

Attachment “C” – Post Demolition Site Conditions “Site Plan”

Revised October 21, 2008

General

The Post Demolition Site plan will be consistent with current Site Plan layout as it pertains to all concrete foundations on the site. All Above Grade / Above Slab concrete will remain intact. All open pits (including Main Below Grade Pit in center of Granulation Building) will be filled with to grade with clean fill material and capped by an engineered clay cap to prevent infiltration of surface water through potentially contaminated soil.

Main Granulation / Storage Building

All concrete foundations will remain intact, this structure will have concrete At Grade as well as Above Grade (Slab) at 4' above Grade in different locations within the layout of the area.

The Main Below Grade Pit located in the Storage area of the building covers an area of app: 300 ft x 96 ft with a 4 ft Slab surrounding a 16 ft deep pit area. This walls around this pit will be taken down to grade, the pit will filled with clean fill material, and the area will be capped by an engineered clay cap to prevent surface water infiltration.

A Profile of the below Grade bins (Main Pit Area) and the engineered cap plan is attached for reference as Attachment “D”

Office Building

The concrete foundation of this building are at Grade and no above Grade concrete are present at this location.

Shop Building (Located north of the office building)

The concrete foundation of this building are at Slab (4' above grade).

Storage Building (Finished Goods east side of rail spur)

The concrete foundation of this building are at Slab (4' above grade) with a small portion being at Grade (located at the south end of the building).

Storage Domes

The concrete foundations of these structures are at Grade, the concrete walls (8' above Grade will be removed, crushed and used as fill material on site).

Existing Storm Water and Drainage infrastructure and site grading will remain intact.

Existing perimeter security fencing and gates will remain intact.

All existing pavement & driveways will remain intact and act a Cap until environmental remediation commences.

October 22, 2008

Mr. Rick Graham
WDATCP, Environmental Quality Section
P.O. Box 8911
Madison, WI 53708-8911

**SUBJECT: Concrete Pit Cover Design
 Royster-Clark Madison Property
 WDATCP #02402110601
 BRRTS #06-13-550137
 BT² Project #3234**

Dear Mr. Graham:

The purpose of this letter is to propose an engineered cover for a portion of the main building at the Royster-Clark Madison site. A large portion of the north end of this building contains large material storage vaults or pits. The pits are constructed with concrete and are currently empty with the exception of wood walls that separate some areas of the pits. It is suspected that nitrogen is present in the soil below the pits, however, the presence of contamination below the pits has not been confirmed because the pits have been inaccessible for sampling.

Agrium US, Inc. (Agrium), has applied to the City of Madison for a permit to demolish the site buildings. Agrium wishes to remove the buildings while leaving concrete slabs and foundations in place. While there is documented soil contamination below several site buildings, we believe that at-grade concrete slabs will continue to serve as an adequate infiltration barrier to prevent further groundwater contamination. However, the concrete pits in the main building will collect water in the absence of the building structure and allow water to permeate through cracks and seams. If there is contaminated soil below the concrete pits, the permeating water could lead to additional groundwater contamination.

To prevent additional groundwater contamination as a result of building demolition, we propose the following actions for the concrete pit area of the main building:

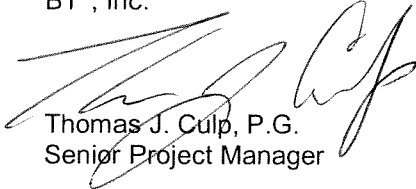
- Demolish the building and all concrete structures down to the site ground surface.
- Conduct soil borings and soil sampling through the bottom of the concrete pits and below the concrete floors of the loading dock level of the building to determine the degree and extent of soil contamination prior to backfilling. If soil below the loading dock level of the building is contaminated, the final location will be documented for future remediation.
- Place soil from loading dock level into concrete pits.
- Fill pits to ground surface with imported general fill.
- Install an engineered cover over the pit area. The cover will consist of 12" of compacted clay and 4" of topsoil. The entire cover will be graded to slope approximately 2% away from the center to promote surface runoff. Vegetation will be planted over the cap to stabilize the topsoil layer to prevent erosion.
- Continue semiannual groundwater monitoring program to ensure the cap is effective.

The proposed cover design is shown on **Figure 1**. The cover will prevent infiltration of water into the concrete pits and thus prevent additional groundwater contamination in the same way the building roof does now.


Mr. Rick Graham
October 22, 2008
Page 2

If you have any questions regarding this proposed cover design, please contact us at (608) 224-2830.

Sincerely,
BT², Inc.



Thomas J. Culp, P.G.
Senior Project Manager

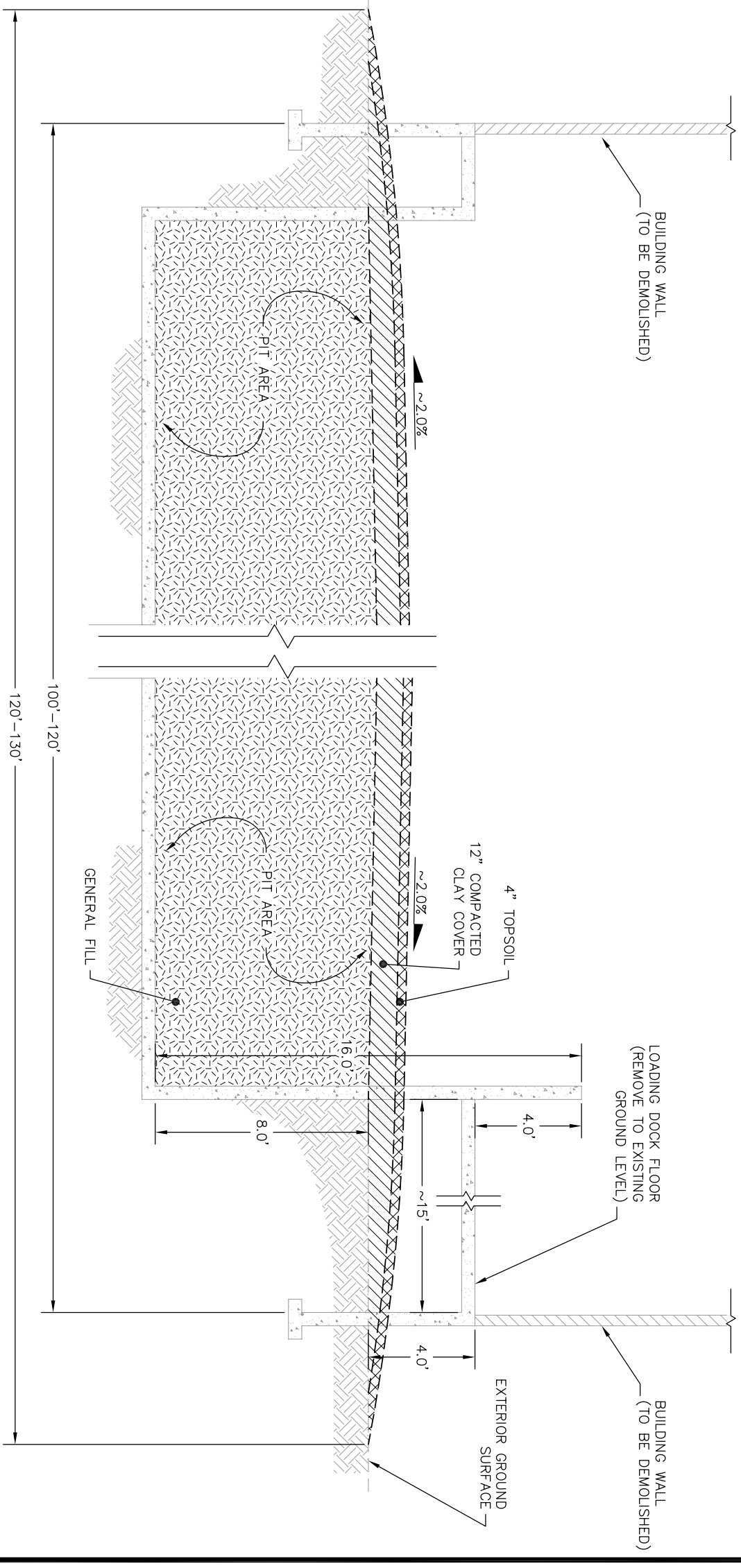
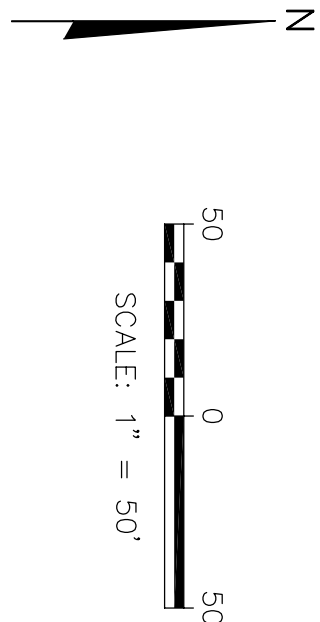
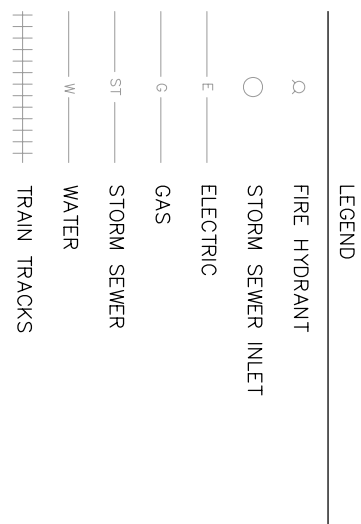
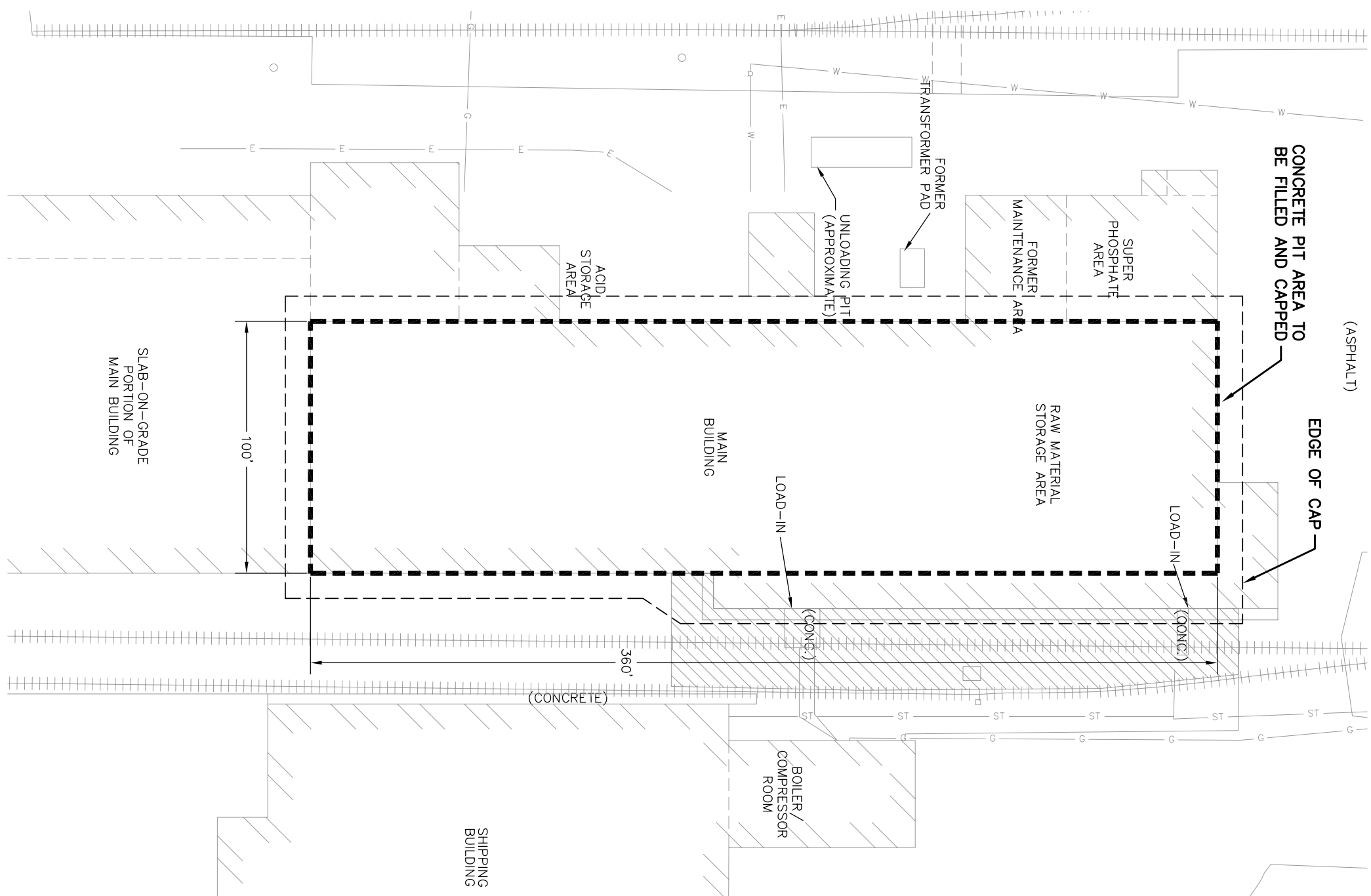


Mark R. Huber, P.E.
Principal, Senior Engineer

Enclosures: Figure 1 – Concrete Pit Cover Design

cc: Wendell Wojner, WDNR
Daren Couture, Agrium US, Inc.

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PROJECT NO.	3234	DRAWN BY:	KP
DRAWN:	10/24/06	CHECKED BY:	BP
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ENGINEER



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CONCRETE PIT COVER DESIGN

FIGURE 1