TERMINALS RENEWABLE FEEDSTOCK HUB MECHANICAL SITE PLAN
 SCALE: AS NOTED DWG. NO. D1335-SKM01 REV. B



PARTIAL PLAN - DOCK
SCALE: 3/16"=1'-0"



ISOMETRIC VIEW
SCALE: 1/4"=1'-0"



SECTION A-A
SCALE: 3/16"=1'-0"



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A	ISSUED FOR REVIEW		RJV	04/14/22	RLM	JAA

ENGINEERING RECORD	DATE
DRAWN BY: RLM	04/11/22
ENGINEERED BY: BLB	03/29/22
CHECKED BY: JAA	04/12/22

PROJECT NUMBER: RV1335

SCALE: AS NOTED

DWG.NO. D1335-SKM02

REV. A

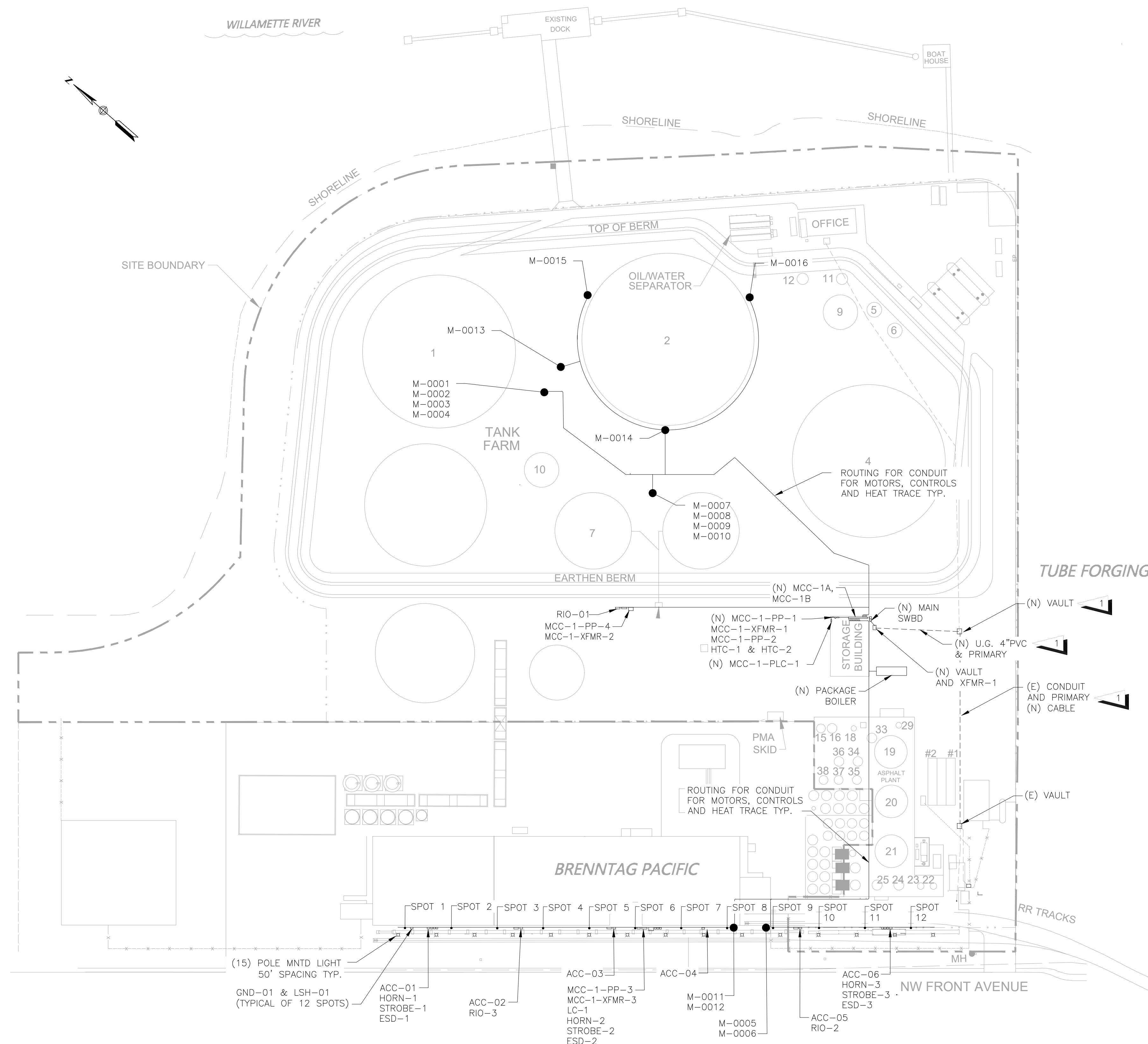
MCCALL TERMINALS
RENEWABLE FEEDSTOCK HUB
DOCK LAYOUT

GENERAL NOTES:

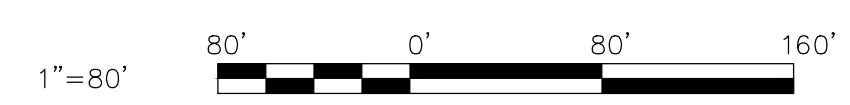
- DRAWING IS SCHEMATIC IN NATURE AND INCLUDES APPROXIMATE LOCATIONS ONLY.

SHEET NOTES:

- LOCATE AND EXPOSE (E) 12.47KV PRIMARY CONDUIT. INTERCEPT (E) PRIMARY CONDUIT. DEMO CONDUCTORS BACK TO (E) SOUTH VAULT. PROVIDE NEW CONDUIT TO NEW TRANSFORMER VAULT. VAULT(S) AND CONDUIT PROVIDED AND INSTALLED BY CONTRACTOR, CABLE, TRANSFORMER AND CTs PROVIDED AND INSTALLED BY UTILITY COMPANY. SEE D1335-E002 FOR ADDITIONAL INFORMATION.



PRELIMINARY
NOT FOR
CONSTRUCTION

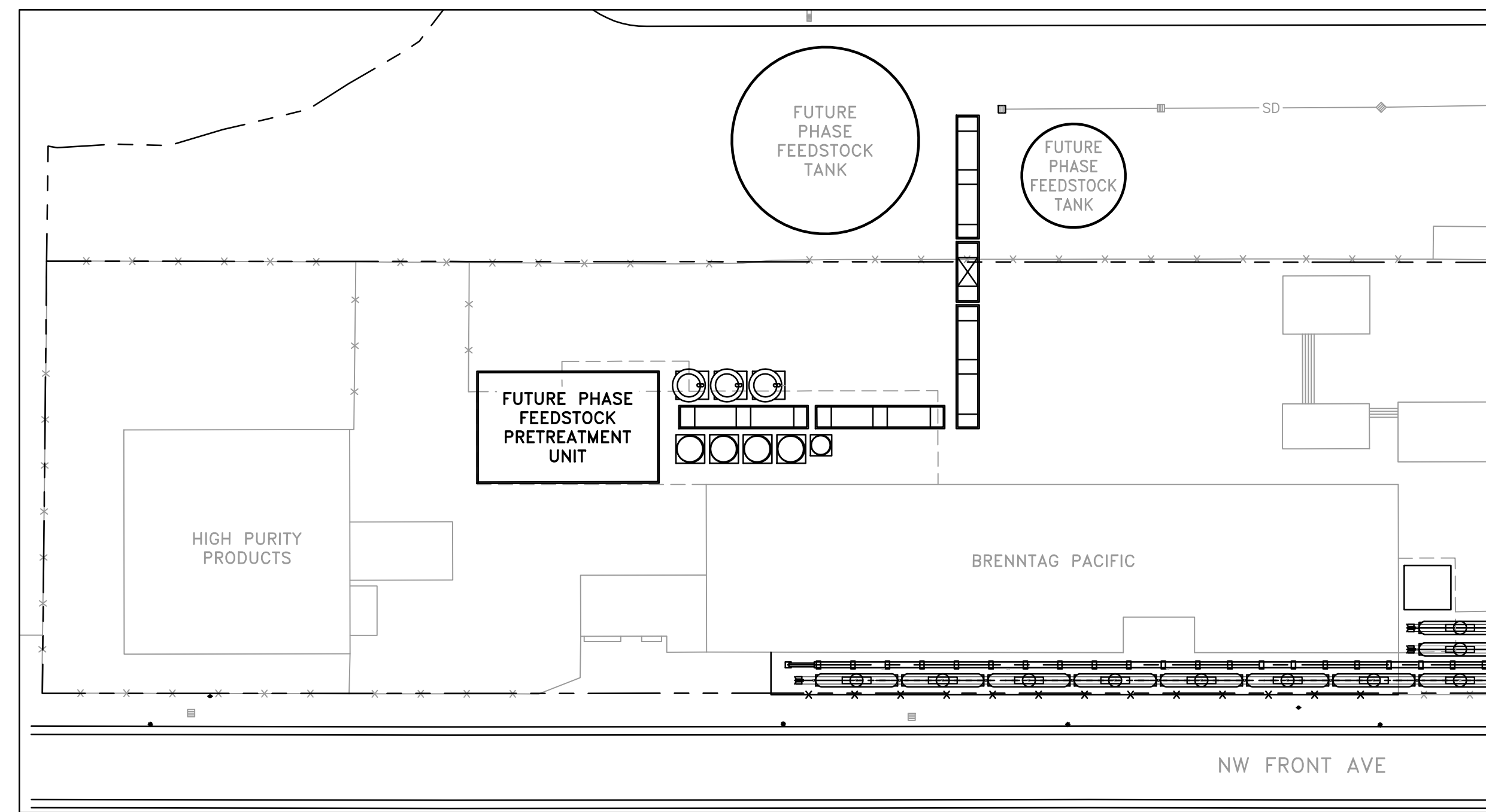


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A	ISSUED FOR REVIEW		TRW	03/31/22	MAR	MAR

ENGINEERING RECORD	DATE
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ENGINEERED BY: MAR	03/21/22
CHECKED BY: JMG	03/21/22
PROJECT NUMBER: RV1335	

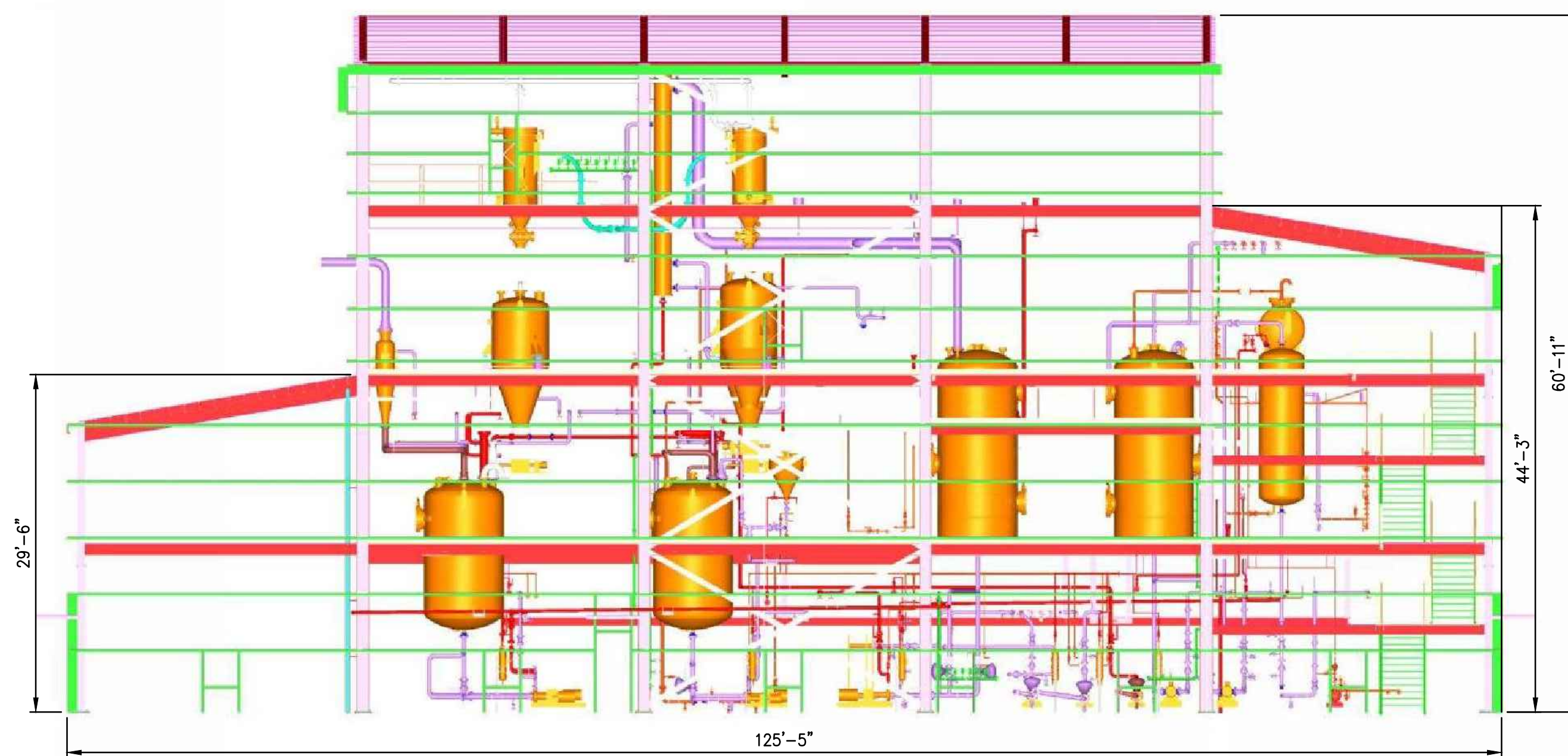
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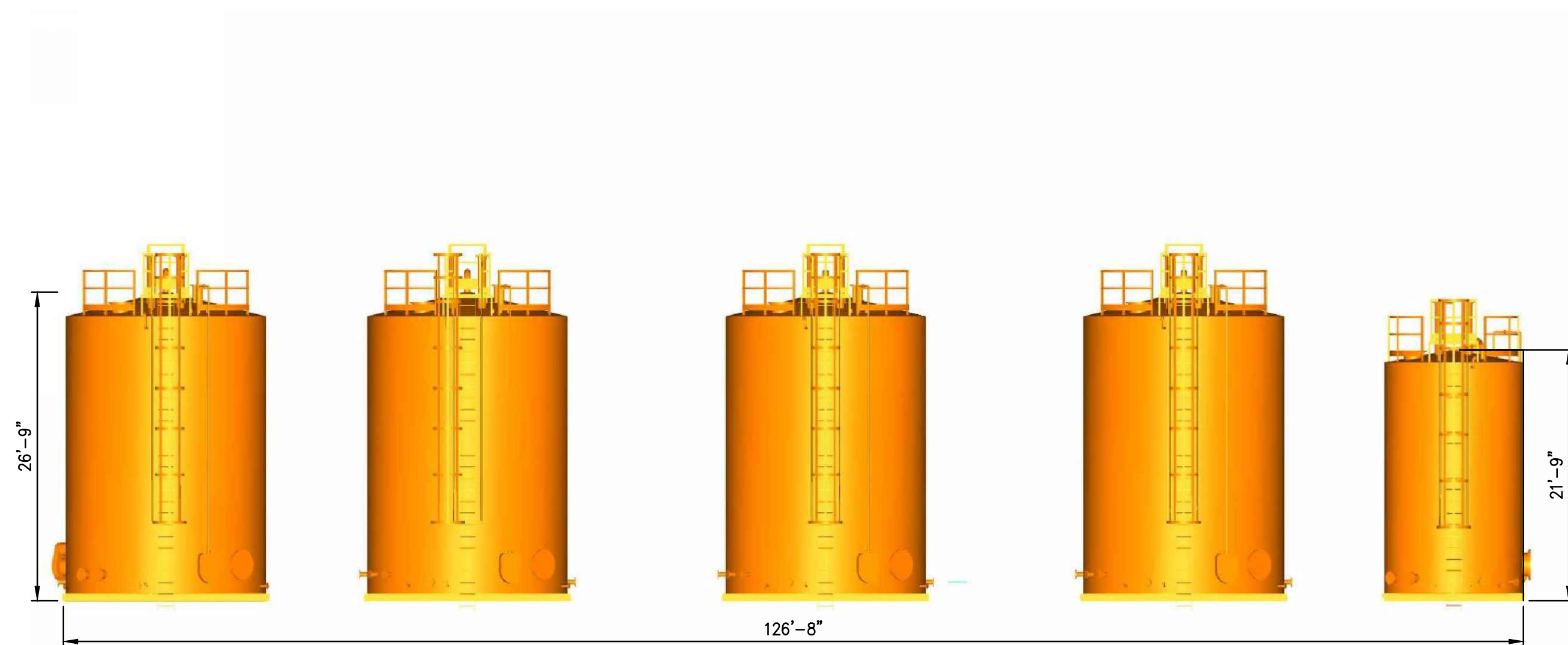
LOCATION PLAN
1" = 80'



SOUTHEAST ELEVATION
1" = 10'



SOUTHWEST ELEVATION
1" = 10'



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A	ISSUED FOR REVIEW		TRM	04/27/22	TRF	JAA

ENGINEERING RECORD	DATE
DRAWN BY: TRM	04/27/22
ENGINEERED BY: ARM	04/27/22
CHECKED BY: TRF	04/27/22
PROJECT NUMBER: RV1335	

SCALE:	DWG.NO.	REV.
AS SHOWN	D1335-SKG02	A

MCCALL TERMINALS
RENEWABLE FEEDSTOCK HUB
PRETREATMENT BLDG ELEVATIONS