AGENDA
Planning Commission Regular Meeting
Tuesday, February 25, 2025
6:30 PM
City Council Chambers, City Hall

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ADDITIONS TO AGENDA**
3. **AUDIENCE INPUT**
4. **CONSENT AGENDA**
   a. Minutes of the January 28, 2025 Regular Meeting Minutes
5. **OLD BUSINESS**
   a. Request by Danner, Inc. for renewal of its Small Scale Mineral Extraction Permit for 2025
   b. Request by Magellan Land Development for approval of rezoning land from A-2 - Agricultural to R-2 - Low to Medium Density Residential, and a Preliminary Plat to develop 58 townhome units.
6. **PUBLIC HEARINGS**
   a. Request by Riveter Real Estate LLC for a major amendment to the Omni Orchards Farm Winery PUD Agreement and a final site and building plan.
7. **NEW BUSINESS**
8. **DISCUSSION**
9. **ADJOURNMENT**

ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JANUARY 28, 2025

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, January 28, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Rivera, Buggi, Reed, Beadner, Ellis, and Whitman.

Staff present included the following; Community Development (CD) Director Adam Kienberger, Senior Planner Anthony Nemcek, Planner Julia Hogan, and CD Technician Liz Kohler.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

a. Minutes of the December 16, 2024 Regular Meeting Minutes

Motion by Kenninger **Second by** Beadner

Motion to approve the Minutes of the December 16, 2024 Regular Meeting
Ayes: 7.
Nays: None. Motion Carried.

OLD BUSINESS

a. Request by Danner, Inc. for renewal of its Small Scale Mineral Extraction Permit for 2025.

Motion by Kenninger **Second by** Reed

Motion to continue the Public Hearing until the Planning Commission Meeting on February 25, 2025, so that the applicant can provide the City results on haul-back material testing.
Ayes: 7.
Nays: None. Motion Carried.

PUBLIC HEARINGS

a. Request by Greg Steininger for Renewal of a Small Scale Mineral Extraction Permit for 2025 and 2026

CD Technician Kohler presented on a request for the renewal of the Max Steininger Inc Small Scale

Mineral Extraction permit for 2025 and 2026. The mining operation is currently in Phase one and will not begin mining Phase two until at least 70 percent of Phase one has been reclaimed. No haul back material was brought into the site in 2024. Kohler showed the site plan, aerial imagery, and site photos. Staff recommended the Planning Commission recommend approval of the renewal of the permit for 2025 and 2026.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger **Second by** Ellis

Motion to close the public hearing

Ayes: 7.

Nays: None. Motion Carried.

Motion by Reed **Second by** Buggi

Motion to recommend that City Council approve the renewal of the Max Steininger Inc Small Scale Mineral Extraction Permit for 2025 and 2026 subject to terms and conditions in the attached Draft Conditions for Mineral Extraction.

Ayes: 7.

Nays: None. Motion Carried.

b. Request by Magellan Land Development for approval of rezoning land from A-2 - Agricultural to R-2 - Low to Medium Density Residential and a Preliminary Plat to development 58 townhome units.

Planner Hogan presented a request for the rezoning from A-2 Agriculture to R-2 Low to Medium Density Residential and preliminary plat approval for the development of 58 townhomes. Hogan showed the site location. The future land use designation is R-2 Residential which allows for up to six units per acre. The proposed site is ten acres, and the development density would be six units per acre. The site will be accessed through a single public street.

Hogan also presented the site and landscaping plans. The Parks and Recreation Department reviewed the plans and is recommending an eight-foot-wide trail be benched in on the west side of the site. The city is not looking to acquire parkland, so they will be requesting cash-in-lieu as the park dedication. Hogan mentioned that the developer held a neighborhood meeting on January 15th at Fire Station Two, which had two resident attendees. There was a public comment letter received and a phone call from a resident as well.

There was conversation surrounding the area around the site, future development and transportation. Chairperson Kenninger asked about plans for the property to the south as it relates to access to Akron and the number of curb cuts. Nemcek responded that there would just be the singular access from Akron if developed and the public road would be extended into the souther property.

Commissioner Kenninger asked about the future land use being guided as Low Density Residential. Hogan clarified that both R-1 and R-2 are allowed land uses in the guided land use of the comprehensive plan, and that R-2 is allowed as a secondary zoning.

Commissioner Kenninger opened the public hearing.

Jason Palmby

7129 Heatherton Trail
Palmby stated that he was the applicant and could answer any other questions for the commission.

Emily Becker
5354 Parkdale Drive St Louis Park
Becker stated that she works for MI Homes and that the price points will be between 385 to 425 thousand for the townhomes. She said that they are designed to look like single family homes and are 29 feet in height, similar to a single-family home. Becker confirmed that the townhomes will be for sale, not for rent.

Commissioner Beadner asked about feedback in the neighborhood meeting. Becker responded that there were only two people but one asked the question of if the townhomes would be for sale versus for rent and the other stated that they would rather see single family homes. Becker reiterated that townhomes are an allowed use in the zoning district.

Greg and Beth Bergacker
13080 Akron Ave
The Bergackers expressed concern over the development. They are worried about people coming into their yard, particularly with the park to the south of them. They said that people have walked through their yard in the past and that they hunt on their property and are worried about people getting hurt. They stated that when the park to the south of their property was created that they were told a fence would be going in, but a fence has not been constructed.

They are also worried that the townhomes will be turned into a rentals and will be neglected. They stated that there was a five-day notice for the neighborhood meeting, but they were on vacation and would have otherwise attended the meeting. They asked that the developer put in a privacy fence to ensure people stay out of their yard.

Danielle Kent
12870 Amiens Ave
Kent stated that she did not receive the neighborhood meeting letter until after the meeting had occurred and would have otherwise attended. She asked about additional safety measures for the project since there will not be a turn lane put in going into the new development. She expressed concern over traffic safety and stated that she already sees a lot of people almost get in car accidents on Akron.

Motion by Kenninger **Second by** Reed

Ayes: 7.

Nays: None. Motion Carried.

Hogan clarified that Dakota County will be requiring a turn lane to access the site. She said that Akron Avenue is a major county road and that the county looks into the traffic volumes and had no issues wiht the development occuring in relation to traffic. Chairperson Kennigner asked if it will be a turn lane for someone turning left into the development or right. Nemcek stated that there is already a center turn lane on that road, so it will be a right turn lane.

Commissioner Beadner asked about the trail that would be put in and if it would be cut off at the

property line. Hogan responded that when development occurs to the south the trail would be put in. Commissioner Kenninger asked about the park fence mentioned by the property owners to the south. Hogan responded that the Parks and Recreation Director had conveyed that a fence was not required for the development of the park, so the city has not constructed a fence.

Becker addressed the fence on the south of the property and stated that the landscaping identifies the property line fairly well. The HOA agreement will be maintaining the regulations on maintenance, including outdoor storage. She also said that the HOA will be maintaining the outlot, snow removal, and lawn care. She stated that rentals are allowed in their units, but they are not common.

Commissioner Reed asked if a fence was out of the question. Becker stated that it would be difficult to construct a fence with the required landscaping. Nemcek stated that there are no instances to staff's knowledge of requiring a fence between two residential uses. He stated it has occurred between differing uses, such as a commercial and residential lot next to one another, but not for two sites with residential uses. Commissioner Whitman asked if this was a special circumstance because of the park and if it was feasible that it seemed reasonable. Commissioner Reed echoed Whitmans sentiment. He also asked if the fence on the park side would be helpful to avoid foot traffic through the southern property. Commissioner Beadner stated that a fence could be added as a condition. Chairperson Kenninger stated that people might just walk around a fence anyway. She asked if there was a sidewalk on the east side and if they would cross the street twice in order to walk down on a sidewalk. Hogan responded that there is no sidewalk and residents would need to cross the street.

Commissioner Buggi brought up the road on the plans and if the small section of street is necessary if the property owners to the south are not planning on selling in the near future. Nemcek responded that it is a requirement from the county as a part of their plat approval process. The Commission questioned if there was an easement or something that could be done to establish the trail prior to any sale of the property to the south of the site.

Kienberger reminded the Commission that they have the ability to continue an item and because it is not a PUD it is more difficult to leverage conditions on the approval. He stated that continuing the item could give the developer time to find other solutions for the problems that had been brought up. Commissioner Reed stated that he would like to continue the item so that the developer could come up with other solutions and Rivera agreed.

Commissioner Ellis stated that the current proposal meets the zoning requirements and that when the item is brought back the commission is bound to approving the plan as it meets those requirements. Chairperson Kenninger said that they could approve tonight and recommend the developer work with the homeowner prior to the City Council meeting. She said that the plan does meet the requirements and the Commission cannot really add an additional condition. Commissioner Whitman stated that the commission has a duty to address concerns regarding safety and that staff should make sure that there were no requirements for a fence on the park side.

Commissioner Reed asked if they could approve the rezoning but defer the decision on the preliminary plat. Kienberger advised against separating the two actions since it is the same development.

Palmby came back to the podium and said that they could work toward a solution with the property owner to the south and the city if approved. He asked if the item is tabled what direction would need to

be taken. Chairperson Kenninger replied that they would need to address the safety concerns about the sidewalk and fence. Palmby stated that the county had implied that any construction of sidewalk or trails would be driven by further development in the area. The Bergackers returned to the podium and stated that there is a steep embankment in that area and any trail development would require a lot of grading. Palmby stated that they can work toward a solution.

Commissioner Ellis clarified that the park to the south is an athletic complex and is not necessarily a playground type park. Commissioner Reed asked if the county had addressed the crossing concerns. Nemcek stated that the long-term plan is to have a trail on the east side of Akron Ave. He said that there is a possibility of some right-of-way acquisition in the future. Commissioner Reed asked if that was a possibility to be resolved by the next meeting if the current plan is tabled. Nemcek said it likely would not be figured out within a month.

Commissioner Whitman asked about the community meeting requirements. Hogan responded that staff could require the meetings for certain projects and that to her knowledge the developer met any necessary requirements. Kienberger responded that the notice requirements are not the same as the City's public hearing notices. Commissioner Whitman asked about land use designation and how long that has been in effect. Hogan responded that it was adopted with the 2040 Comprehensive plan and there was a public comment period in 2019 for the 2040 plan. Commissioner Whitman brought up the letter that was sent in and the concerns regarding varying intensities of adjacent properties and asked if staff had any concerns with that. Hogan replied that staff does not have any concerns regarding differing densities.

Motion by Reed **Second by** Buggi

Motion to continue the item to the February 25, 2025 meeting.

Ayes: Kenninger, Rivera, Reed, Whitman, Buggi, Beadner.
Nays: Ellis. Motion Carried.

c. Request by North Wind Test, LLC., for Preliminary and Final Plat approval and rezoning of 60 acres from A-2 to B-2

Senior Planner Nemcek present on a request by North Wind Test the Preliminary and Final Plat and rezoning of 60 acres from A-2 Agricultural to B-2 Employment. Nemcek presented the site location and the proposed plat of two parcels. One buildable lot and one outlot which would be the site of a future substation; however it could be a buildable lot. Nemcek stated that the rezoning is consistent with the city's land use plan and the area has recently been brought into the MUSA boundary to allow for development. He also showed a preliminary site plan.

Staff recommended that the commission recommend that City Council approve the request for a preliminary and final plat and the rezoning.

Commissioner Reed asked for clarification of the plans for the roadway that currently runs through the site. Nemcek described the existing roadway's status as a private, University-owned road and how it would be replaced by the new east/west road along the northern site boundary. Chairperson Kenninger asked about the traffic impact analysis that was included with the packet and how it fits in with other development occurring in the area. Nemcek described that how the analysis is one piece of the puzzle and is taking other development into account in its analysis. Commissioner Reed asked how the responsibility for the remediation of environmental concerns would be determined. Nemcek deferred

to the applicant as that responsibility would be determined as part of the purchase agreement.

Chairperson Kenninger opened the public hearing.

David Meyer
358 East Filmore Ave St Paul
Meyer gave an overview of North Wind and their previous work and buildings. Their goal is to establish a premier aerospace testing complex site. North wind will be operating it themselves for the next 50 to 100 years. They are partnered with the University of Minnesota and their College of Science and Engineering.

Leslie Krueger
3191 15th Ave SE Minneapolis
Krueger stated that she is representing the Regents of the University of Minnesota. She gave an overview of the history of the site and brought up that the site has an area of environmental concern associated with it. She said that the MPCA is supervising the University of Minnesota and North Wind to ensure compliance. Krueger said the project will extend the public infrastructure as well.

Donald Mullen
353 West 7th St Saint Paul
Mullen stated that he was speaking in favor of the project and that it could be really good for the community.

Amanda Taylor
1805 Standford Ave St Paul
Taylor stated that she was present on behalf of Greater MSP the regional economic development partnership for the Minneapolis-St Paul region. Taylor spoke in favor of the project as it enables opportunity and economic investment. She said the project will advance the region's leadership and innovation, technology, and research and development. It would be the country's premier aerospace testing complex and a competitive asset for the city.

Motion by Kenninger **Second by** Reed
Motion to close the public hearing
Ayes: 7.
Nays: None. Motion carried.

The Commission voiced their excitement for the project. Commissioner Beadner asked if large equipment would be brought in for the testing. Meyer stated that they will be completing testing on scale models. Chairperson Kenninger asked about noise and if testing will be indoors. Meyer confirmed that it would be indoors and would be quiet.

Motion by Reed **Second by** Beadner
Motion to recommend the City Council approve a rezoning of the subject parcel from A2 - Agriculture to B-2 Employment.
Ayes: 7.
Nays: None. Motion Carried.

Motion by Reed **Second by** Beadner

Motion to recommend the City Council approve the North Wind Addition preliminary and final plats, subject to the following conditions:

1. Execution of a subdivision agreement.
2. Development fees not paid for Outlot A must be submitted are due prior to approval of a building permit for the future substation.
3. Payment of $515,950 in lieu of park land dedication.
4. The developer is responsible for the costs of constructing a bituminous trail along the western side of the Blaine Avenue extension.
5. Conformance with the comments contained within the engineer's memo dated January 23, 2025.
6. Approval of a rezoning of the subject property from A-2 to B-2 in conformance with the City's Comprehensive Plan.

Ayes: 7.
Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Nemcek reminded that the March meeting will be a week earlier and on a Monday. It will take place on the 17th of March.

Chairperson Kenninger stated that she will not be present at the April meeting.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular Commission meeting, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: February 25, 2025
Tenative City Council Meeting: March 18, 2025

AGENDA ITEM:	Request by Danner, Inc. for renewal of its Small Scale Mineral Extraction Permit for 2025	**AGENDA SECTION:** OLD BUSINESS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 5.a.
ATTACHMENTS:	Draft 2025 Mineral Extraction Permit , Site Location , Applicant's Narrative, Updated Site Plan , Aerial Imagery , Panoramic Imagery, Site Photos, Haul-Back Material Testing Results	**APPROVED BY:** AK
RECOMMENDED ACTION: **Motion** to recommend the City Council approve the Danner, Inc. Small Scale Mineral Extraction Permit for 2025, subject to the terms and conditions in the attached 2025 Draft Conditions for Mineral Extraction.		

BACKGROUND

SUMMARY

Applicant & Property Owner(s):	Marlon L. Danner of Danner, Inc.
Location:	4594 145th Street East – one half mile east of US Highway 52 and one quarter mile south of CSAH 42
Area:	75 Acres
Comp. Guide Plan Designation:	LDR Low Density Residential; MDR – Medium Density Residential; HDR – High Density Residential
Current Zoning:	A-2 - Agricultural

The Planning Commission is being asked to consider an application from Danner, Inc. requesting renewal of their annual small-scale mineral extraction permit for the 2025 calendar year. The small-scale mineral extraction operation is located at 4594 145th Street East in the eastern portion of the City. Small Scale Mineral Extraction is permitted in the city as an Interim Use within specified areas, and the permit for this mineral extraction site expires after one year. The Danner site has been operating as a mine for several years, and the request for renewal is consistent with similar renewals that have previously been issued for the site.

Staff is not aware of any significant issues associated with site mining and haul-back since the last review. Please note that the approved permit allows the applicant to perform grading work in the northern portion of the site, outside the approved mining area. While this work is acceptable under the terms of the permit, the applicant should ensure there is adequate fill and topsoil remaining for

reclamation of the mining site. After requesting a modification to the phasing of the grading work that was ultimately approved by the City, the work commenced five years ago and has been part of the ongoing mining and reclamation operation being conducted on the site. All such grading is taking place in the "Phase 1" grading area adjacent to County Road 42. It does not appear that much, if any, additional material was placed in the Phase 1 fill area in 2023 and that area has been stabilized with vegetation. The applicant did provide an updated status map with their submittal materials which verified that mining is not occurring below the 840'elevation requirement of their permit.

Staff recommends approval of the renewal request for 2025 based upon a review of the information submitted by the applicant, the mineral extraction standards in Section 11-6-4 M. of the City Code, and the attached permit.

BACKGROUND

The Danner operation extracted approximately 40,000 tons of sand and gravel in 2014 and approximately 65,000 tons of material each year from 2015 through 2017. For 2018 and 2019, the applicant reported the extraction of 60,000 tons of material and this was the case for 2020 as well. 2021 saw about 30,000 tons removed, and 22,000 tons were removed in 2022. In 2023, 20,000 tons of material was removed and in 2024 the applicant stated that approximately 25,000 tons of sand and rock were removed from the site. For 2025, the applicant notes that they plan to be extracting 60,000 cubic yards of material from the site. In addition to the excavation activity, Danner continues to import material to the site for future reclamation. Over the past year, the applicant reports that there were 10,000 cubic yards of "haul-back" material brought to the site from a combination of local government road improvement projects and other redevelopment projects in the area.

Testing of this material was previously done in 2018 and at that time the annual review included a report describing the testing performed by Braun Intertec on haul-back material in late 2016 and early 2017. Braun Intertec's testing found that the soils "meet the requirements of the 2014 Conditions for Small Scale Mineral Extraction Permit for Danner and the Borrow Pit Reclamation Protocol, along with complying with the MPCA guidance for Best Management Practices for the Off-Site reuse of Unregulated Fill." The material brought to the site over the past few years originated in the same stockpiles from Danner's South St. Paul yard and Mendota Heights. Staff included a condition in the 2024 mineral extraction permit that haul-back material testing results would need submitted to the city prior to the approval of a 2025 permit. Testing was done by Braun Intertec in January 2025 and submitted to the City in February 2025. The testing results found that the sampled areas met the requirements of the 2024 Small Scale Mineral Extraction Permit and is suitable for reuse as fill at the site.

The active mining is shown to be continuing in the southern portions of Phases One, Two and Three. Based upon the plan and site inspection, stockpiling is occurring in the northern portion of Phase one and two. The attached 2024 pit status drawing illustrates the area outlined in blue is a combination of stockpiling, circulation, and material handling activities. This work area is greater than just the mining function.

The application previously stated that little restoration is occurring on the site due to stockpiling of material. Staff recommended that some restoration work be completed in 2020 and 2021. The project narrative indicates that some filling has been occurring on the southern property line, and the updated

aerial imagery for the property does show that restoration continues to be completed in the southeast corner of the mine. In general, the City expects reclamation to occur as mining reaches the approved elevations, and staff is recommending that this restoration continue in 2025. The applicant has started to run out of room for excavation in the first two phases and will need to continue restoration work in these phases while moving forward into Phase 3. Filling and sloping from east to west has been occurring.

During the previous reviews, staff noted that there was storage taking place on the property unrelated to the mining activity. The permit was therefore updated in 2017 to limit the number of storage trailers allowed on the property. Based on staff's site visit in 2024 and evidence from recent air photographs of the site, the applicant is following the requirement. Grading work is expected to continue throughout 2025 and must adhere to the approved grading plan (as updated to reflect the revised phasing plan). The intent of the grading is to create a level site with access from County Road 42 for future development. It is staff's understanding that some of the material is from the mining site. The property/owner will be expected to fulfill the reclamation plans using additional on-site material or bring additional topsoil etc. from off site.

ISSUE ANALYSIS

The subject property is zoned A-2 – Agricultural and meets or exceeds the applicable performance standards for small-scale mineral extraction. Small-scale mineral extraction is listed as an interim use within the Agricultural district. The table below details the current land use, zoning, and future land use information for the surrounding properties. These properties are all currently zoned Agricultural or Agricultural Preserve and are located within the 2030 or 2040 Metropolitan Urban Service Area (MUSA). The 2040 Future Land Use Map anticipates a mixture of residential, business park, and industrial uses in this area.

Surrounding Land Use and Zoning Information			
Direction	**Current Land Use**	**Zoning**	**Guided Land Use**
North	Agriculture	A-2 - Agricultural	BP – Business Park and LI – Light Industrial
South	Agriculture	A-1 - Agricultural Preserve	LDR – Low Density Residential
East	Agriculture	A-2 - Agricultural	LDR – Low Density Residential and MDR – Medium Density Residential
West	Agriculture/Mining	A-2 Agricultural	LDR – Low Density Residential, MDR – Medium Density Residential and HDR – High Density Residential

Access to the Danner mine comes from County Road 42 via a gravel road along the eastern edge of the property. This road is shared with the Bolander mine to the east. The applicant maintains a private access agreement with the neighboring property to coordinate mining levels and allow continued access to both the sites. The permit application notes that haul roads within the City will continue to be County Road 42 to State Highway 52.

The annual renewal for mineral extraction permits includes a site inspection and consultation with the Rosemount Police Department regarding any police activity. Police records noted no activity at (or calls to) the subject property in 2024.

RECOMMENDATION

Staff recommends approval of this request based upon a review of the information submitted by the applicant, the mineral extraction standards in Section 11-6-4 M. of the City Code, and the attached permit with conditions of approval.

Mineral Extraction Permit
2025~~4~~ Conditions for Small Scale Mineral Extraction Permit
DANNER, INC.

A Danner Inc., hereinafter referred to as the "Property Owner", shall sign a written consent to these conditions binding itself and its successors or assigns to the conditions of said permit.

B The property Owner shall comply with all terms of this permit as well as the standards for mineral extraction listed in Section 11-6-4 M. ~~11-10-04~~ of the City Code.

C This permit is granted for the area designated as the eastern half of Phase Two and the entire Phase One (approximately 19.5 acres) on Exhibit A, Mineral Extraction Permit Status Map, which is attached hereto as an exhibit. Regrading and reclamation is granted for the area designated Phase I on Exhibit A. Mineral Extraction Permit dated 10-24-2016. Reclamation in Phase I should occur over the 2024 calendar year.

D The term of the permit shall extend from the date approved by the City Council until December 31, 2025~~4~~ unless revoked prior to that for failure to comply with the permit requirements. An Annual Mining Permit fee shall be paid to the City of Rosemount.

E All required permits from the State of Minnesota, County of Dakota and City of Rosemount (hereinafter "City") or any of their agencies shall be obtained and submitted to the City prior to the issuance of the permit. Failure by the Property Owner to comply with the terms and conditions of any of the permits required under this paragraph shall be grounds for the City to terminate said mining permit.

F The final grading for the permit area shall be completed in accordance with the Final Reclamation Plan, attached as Exhibit B, or as approved by the City Engineer, and any other conditions that may be imposed by the City from time to time.

G All gravel trucks and other mining related traffic shall enter and exit the mining area from County State Aid Highway 42. It shall be the Property Owner's responsibility to obtain any access permits or easements necessary for ingress and egress. The location of the accesses and/or easements for ingress and egress shall be subject to approval by the City, as well as the County Highway Department if any changes occur relative to the mining process.

H A plan for dust control shall be implemented and subject to approval by the City. The Property Owner shall clean dirt and debris from extraction or hauling operations related to the Mineral Extraction Permit from streets. After the Property Owner has received 24-hour verbal notice, the City may complete or contract to complete the clean-up at the Property Owner's expense. In the event of a traffic hazard as determined by the Public Works Director or Rosemount Police Department, the City may proceed immediately to complete or contract cleanup at Property Owner's expense without prior notification.

I The surface water drainage of the mining area shall not be altered so as to interfere, contaminate, or otherwise affect the natural drainage of adjacent property.

J No topsoil shall be removed from the site and the Property Owner shall take necessary measures to prevent erosion of the stockpiled topsoil. The location of the stockpiled topsoil shall be as indicated on Exhibit A.

K Any costs incurred now or in the future in changing the location of existing public or private utilities including but not limited to pipelines, transmission structures and sewer infrastructure located within the permit area shall be the sole obligation and expense of the Property Owner.

L All costs of processing the permit, including but not limited to planning fees, engineering fees and legal fees, shall be paid by the Property Owner prior to the issuance of the permit. The Property Owner shall reimburse the City for the cost of periodic inspections by the City Engineer or any other City employee for the purpose of insuring that conditions of the permit are being satisfied. The Property Owner agrees to reimburse the City for any other costs incurred as a result of the granting or enforcing of the permit.

M The daily hours of operation for the mining area shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, subject, however, to being changed by the City Council.

N The Property Owner shall deposit with the Planning Department a surety bond or cash escrow in the amount of Seven Thousand Five Hundred Dollars per acre ($7,500.00/acre) of active phase in favor of the City for the cost of restoration, regrading and/or revegetating land disturbed by mining activities and to assure compliance with these conditions by the Property Owner. The required surety bonds must be:

(1) With good and sufficient surety by a surety company authorized to do business in the State of Minnesota with the right of the surety company to cancel the same only upon at least thirty (30) days written notice to the permit holder and the City.
(2) Satisfactory to the City Attorney in form and substance.
(3) Conditioned that the Property Owner will faithfully comply with all the terms, conditions and requirements of the permit; all rules, regulations and requirements pursuant to the permit and as required by the City and all reasonable requirements of the City Engineer, or any other City officials.
(4) Conditioned that the Property Owner will secure the City and its officers harmless against any and all claims, or for which the City, the Council or any City officer may be made liable by reason of any accident or injury to persons or property through the fault of the Property Owner.
(5) The surety bond or cash escrow shall remain in effect from January 1, 2025~~4~~ to July 31, 2026~~5~~.

Upon thirty (30) days' notice to the permit holder and surety company, the City may reduce or increase the amount of the bond or cash escrow during the term of this permit in order to insure that the City is adequately protected.

O. The Property Owner shall furnish a certificate of comprehensive general liability insurance issued by insurers duly licensed within the State of Minnesota in an amount of at least Five Hundred Thousand and no/100 ($500,000.00) Dollars for injury or death of any one person in any one occurrence, bodily injury liability in an amount of at least One Million Five Hundred Thousand and no/100 ($1,500,000.00) Dollars and property damage liability in an amount of at least Two Hundred Fifty Thousand and no/100 ($250,000.00) Dollars arising out of any one occurrence. The policy of insurance shall name the City as an additional insured and shall remain in effect from January 1, 2025~~4~~ to July 31, 2026~~5~~.

P. The storage of equipment (unrelated to the sand and gravel mining and processing), manure, construction debris, or hazardous materials of any kind shall not be permitted on site. The placement of construction debris, manure, asphalt in any form or hazardous materials within the pit as fill shall be strictly prohibited.

Q. The Property Owner shall hold the City harmless from all claims or causes of action that may result from the granting of the permit. The Property Owner shall indemnify the City for all costs, damages or expenses, including but not limited to attorney's fees that the City may pay or incur in consequence of such claims.

R. The Property Owner shall comply with such other requirements of the City Council as it shall from time to time deem proper and necessary for the protection of the citizens and general welfare of the community.

S. Complete mining and reclamation is required in all phases before any additional mining is authorized. Modifications or expansion of the mining areas must be approved in writing to the City. Property Owner shall submit to the City semiannually a written report indicating the amount of material extracted from the site for the prior six-month period.

T. The Property Owner shall incorporate best management practices for controlling erosion and storm water runoff as specified by the Minnesota Pollution Control Agency and the United States Environmental Protection Agency.

U. Reclamation shall include the replacement of the entire stockpile of topsoil on the mined area, reseeding and mulching necessary to re-establish vegetative cover for permanent slope stabilization and erosion control. The minimum depth of topsoil shall not be less than two inches after reclamation. No restored slopes may exceed a gradient of 25% or four to 1 (4:1).

V. The Property Owner must show how materials stockpiled for recycling will be processed and inform the City of all stockpiled materials.

W. All recycling must be completed with the completion of the current phase and materials removed from the site. No recycling processes shall be allowed to continue into subsequent phases.

X. The Property Owner may not assign this permit without written approval of the City. The Property Owner will be responsible for all requirements of this permit and all City ordinances on the licensed premises for the permit period unless the Property Owner gives sixty (60) days prior written notice to the City of termination and surrenders the permit to the City. The Property Owner shall identify all Operators prior to their commencement of mineral extraction-related activities in the pit area. The City shall have the authority to cause all mineral extraction activities to cease at any time there is an apparent breach of the terms of this Permit.

Y. The Property Owner shall install and maintain a "stock" gate (or equivalent) at the entrance to the property where the mining operation is located. The gate must be secured at 7:00 p.m. and at any time the pit is not in use.

Z. The fill area regrading and reclamation shall follow the procedures described in the Danner Inc. Borrow Pit Reclamation Protocol Rosemount, Minnesota including a report submitted to the City describing the quantities of material brought in, where the material came from, and the test result of the material. The reports submitted shall describe the quantities of material brought in, where the material came from, and the test results, including supporting analytical results of the materials.

AA. No gravel mining is permitted in the Fill Area as shown on Exhibit A.

BB. Mining to the elevation of 840 feet above mean sea level provided that the site is reclaimed to the elevation shown on Exhibit A with haul-back, clean-fill material in accordance with the Danner Inc. Borrow Pit Reclamation Protocol Rosemount, Minnesota. In no instance shall mining occur in the groundwater aquifer.

CC. Blasting or the use of explosives is prohibited in the mining of the Danner gravel pit.

DD. The City of Rosemount shall have the ability to collect independent soil and water samples.

EE. The operator shall install and maintain "No Trespassing" signs consistent with the standards outlined in Minnesota State Statute 609.605.

FF. The operator is permitted to have two trailers for storage of items directly related to the operation of the mine and mining equipment. Storage of more than two trailers would be a violation of the conditions of the mining permit and could be cause for revocation of the approval.

GG. Testing of all haul-back material brought to the site shall be completed, and the results submitted to the City, by May 1, 2026~~4~~.

That Danner, Inc., Property Owner, hereby consents and agrees to the foregoing conditions of said mining permit.

IN WITNESS WHEREOF, the Property Owner has hereunto set his hand this _____ day of _____, 20_____.

DANNER, INC.

By:_____

Its: _____

STATE OF MINNESOTA)
) §
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____day of _____, 20___, by _____, on behalf of Danner, Inc., Property Owner.

_____
Notary Public

140TH ST E
140TH ST E
145TH ST E
145TH ST E
CLAYTON AVE/US 52
CLAYTON AVE
CLAYTON AVE
CLAYTON AVE/US 52
CONLEY AVE
DRIVER AVE
EMERY AVE E
EMERY AVE E
EMERY AVE E

DANNER, INC.

843 Hardman Avenue South • South St. Paul, MN 55075
Phone: (651) 450-0830 • Fax: (651) 450-9076

November 14, 2024

City of Rosemount
2875 145th Street West
Rosemount, MN 55068

Re: Mineral Extraction Permit
PID 34-02900-010-60

In 2024 we extracted approximately 25,000 tons of Sand and Rock. In 2025 we will be extracting about 60,000 yards.

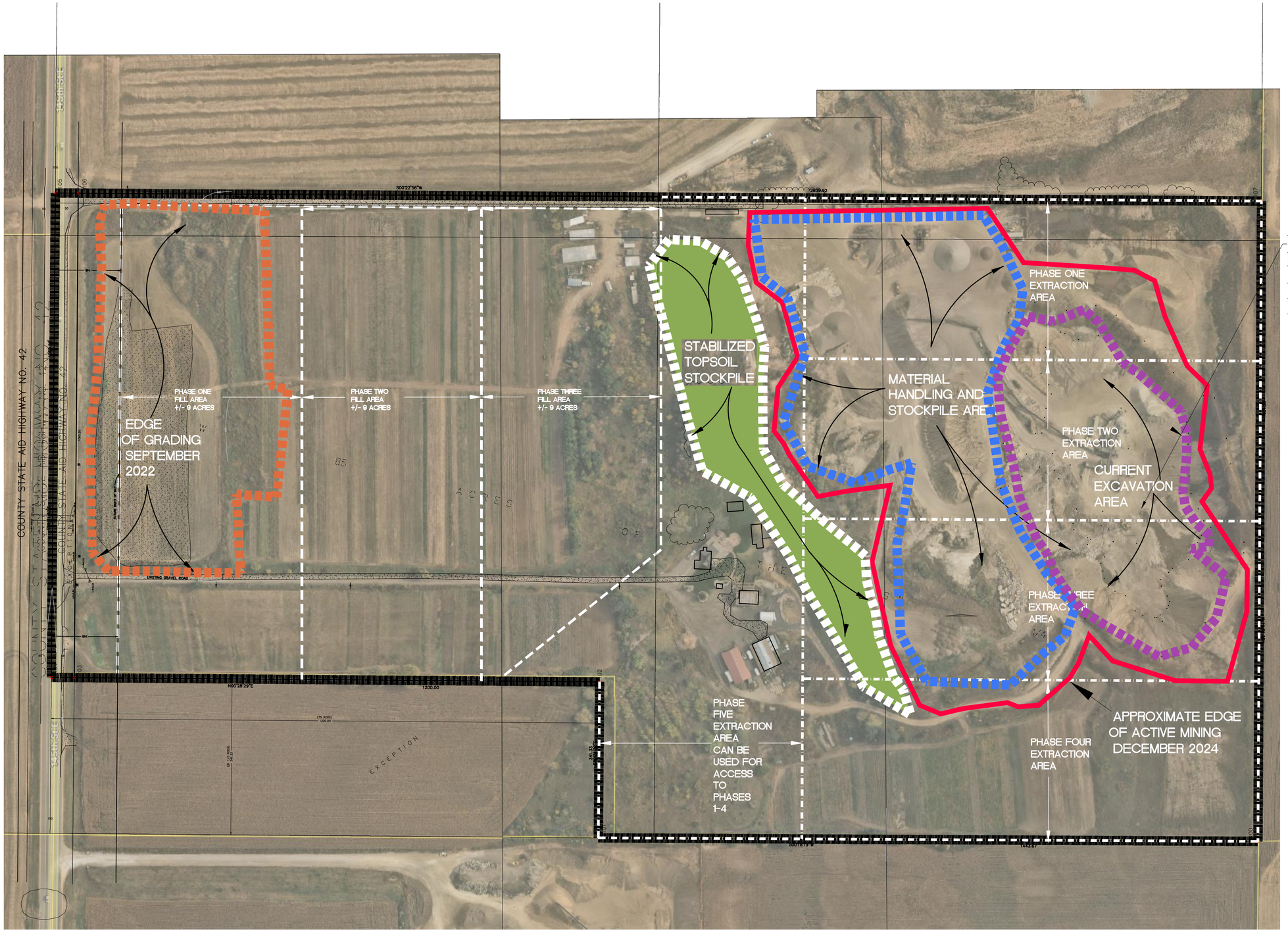
In 2024 we did not reclaim any sand or rock and are currently in the Phase 2 Plan. We stockpiled approximately 10,000 yards of excess material from our South St Paul yard. The material was hauled from our South St Paul and Mendota Heights Projects. We have started filling and sloping going East to West. Sloping on the south line is also going on and it is being filled. This operation is going to continue as we fill.

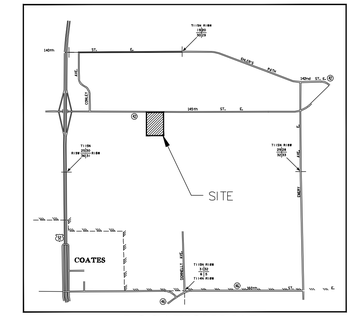
I have also enclosed a certificate of insurance, a new mineral extraction permit application and the permit fee of $370.00. We have a continuous bond for the permit and will renew in February, 2025.

If you have any questions regarding this information, please call our office at (651) 450-0830.

Sincerely,
Danner Inc.

Bryan Chirhart
Vice President





LOCATION MAP

LOWEST VERIFIED ELEVATION: 840.01
12-10-24

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING WETLAND
- EXISTING TREES / TREELINE
- EROSION CONTROL
- ROCK DITCH CHECK
- EROSION CONTROL BLANKET
- ROCK CONSTRUCTION ENTRANCE

ROADWAY IMPROVEMENTS

- BITUMINOUS PATH
- CURB LINE
- STORM SEWER
- CONCRETE WALK
- SETBACK LINE

The information and/or renderings and maps contained herein, such as street and lot location, dimensions, areas, landscaping and amenities, are of the sole purpose of depicting a possible use of the properties, and are subject to change, no representation or warranty as to zoning, development ownership or land use of such properties is being made, and Buyers should not and will not rely on the information and/or renderings and maps or views contained herein in deciding to purchase any property, etc.

Pioneer Engineering, P.A. make no warranties or representations of any kind or character, expressed or implied, with respect to the matters depicted or covered by the rendering, drawings and other information herein.

For details of existing developed areas, refer to the recorded final plat. The owners of the property shown and their successors and assigns reserve the right to make zoning, development, ownership and/or and use changes for any part(s) of the properties.

The developer reserves the right to change the plans without further notice.

Subject to City and all Government approvals.

107221 PIT STATUS 2017

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive, Mendota Heights, MN 55120
(651)681-1914 Fax:681-9488

Date	12-10-25
Designed	NAP
Drawn	NAP

MINERAL EXTRACTION PERMIT
2025 - STATUS

DANNER, INC.
843 HARDMAN AVENUE SOUTH
SOUTH ST. PAUL, MINNESOTA 55075

ROSEMOUNT PIT - CO. RD. 42
ROSEMOUNT, MINNESOTA

1 OF 1

August 2023

October 2024

April 2023

April 2024

DANNER
DANNER

DANNER

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

February 19, 2025 Project B2500590

Mr. Bryan Chirhart
Danner Incorporated
843 Hardman Avenue South
South Saint Paul, MN 55075

Re: Stockpile Sampling Letter
Mineral Extraction Permit Dated 10-24-2016
Danner Rosemount Gravel Pit
4594 145th Street East
Rosemount, Minnesota

Dear Bryan Chirhart:

On behalf of Danner Incorporated (Danner), Braun Intertec Corporation recently conducted stockpile sampling activities related to the proposed future use of the soils as fill material at the Danner Rosemount Gravel Pit (Site), in accordance with the authorized scope of services described in our proposal dated January 17, 2024. This letter summarizes the sampling activities and procedures and provides a discussion of the soil analytical results.

Background

Two stockpiles of soil, each approximately 50,000 cubic yards in volume, are currently located at the Site. The Site location map depicting the stockpiles (North Stockpile and South Stockpile) is included as **Figure 1**. It is our understanding these stockpiled soils were imported to the Site from two redevelopment projects located in South Saint Paul and Mendota Heights, respectively, and are intended to be used as fill at the Site in order to reclaim a portion of the mine. In order to meet the requirements of the 2024 Small Scale Mineral Extraction Permit, stockpile sampling is required prior to reuse to document that the stockpile soils are not contaminated.

Stockpile Sampling Procedures

On January 29, 2025, Braun Intertec completed environmental soil screening and sampling of the currently stockpiled soils at the Site. Danner provided the backhoe for excavation into the stockpiles to assist in observing the soils and collecting the representative soil samples. A Braun Intertec environmental professional visually observed the stockpiled soil for the presence of contamination such as debris, unusual staining or odors, and/or and other apparent signs of contamination.

Each stockpile was divided into roughly four equal parts for sampling and evaluation purposes. Four composite samples were collected from each stockpile. Each composite sample consisted of equal volume sub-samples collected from two distinct sampling points. Each sampling point was visually observed for indications of contamination and screened for headspace analysis of organic vapors following the Minnesota Pollution Control Agency (MPCA) approved methodology and in accordance with Braun Intertec Standards of Procedures (SOPs) using a photoionization device (PID) equipped with a 10.6 electron volt (eV) lamp.

The composite samples were submitted for laboratory analysis of the following parameters:

- Resource Conservation and Recovery Act Metals (RCRA Metals) by United States Environmental Protection Agency (EPA) Method 6020B/7471B

- Polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270E SIM

Additionally, a grab sample was collected from one of the two sampling points from each composite sample and analyzed for the following parameters:

- Diesel range organics (DRO) by the Wisconsin Modified Method
- Gasoline range organics (GRO) by the Wisconsin Modified Method
- Volatile organic compounds (VOCs) by EPA Method 8260D

The resultant 8 composite and 8 grab samples were submitted to the Pace Analytical laboratory of Minneapolis, Minnesota for laboratory analysis.

Results

Observed organic vapor concentrations ranged from 0.0 to 3.6 parts per million (ppm). PID readings less than 10 ppm are considered to be general background readings. No indications of contamination (e.g., debris, unusual staining, or odors) were observed in or on the stockpiles or sampling points. Soil screening PID results are included in **Table 1**.

A summary of the soil analytical results is provided in **Table 2**, which includes Soil Reference Values (SRVs), Background Threshold Values (BTVs), and Soil Leaching Values (SLVs) for comparison. The SRVs and SLVs are allowable risk-based contaminant concentrations derived by the MPCA using risk assessment methodology, modeling, and risk management policy to guide investigation and cleanup actions. SRVs relate to direct-contact exposure scenarios and SLVs relate to potential leaching of

contaminants to groundwater. BTVs were established by the MPCA based on an estimate of state-wide natural background concentrations for inorganics and ambient background concentrations for organics. BTVs are used in instances where the MPCA calculated a health-based SRV that is below estimated background values (MPCA guidance document c-r1-05, April 2021). Concentrations of contaminants in soil, SRVs, BTVs (where applicable), and SLVs are expressed in units of milligrams per kilogram (mg/kg). Additionally, the soil analytical results for DRO and GRO analysis were compared against the MPCA Unregulated Fill Criterion of 100 mg/kg.

The following provides a summary of the soil analytical results:

- No VOCs were detected at concentrations above laboratory reporting limits in any grab samples.
- Varying concentrations of PAHs were detected at or above laboratory reporting limits in each composite soil sample analyzed. The concentrations of the detected PAHs were below all regulatory standards.
- Varying combinations of arsenic, barium, total chromium, and lead were detected in all composite soil samples above laboratory reporting limits but below all regulatory standards. No other metals were detected at concentrations above laboratory reporting limits in any samples.
- GRO was not detected at concentrations above laboratory reporting limits in any grab samples.
- DRO was detected at concentrations above laboratory reporting limits in two of the grab samples collected. The concentrations of the detected DRO were below the MPCA Unregulated Fill Criterion.

The complete laboratory report with chain-of-custody form is included in **Attachment A**.

Conclusions

Analytical results showed no analyzed constituent concentrations that were in exceedance of any regulatory criteria. Based on the analytical results and field observations, the sampled North and South Stockpiles meet the requirements of the 2024 Small Scale Mineral Extraction Permit and are suitable for reuse as fill at the Site.

Closing Remarks

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Sincerely,

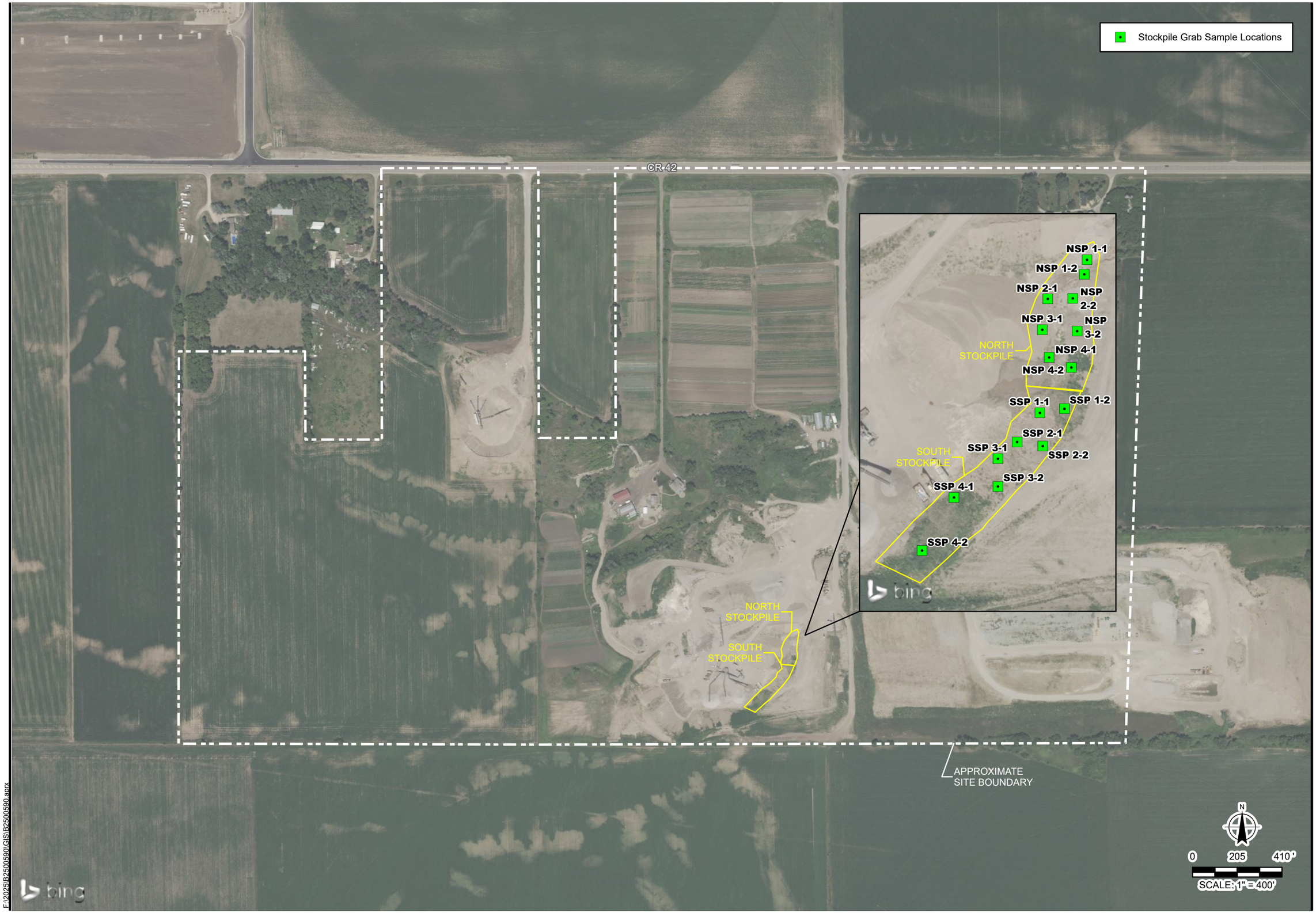
BRAUN INTERTEC CORPORATION

Amanda E. Lanning, PG
Project Scientist

Imants Pone
Group Manager, Senior Scientist

Attachments:
Figure 1 – Site and Stockpile Locations Map
Table 1 – Photoionization Detector (PID) Measurements
Table 2 - Analytical Results of Stockpile Soil Samples
Attachment A – Laboratory Analytical Report

Figure



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BRAUN INTERTEC
The Science You Build On.
11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Drawing Information

Project No: B2500590

Drawing No: Fig1 Tabloid

Drawn By:	SL
Date Drawn:	2/19/2025
Checked By:	AL
Last Modified:	2/19/2025

Project Information

Danner Rosemount Gravel Pit

4594 145th Street East

Rosemount, Minnesota

Site and Stockpile Locations Map

Figure 1

Tables

Table 1
Photoionization Detector (PID) Measurements
Danner Rosemount Gravel Pit
Rosemount, Minnesota
Project B2500590

Sample Location ID	PID Measurement (ppm)	Grab Sample Analyzed
North Stockpile		
NSP-1-1	0.1	
NSP-1-2	0.2	X
NSP-2-1	1.5	X
NSP-2-2	0.1	
NSP-3-1	2.1	X
NSP-3-2	0.5	
NSP-4-1	0.5	X
NSP-4-2	0.0	
South Stockpile		
SSP-1-1	2.1	X
SSP-1-2	1.8	
SSP-2-1	1.9	X
SSP-2-2	0.9	
SSP-3-1	3.4	
SSP-3-2	3.6	X
SSP-4-1	1.5	
SSP-4-2	1.9	X

Notes

ppm = parts per million

Table 2
Analytical Results of Stockpile Soil Samples
Danner Rosemount Gravel Pit
Rosemount, Minnesota
Project B2500590

Compound/Parameter	CAS No.	Sample Identifier, Sample Type, and Date Collected																	Residential/ Recreational SRV (mg/kg)	Commercial/ Industrial SRV (mg/kg)	SLV (mg/kg)
		NSP-1-2	NSP-1	NSP-2-1	NSP-2	NSP-3-1	NSP-3	NSP-4-1	NSP-4	SSP-1-1	SSP-1	SSP-2-1	SSP-2	SSP-3-2	SSP-3	SSP-4-2	SSP-4	Trip Blank			
		Grab	Composite	Grab	Composite	Grab	Composite	Grab	Composite	Grab	Composite	Grab	Composite	Grab	Composite	Grab	Composite	---			
		1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025	1/29/2025			
Volatile Organic Compounds (VOCs) (mg/kg)																					
All reported VOCs	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	---	---
Polycyclic Aromatic Hydrocarbons (PAHs) (mg/kg)																					
Acenaphthylene	208-96-8	---	<0.0114	---	<0.0120	---	<0.0116	---	<0.0110	---	<0.0110	---	<0.0118	---	<0.0114	---	**0.0221**	---	NE	NE	NE
Anthracene	120-12-7	---	<0.0114	---	<0.0120	---	<0.0116	---	<0.0110	---	**0.0156**	---	**0.0212**	---	<0.0114	---	**0.0347**	---	2,800	42,000	1,300
Benz(a)anthracene	56-55-3	---	**0.0156**	---	**0.0166**	---	<0.0116	---	**0.0403**	---	**0.0611**	---	**0.0816**	---	**0.0349**	---	**0.135**	---	cPAH	cPAH	cPAH
Benzo(b)fluoranthene	205-99-2	---	**0.0308**	---	**0.0346**	---	**0.0215**	---	**0.0682**	---	**0.114**	---	**0.128**	---	**0.0605**	---	**0.243**	---	cPAH	cPAH	cPAH
Benzo(k)fluoranthene	207-08-9	---	<0.0114	---	<0.0120	---	<0.0116	---	**0.0228**	---	**0.0404**	---	**0.0492**	---	**0.019**	---	**0.0989**	---	cPAH	cPAH	cPAH
Benzo(a)pyrene (BaP)	50-32-8	---	**0.0198**	---	**0.0197**	---	**0.0144**	---	**0.0495**	---	**0.0814**	---	**0.0929**	---	**0.042**	---	**0.183**	---	2[BTV]; cPAH	23; cPAH	1.4; cPAH
Benzo(g,h,i)perylene	191-24-2	---	**0.0272**	---	**0.0242**	---	**0.0195**	---	**0.045**	---	**0.0666**	---	**0.0763**	---	**0.0403**	---	**0.157**	---	NE	NE	NE
Chrysene	218-01-9	---	**0.0251**	---	**0.0274**	---	**0.0179**	---	**0.0542**	---	**0.0738**	---	**0.0903**	---	**0.0453**	---	**0.182**	---	cPAH	cPAH	cPAH
Dibenz(a,h)anthracene	53-70-3	---	<0.0114	---	<0.0120	---	<0.0116	---	<0.0110	---	**0.0145**	---	**0.0159**	---	<0.0114	---	**0.031**	---	cPAH	cPAH	cPAH
Fluoranthene	206-44-0	---	**0.03**	---	**0.0414**	---	**0.0225**	---	**0.079**	---	**0.105**	---	**0.178**	---	**0.0636**	---	**0.275**	---	210	2,700	670
Indeno(1,2,3-cd)pyrene	193-39-5	---	**0.0155**	---	**0.0168**	---	**0.0117**	---	**0.0322**	---	**0.0539**	---	**0.0625**	---	**0.0305**	---	**0.131**	---	cPAH	cPAH	cPAH
Phenanthrene	85-01-8	---	**0.0137**	---	**0.0265**	---	<0.0116	---	**0.0295**	---	**0.0388**	---	**0.101**	---	**0.0287**	---	**0.101**	---	NE	NE	NE
Pyrene	129-00-0	---	**0.0307**	---	**0.0385**	---	**0.0239**	---	**0.0719**	---	**0.0839**	---	**0.139**	---	**0.0614**	---	**0.239**	---	220	3,200	440
All other reported PAHs	---	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	<RL	---	---	---	---
BaP Equivalent Concentration[c]	---	---	**0.0262**	---	**0.0268**	---	**0.0179**	---	**0.0664**	---	**0.1172**	---	**0.1348**	---	**0.0569**	---	**0.2630**	---	2[BTV]	23	1.4
Metals (mg/kg)																					
Arsenic, Total	7440-38-2	---	**2.6**	---	**2.4**	---	**2.3**	---	**2.6**	---	**1.9**	---	**2.0**	---	**2.6**	---	**2.0**	---	9[BTV]	9[BTV]	5.8
Barium, Total	7440-39-3	---	**43.3**	---	**58.9**	---	**48.8**	---	**49.2**	---	**37.0**	---	**40.8**	---	**56.6**	---	**45.1**	---	260	41,000	1,700
Cadmium, Total	7440-43-9	---	<0.16	---	<0.17	---	<0.16	---	<0.16	---	<0.16	---	<0.17	---	<0.16	---	<0.16	---	1.6	23	8.8
Chromium, Total[e]	7440-47-3	---	**10.7**	---	**10.8**	---	**12.3**	---	**16.5**	---	**15.2**	---	**14.5**	---	**11.1**	---	**13.6**	---	23,000/2.3[e]	100,000/62[e]	1,000,000,000/36[e]
Lead, Total	7439-92-1	---	**4.5**	---	**5.7**	---	**4.7**	---	**6.8**	---	**3.7**	---	**5.6**	---	**11.4**	---	**5.6**	---	200	460	2,700
Mercury, Total	7439-97-6	---	<0.021	---	<0.021	---	<0.021	---	<0.022	---	<0.020	---	<0.021	---	<0.021	---	<0.022	---	2.7	3.1	3.3
Selenium, Total	7782-49-2	---	<1.1	---	<1.2	---	<1.1	---	<1.1	---	<1.1	---	<1.1	---	<1.0	---	<1.1	---	78	1,200	2.6
Silver, Total	7440-22-4	---	<0.53	---	<0.58	---	<0.55	---	<0.54	---	<0.55	---	<0.56	---	<0.52	---	<0.53	---	78	1,200	7.9
Petroleum Parameters (mg/kg)																			**MPCA Unreg. Fill Criterion**		
Gasoline Range Organics (GRO)	---	<12.6	---	<13.8	---	<11.8	---	<11.0	---	<10.7	---	<12.6	---	<13.6	---	<11.6	---	<10.0	100[f]		
Diesel Range Organics (DRO) with Silica Gel Cleanup	---	<100 [1]	---	<10.7	---	**10.3** [2]	---	**20.7** [2]	---	<11.7	---	<9.6	---	<13.3	---	<8.5	---	---	100[f]		

Notes

Minnesota Pollution Control Agency (MPCA) Soil Reference Values (SRVs) updated in March 2024 (MPCA Guidance Document c-r1-06) and Soil Leaching Values (SLVs) updated in June 2013 (MPCA Guidance Document c-r1-03). The most conservative value for acute or chronic Residential/Recreational SRV is presented, if applicable.

mg/kg = Milligrams per kilogram.

< = Not detected at or above the laboratory reporting limit indicated.

--- = Not analyzed or calculated for this parameter or not applicable.

Bold indicates the compound was detected at or above the laboratory reporting limit.

BTV = Background Threshold Value. BTVs are not calculated health based SRVs. The MPCA calculated SRVs were determined to be below background values (MPCA Guidance Document c-r1-05).

NE = Regulatory limit not established for this parameter.

RL = Reporting limits for other parameters that are not listed individually in this table because their concentrations were below reporting limits provided in the laboratory report.

[c] = Benzo(a)pyrene (BaP) equivalent concentration is calculated based on the concentration and weighted toxicity of cPAHs (MPCA Guidance Document c-r1-5). If no cPAHs were detected above reasonable laboratory reporting limits the BaP equivalent concentration is reported as 0 mg/kg per MPCA Remediation Division Policy (MPCA Guidance Document c-rem3-03).

[e] = Reported result is total chromium, regulatory limits for chromium III and chromium VI are provided.

[f] = DRO/GRO concentrations greater than 100 mg/kg are not suitable for reuse as unregulated fill per MPCA Guidance Document c-rem1-01 *Best Management Practices for the Off-Site Reuse of Unregulated Fill* .

[1] [ED] Due to the extract's physical characteristics, the analysis was performed at dilution.

[2] [T6] High boiling point hydrocarbons are present in the sample.

Exceeds Residential/Recreational SRV
Exceeds SLV
Exceeds 100 mg/kg for DRO/GRO

Attachment A

Pace Analytical Services, LLC
1700 Elm Street
Minneapolis, MN 55414
(612)607-1700

February 11, 2025

Amanda Lanning
Braun Intertec Corporation
11001 Hampshire Ave South
Minneapolis, MN 55438

RE: Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Dear Amanda Lanning:

Enclosed are the analytical results for sample(s) received by the laboratory on January 29, 2025. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Minneapolis

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Sydni Harrison
sydni.harrison@pacelabs.com
(612)607-1700
Project Manager

Enclosures

cc: Eric Crouser, Braun Intertec

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.

Pace Analytical Services, LLC
1700 Elm Street
Minneapolis, MN 55414
(612)607-1700

CERTIFICATIONS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Pace Analytical Services, LLC - Minneapolis MN
1700 Elm Street SE, Minneapolis, MN 55414
Alabama Certification #: 40770
Alaska Contaminated Sites Certification #: 17-009
Alaska DW Certification #: MN00064
Arizona Certification #: AZ0014
Arkansas DW Certification #: MN00064
Arkansas WW Certification #: 88-0680
California Certification #: 2929
Colorado Certification #: MN00064
Connecticut Certification #: PH-0256
DoD Certification via A2LA #: 2926.01
EPA Region 8 Tribal Water Systems+Wyoming DW Certification #: via MN 027-053-137
Florida Certification #: E87605
Georgia Certification #: 959
GMP+ Certification #: GMP050884
Hawaii Certification #: MN00064
Idaho Certification #: MN00064
Illinois Certification #: 200011
Indiana Certification #: C-MN-01
Iowa Certification #: 368
ISO/IEC 17025 Certification via A2LA #: 2926.01
Kansas Certification #: E-10167
Kentucky DW Certification #: 90062
Kentucky WW Certification #: 90062
Louisiana DEQ Certification #: AI-03086
Louisiana DW Certification #: MN00064
Maine Certification #: MN00064
Maryland Certification #: 322
Michigan Certification #: 9909
Minnesota Certification #: 027-053-137
Minnesota Dept of Ag Approval: via MN 027-053-137
Minnesota Petrofund Registration #: 1240
Mississippi Certification #: MN00064
Missouri Certification #: 10100
Montana Certification #: CERT0092
Nebraska Certification #: NE-OS-18-06
Nevada Certification #: MN00064
New Hampshire Certification #: 2081
New Jersey Certification #: MN002
New York Certification #: 11647
North Carolina DW Certification #: 27700
North Carolina WW Certification #: 530
North Dakota Certification (A2LA) #: R-036
North Dakota Certification (MN) #: R-036
Ohio DW Certification #: 41244
Ohio VAP Certification (1700) #: CL101
Oklahoma Certification #: 9507
Oregon Primary Certification #: MN300001
Oregon Secondary Certification #: MN200001
Pennsylvania Certification #: 68-00563
Puerto Rico Certification #: MN00064
South Carolina Certification #:74003001
Tennessee Certification #: TN02818
Texas Certification #: T104704192
Utah Certification #: MN00064
Vermont Certification #: VT-027053137
Virginia Certification #: 460163
Washington Certification #: C486
West Virginia DEP Certification #: 382
West Virginia DW Certification #: 9952 C
Wisconsin Certification #: 999407970
Wyoming UST Certification via A2LA #: 2926.01
USDA Permit #: P330-19-00208

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Pace Analytical Services, LLC
1700 Elm Street
Minneapolis, MN 55414
(612)607-1700

SAMPLE SUMMARY

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10722375001	**NSP-1-Comp**	Solid	01/29/25 10:00	01/29/25 16:45
10722375002	**NSP-1-2-Grab**	Solid	01/29/25 09:50	01/29/25 16:45
10722375003	**NSP-2-1-Grab**	Solid	01/29/25 08:25	01/29/25 16:45
10722375004	**NSP-2-Comp**	Solid	01/29/25 10:10	01/29/25 16:45
10722375005	**NSP-3-1-Grab**	Solid	01/29/25 08:35	01/29/25 16:45
10722375006	**NSP-3-Comp**	Solid	01/29/25 10:20	01/29/25 16:45
10722375007	**NSP-4-1-Grab**	Solid	01/29/25 08:45	01/29/25 16:45
10722375008	**NSP-4-Comp**	Solid	01/29/25 10:30	01/29/25 16:45
10722375009	**SSP-1-1-Grab**	Solid	01/29/25 08:55	01/29/25 16:45
10722375010	**SSP-1-Comp**	Solid	01/29/25 10:40	01/29/25 16:45
10722375011	**SSP-2-1-Grab**	Solid	01/29/25 09:05	01/29/25 16:45
10722375012	**SSP-2-Comp**	Solid	01/29/25 10:50	01/29/25 16:45
10722375013	**SSP-3-2-Grab**	Solid	01/29/25 11:00	01/29/25 16:45
10722375014	**SSP-3-Comp**	Solid	01/29/25 11:00	01/29/25 16:45
10722375015	**SSP-4-2-Grab**	Solid	01/29/25 11:10	01/29/25 16:45
10722375016	**SSP-4-Comp**	Solid	01/29/25 11:10	01/29/25 16:45
10722375017	**Trip Blank**	Solid	01/29/25 00:00	01/29/25 16:45

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SAMPLE ANALYTE COUNT

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10722375001	**NSP-1-Comp**	EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375002	**NSP-1-2-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375003	**NSP-2-1-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375004	**NSP-2-Comp**	EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375005	**NSP-3-1-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375006	**NSP-3-Comp**	EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375007	**NSP-4-1-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375008	**NSP-4-Comp**	EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375009	**SSP-1-1-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375010	**SSP-1-Comp**	EPA 6010D	IP	7	PASI-M

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SAMPLE ANALYTE COUNT

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375011	**SSP-2-1-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375012	**SSP-2-Comp**	EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375013	**SSP-3-2-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375014	**SSP-3-Comp**	EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375015	**SSP-4-2-Grab**	WI MOD DRO	TT2	2	PASI-M
		WI MOD GRO	ALE	2	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8260D	SB2	70	PASI-M
10722375016	**SSP-4-Comp**	EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	GY1	19	PASI-M
10722375017	**Trip Blank**	WI MOD GRO	ALE	2	PASI-M
		EPA 8260D	SB2	70	PASI-M

PASI-M = Pace Analytical Services - Minneapolis

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SUMMARY OF DETECTION

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
10722375001	**NSP-1-Comp**					
EPA 6010D	Arsenic	2.6	mg/kg	1.1	02/02/25 13:26	
EPA 6010D	Barium	43.3	mg/kg	0.53	02/02/25 13:26	
EPA 6010D	Chromium	10.7	mg/kg	0.53	02/02/25 13:26	
EPA 6010D	Lead	4.5	mg/kg	0.53	02/02/25 13:26	
ASTM D2974	Percent Moisture	12.1	%	0.10	01/30/25 09:19	N2
EPA 8270E by SIM	Benzo(a)anthracene	15.6	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Benzo(a)pyrene	19.8	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Benzo(b)fluoranthene	30.8	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Benzo(g,h,i)perylene	27.2	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Chrysene	25.1	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Fluoranthene	30.0	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	15.5	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Phenanthrene	13.7	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Pyrene	30.7	ug/kg	11.4	01/31/25 11:03	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	26.2	ug/kg	11.4	01/31/25 11:03	
10722375002	**NSP-1-2-Grab**					
ASTM D2974	Percent Moisture	14.6	%	0.10	01/30/25 09:19	N2
10722375003	**NSP-2-1-Grab**					
ASTM D2974	Percent Moisture	18.5	%	0.10	01/30/25 09:19	N2
10722375004	**NSP-2-Comp**					
EPA 6010D	Arsenic	2.4	mg/kg	1.2	02/02/25 13:28	
EPA 6010D	Barium	58.9	mg/kg	0.58	02/02/25 13:28	
EPA 6010D	Chromium	10.8	mg/kg	0.58	02/02/25 13:28	
EPA 6010D	Lead	5.7	mg/kg	0.58	02/02/25 13:28	
ASTM D2974	Percent Moisture	17.0	%	0.10	01/30/25 09:20	N2
EPA 8270E by SIM	Benzo(a)anthracene	16.6	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Benzo(a)pyrene	19.7	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Benzo(b)fluoranthene	34.6	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Benzo(g,h,i)perylene	24.2	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Chrysene	27.4	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Fluoranthene	41.4	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	16.8	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Phenanthrene	26.5	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Pyrene	38.5	ug/kg	12.0	01/31/25 12:10	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	26.7	ug/kg	12.0	01/31/25 12:10	
10722375005	**NSP-3-1-Grab**					
WI MOD DRO	WDRO C10-C28	10.3	mg/kg	8.7	01/31/25 13:42	T6
ASTM D2974	Percent Moisture	12.6	%	0.10	01/30/25 09:20	N2
10722375006	**NSP-3-Comp**					
EPA 6010D	Arsenic	2.3	mg/kg	1.1	02/02/25 13:29	
EPA 6010D	Barium	48.8	mg/kg	0.55	02/02/25 13:29	
EPA 6010D	Chromium	12.3	mg/kg	0.55	02/02/25 13:29	
EPA 6010D	Lead	4.7	mg/kg	0.55	02/02/25 13:29	
ASTM D2974	Percent Moisture	13.9	%	0.10	02/03/25 10:47	N2

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(612)607-1700

SUMMARY OF DETECTION

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
10722375006	**NSP-3-Comp**					
EPA 8270E by SIM	Benzo(a)pyrene	14.4	ug/kg	11.6	01/31/25 12:32	
EPA 8270E by SIM	Benzo(b)fluoranthene	21.5	ug/kg	11.6	01/31/25 12:32	
EPA 8270E by SIM	Benzo(g,h,i)perylene	19.5	ug/kg	11.6	01/31/25 12:32	
EPA 8270E by SIM	Chrysene	17.9	ug/kg	11.6	01/31/25 12:32	
EPA 8270E by SIM	Fluoranthene	22.5	ug/kg	11.6	01/31/25 12:32	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	11.7	ug/kg	11.6	01/31/25 12:32	
EPA 8270E by SIM	Pyrene	23.9	ug/kg	11.6	01/31/25 12:32	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	17.9	ug/kg	11.6	01/31/25 12:32	
10722375007	**NSP-4-1-Grab**					
WI MOD DRO	WDRO C10-C28	20.7	mg/kg	8.9	02/03/25 14:18	T6
ASTM D2974	Percent Moisture	9.7	%	0.10	02/03/25 10:48	N2
10722375008	**NSP-4-Comp**					
EPA 6010D	Arsenic	2.6	mg/kg	1.1	02/02/25 13:31	
EPA 6010D	Barium	49.2	mg/kg	0.54	02/02/25 13:31	
EPA 6010D	Chromium	16.5	mg/kg	0.54	02/02/25 13:31	
EPA 6010D	Lead	6.8	mg/kg	0.54	02/02/25 13:31	
ASTM D2974	Percent Moisture	10.1	%	0.10	02/03/25 10:48	N2
EPA 8270E by SIM	Benzo(a)anthracene	40.3	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Benzo(a)pyrene	49.5	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Benzo(b)fluoranthene	68.2	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Benzo(g,h,i)perylene	45.0	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Benzo(k)fluoranthene	22.8	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Chrysene	54.2	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Fluoranthene	79.0	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	32.2	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Phenanthrene	29.5	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Pyrene	71.9	ug/kg	11.0	01/31/25 12:55	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	66.4	ug/kg	11.0	01/31/25 12:55	
10722375009	**SSP-1-1-Grab**					
ASTM D2974	Percent Moisture	8.3	%	0.10	02/03/25 10:48	N2
10722375010	**SSP-1-Comp**					
EPA 6010D	Arsenic	1.9	mg/kg	1.1	02/02/25 13:33	
EPA 6010D	Barium	37.0	mg/kg	0.55	02/02/25 13:33	
EPA 6010D	Chromium	15.2	mg/kg	0.55	02/02/25 13:33	
EPA 6010D	Lead	3.7	mg/kg	0.55	02/02/25 13:33	
ASTM D2974	Percent Moisture	11.0	%	0.10	02/03/25 10:49	N2
EPA 8270E by SIM	Anthracene	15.6	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Benzo(a)anthracene	61.1	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Benzo(a)pyrene	81.4	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Benzo(b)fluoranthene	114	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Benzo(g,h,i)perylene	66.6	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Benzo(k)fluoranthene	40.4	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Chrysene	73.8	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Dibenz(a,h)anthracene	14.5	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Fluoranthene	105	ug/kg	11.0	01/31/25 13:18	

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SUMMARY OF DETECTION

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
10722375010	**SSP-1-Comp**					
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	53.9	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Phenanthrene	38.8	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Pyrene	83.9	ug/kg	11.0	01/31/25 13:18	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	117	ug/kg	11.0	01/31/25 13:18	
10722375011	**SSP-2-1-Grab**					
ASTM D2974	Percent Moisture	10.8	%	0.10	02/03/25 10:49	N2
10722375012	**SSP-2-Comp**					
EPA 6010D	Arsenic	2.0	mg/kg	1.1	02/02/25 13:34	
EPA 6010D	Barium	40.8	mg/kg	0.56	02/02/25 13:34	
EPA 6010D	Chromium	14.5	mg/kg	0.56	02/02/25 13:34	
EPA 6010D	Lead	5.6	mg/kg	0.56	02/02/25 13:34	
ASTM D2974	Percent Moisture	15.6	%	0.10	02/03/25 10:50	N2
EPA 8270E by SIM	Anthracene	21.2	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Benzo(a)anthracene	81.6	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Benzo(a)pyrene	92.9	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Benzo(b)fluoranthene	128	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Benzo(g,h,i)perylene	76.3	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Benzo(k)fluoranthene	49.2	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Chrysene	90.3	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Dibenz(a,h)anthracene	15.9	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Fluoranthene	178	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	62.5	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Phenanthrene	101	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Pyrene	139	ug/kg	11.8	01/31/25 13:40	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	135	ug/kg	11.8	01/31/25 13:40	
10722375013	**SSP-3-2-Grab**					
ASTM D2974	Percent Moisture	13.3	%	0.10	02/03/25 10:50	N2
10722375014	**SSP-3-Comp**					
EPA 6010D	Arsenic	2.6	mg/kg	1.0	02/02/25 13:39	
EPA 6010D	Barium	56.6	mg/kg	0.52	02/02/25 13:39	
EPA 6010D	Chromium	11.1	mg/kg	0.52	02/02/25 13:39	
EPA 6010D	Lead	11.4	mg/kg	0.52	02/02/25 13:39	
ASTM D2974	Percent Moisture	13.0	%	0.10	02/03/25 10:52	N2
EPA 8270E by SIM	Benzo(a)anthracene	34.9	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Benzo(a)pyrene	42.0	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Benzo(b)fluoranthene	60.5	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Benzo(g,h,i)perylene	40.3	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Benzo(k)fluoranthene	19.0	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Chrysene	45.3	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Fluoranthene	63.6	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	30.5	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Phenanthrene	28.7	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Pyrene	61.4	ug/kg	11.4	01/31/25 14:03	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	56.9	ug/kg	11.4	01/31/25 14:03	

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SUMMARY OF DETECTION

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab Sample ID Method	Client Sample ID Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
10722375015	**SSP-4-2-Grab**					
ASTM D2974	Percent Moisture	8.0	%	0.10	02/03/25 10:53	N2
10722375016	**SSP-4-Comp**					
EPA 6010D	Arsenic	2.0	mg/kg	1.1	02/02/25 13:43	
EPA 6010D	Barium	45.1	mg/kg	0.53	02/02/25 13:43	
EPA 6010D	Chromium	13.6	mg/kg	0.53	02/02/25 13:43	
EPA 6010D	Lead	5.6	mg/kg	0.53	02/02/25 13:43	
ASTM D2974	Percent Moisture	11.9	%	0.10	02/03/25 10:53	N2
EPA 8270E by SIM	Acenaphthylene	22.1	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Anthracene	34.7	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Benzo(a)anthracene	135	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Benzo(a)pyrene	183	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Benzo(b)fluoranthene	243	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Benzo(g,h,i)perylene	157	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Benzo(k)fluoranthene	98.9	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Chrysene	182	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Dibenz(a,h)anthracene	31.0	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Fluoranthene	275	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Indeno(1,2,3-cd)pyrene	131	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Phenanthrene	101	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Pyrene	239	ug/kg	11.3	01/31/25 14:25	
EPA 8270E by SIM	Total BaP Eq. MN 2006sh. ND=0	263	ug/kg	11.3	01/31/25 14:25	

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PROJECT NARRATIVE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Method: **WI MOD DRO**
Description: WIDRO GCS Silica Gel
Client: Braun Intertec Corporation
Date: February 11, 2025

General Information:
8 samples were analyzed for WI MOD DRO by Pace Analytical Services Minneapolis. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:
The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:
The samples were prepared in accordance with WI MOD DRO with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):
All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:
All criteria were within method requirements with any exceptions noted below.

Surrogates:
All surrogates were within QC limits with any exceptions noted below.

Method Blank:
All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:
All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:
All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

QC Batch: 990270

A matrix spike/matrix spike duplicate was not performed due to insufficient sample volume.

Additional Comments:

Analyte Comments:

QC Batch: 990270

T6: High boiling point hydrocarbons are present in the sample.

- NSP-3-1-Grab (Lab ID: 10722375005)
  - WDRO C10-C28
- NSP-4-1-Grab (Lab ID: 10722375007)
  - WDRO C10-C28

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PROJECT NARRATIVE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Method: **WI MOD GRO**
Description: WIGRO GCV
Client: Braun Intertec Corporation
Date: February 11, 2025

General Information:
9 samples were analyzed for WI MOD GRO by Pace Analytical Services Minneapolis. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:
The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:
The samples were prepared in accordance with EPA 5030 Medium Soil with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):
All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:
All criteria were within method requirements with any exceptions noted below.

Surrogates:
All surrogates were within QC limits with any exceptions noted below.

Method Blank:
All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:
All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:
All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

QC Batch: 990611

A matrix spike/matrix spike duplicate was not performed due to insufficient sample volume.

QC Batch: 990613

A matrix spike/matrix spike duplicate was not performed due to insufficient sample volume.

Additional Comments:

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PROJECT NARRATIVE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Method: **EPA 6010D**
Description: 6010D MET ICP
Client: Braun Intertec Corporation
Date: February 11, 2025

General Information:
8 samples were analyzed for EPA 6010D by Pace Analytical Services Minneapolis. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:
The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:
The samples were prepared in accordance with EPA 3050B with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):
All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:
All criteria were within method requirements with any exceptions noted below.

Method Blank:
All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:
All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:
All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

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PROJECT NARRATIVE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Method: **EPA 7471B**
Description: 7471B Mercury
Client: Braun Intertec Corporation
Date: February 11, 2025

General Information:
8 samples were analyzed for EPA 7471B by Pace Analytical Services Minneapolis. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:
The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:
The samples were prepared in accordance with EPA 7471B with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):
All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:
All criteria were within method requirements with any exceptions noted below.

Method Blank:
All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:
All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:
All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

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PROJECT NARRATIVE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Method: **EPA 8270E by SIM**
Description: 8270E MSSV PAH by SIM
Client: Braun Intertec Corporation
Date: February 11, 2025

General Information:
8 samples were analyzed for EPA 8270E by SIM by Pace Analytical Services Minneapolis. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:
The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:
The samples were prepared in accordance with EPA 3546 with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):
All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:
All criteria were within method requirements with any exceptions noted below.

Internal Standards:
All internal standards were within QC limits with any exceptions noted below.

Surrogates:
All surrogates were within QC limits with any exceptions noted below.

Method Blank:
All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:
All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:
All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

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PROJECT NARRATIVE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Method: **EPA 8260D**
Description: 8260D MSV 5030 Med Level
Client: Braun Intertec Corporation
Date: February 11, 2025

General Information:
9 samples were analyzed for EPA 8260D by Pace Analytical Services Minneapolis. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:
The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:
The samples were prepared in accordance with EPA 5035/5030B with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):
All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:
All criteria were within method requirements with any exceptions noted below.

Internal Standards:
All internal standards were within QC limits with any exceptions noted below.

Surrogates:
All surrogates were within QC limits with any exceptions noted below.

Method Blank:
All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:
All laboratory control spike compounds were within QC limits with any exceptions noted below.

QC Batch: 990322

L1: Analyte recovery in the laboratory control sample (LCS) was above QC limits. Results for this analyte in associated samples may be biased high.

- LCS (Lab ID: 5169269)
  - 1,2,3-Trichloropropane
  - 2-Butanone (MEK)
  - Acetone
  - Dichlorodifluoromethane
  - Naphthalene
- LCSD (Lab ID: 5169270)
  - 2-Butanone (MEK)
  - Dichlorodifluoromethane

Matrix Spikes:
All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

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PROJECT NARRATIVE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Method: **EPA 8260D**
Description: 8260D MSV 5030 Med Level
Client: Braun Intertec Corporation
Date: February 11, 2025

QC Batch: 990322

A matrix spike/matrix spike duplicate was not performed due to insufficient sample volume.

Additional Comments:

Batch Comments:

The continuing calibration verification was above the method acceptance limit for dichlorofluoromethane and trichlorofluoromethane. Any detection for the analyte in the associated samples may have a high bias.

- QC Batch: 990524

The continuing calibration verification was below the method acceptance limit for tetrahydrofuran, dibromochloromethane, bromoform, and 1,2-dibromo-3-chloropropane. The analyte was not detected in the associated samples and the sensitivity of the instrument was verified with a reporting limit check standard.

- QC Batch: 990524

This data package has been reviewed for quality and completeness and is approved for release.

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-1-Comp **Lab ID: 10722375001** Collected: 01/29/25 10:00 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B Pace Analytical Services - Minneapolis							
Arsenic	**2.6**	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:26	7440-38-2	
Barium	**43.3**	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:26	7440-39-3	
Cadmium	ND	mg/kg	0.16	1	01/30/25 11:31	02/02/25 13:26	7440-43-9	
Chromium	**10.7**	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:26	7440-47-3	
Lead	**4.5**	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:26	7439-92-1	
Selenium	ND	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:26	7782-49-2	
Silver	ND	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:26	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.021	1	01/30/25 12:04	02/03/25 12:11	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**12.1**	%	0.10	1		01/30/25 09:19		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546 Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	83-32-9	
Acenaphthylene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	208-96-8	
Anthracene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	120-12-7	
Benzo(a)anthracene	**15.6**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	56-55-3	
Benzo(a)pyrene	**19.8**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	50-32-8	
Benzo(b)fluoranthene	**30.8**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	205-99-2	
Benzo(g,h,i)perylene	**27.2**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	191-24-2	
Benzo(k)fluoranthene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	207-08-9	
Chrysene	**25.1**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	218-01-9	
Dibenz(a,h)anthracene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	53-70-3	
Fluoranthene	**30.0**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	206-44-0	
Fluorene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	86-73-7	
Indeno(1,2,3-cd)pyrene	**15.5**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	193-39-5	
Naphthalene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	91-20-3	
Phenanthrene	**13.7**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	85-01-8	
Pyrene	**30.7**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**26.2**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 11:03		
Surrogates								
2-Fluorobiphenyl (S)	76	%.	39-125	1	01/30/25 09:47	01/31/25 11:03	321-60-8	
p-Terphenyl-d14 (S)	77	%.	41-125	1	01/30/25 09:47	01/31/25 11:03	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-1-2-Grab **Lab ID: 10722375002** Collected: 01/29/25 09:50 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	ND	mg/kg	100	10	01/30/25 15:42	01/31/25 13:14		ED
Surrogates								
n-Triacontane (S)	79	%.	30-147	10	01/30/25 15:42	01/31/25 13:14		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	12.6	1	02/03/25 08:22	02/03/25 21:04		
Surrogates								
a,a,a-Trifluorotoluene (S)	99	%.	80-200	1	02/03/25 08:22	02/03/25 21:04	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**14.6**	%	0.10	1		01/30/25 09:19		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1240	1	01/30/25 10:26	01/30/25 16:09	67-64-1	L1
Allyl chloride	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	107-05-1	
Benzene	ND	ug/kg	24.9	1	01/30/25 10:26	01/30/25 16:09	71-43-2	
Bromobenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	108-86-1	
Bromochloromethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	74-97-5	
Bromodichloromethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	75-27-4	
Bromoform	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	75-25-2	
Bromomethane	ND	ug/kg	622	1	01/30/25 10:26	01/30/25 16:09	74-83-9	
2-Butanone (MEK)	ND	ug/kg	311	1	01/30/25 10:26	01/30/25 16:09	78-93-3	L1
n-Butylbenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	104-51-8	
sec-Butylbenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	135-98-8	
tert-Butylbenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	98-06-6	
Carbon tetrachloride	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	56-23-5	
Chlorobenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	108-90-7	
Chloroethane	ND	ug/kg	622	1	01/30/25 10:26	01/30/25 16:09	75-00-3	
Chloroform	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	67-66-3	
Chloromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	74-87-3	
2-Chlorotoluene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	95-49-8	
4-Chlorotoluene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	622	1	01/30/25 10:26	01/30/25 16:09	96-12-8	
Dibromochloromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	106-93-4	
Dibromomethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	75-34-3	
1,2-Dichloroethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	107-06-2	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-1-2-Grab **Lab ID: 10722375002** Collected: 01/29/25 09:50 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	156-60-5	
Dichlorofluoromethane	ND	ug/kg	622	1	01/30/25 10:26	01/30/25 16:09	75-43-4	
1,2-Dichloropropane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	78-87-5	
1,3-Dichloropropane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	142-28-9	
2,2-Dichloropropane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	594-20-7	
1,1-Dichloropropene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	60-29-7	
Ethylbenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	311	1	01/30/25 10:26	01/30/25 16:09	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	98-82-8	
p-Isopropyltoluene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	99-87-6	
Methylene Chloride	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	311	1	01/30/25 10:26	01/30/25 16:09	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	1634-04-4	
Naphthalene	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	91-20-3	L1
n-Propylbenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	103-65-1	
Styrene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	79-34-5	
Tetrachloroethene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	127-18-4	
Tetrahydrofuran	ND	ug/kg	2490	1	01/30/25 10:26	01/30/25 16:09	109-99-9	
Toluene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	79-00-5	
Trichloroethene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	79-01-6	
Trichlorofluoromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:09	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	62.2	1	01/30/25 10:26	01/30/25 16:09	108-67-8	
Vinyl chloride	ND	ug/kg	24.9	1	01/30/25 10:26	01/30/25 16:09	75-01-4	
Xylene (Total)	ND	ug/kg	187	1	01/30/25 10:26	01/30/25 16:09	1330-20-7	
Surrogates								
Toluene-d8 (S)	102	%.	75-125	1	01/30/25 10:26	01/30/25 16:09	2037-26-5	
4-Bromofluorobenzene (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 16:09	460-00-4	
1,2-Dichlorobenzene-d4 (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 16:09	2199-69-1	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-2-1-Grab **Lab ID: 10722375003** Collected: 01/29/25 08:25 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	ND	mg/kg	10.7	1	01/30/25 15:42	01/31/25 13:50		
Surrogates								
n-Triacontane (S)	75	%.	30-147	1	01/30/25 15:42	01/31/25 13:50		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	13.8	1	02/03/25 08:22	02/03/25 21:23		
Surrogates								
a,a,a-Trifluorotoluene (S)	97	%.	80-200	1	02/03/25 08:22	02/03/25 21:23	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**18.5**	%	0.10	1		01/30/25 09:19		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1400	1	01/30/25 10:26	01/30/25 17:52	67-64-1	L1
Allyl chloride	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	107-05-1	
Benzene	ND	ug/kg	28.0	1	01/30/25 10:26	01/30/25 17:52	71-43-2	
Bromobenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	108-86-1	
Bromochloromethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	74-97-5	
Bromodichloromethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	75-27-4	
Bromoform	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	75-25-2	
Bromomethane	ND	ug/kg	701	1	01/30/25 10:26	01/30/25 17:52	74-83-9	
2-Butanone (MEK)	ND	ug/kg	350	1	01/30/25 10:26	01/30/25 17:52	78-93-3	L1
n-Butylbenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	104-51-8	
sec-Butylbenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	135-98-8	
tert-Butylbenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	98-06-6	
Carbon tetrachloride	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	56-23-5	
Chlorobenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	108-90-7	
Chloroethane	ND	ug/kg	701	1	01/30/25 10:26	01/30/25 17:52	75-00-3	
Chloroform	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	67-66-3	
Chloromethane	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	74-87-3	
2-Chlorotoluene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	95-49-8	
4-Chlorotoluene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	701	1	01/30/25 10:26	01/30/25 17:52	96-12-8	
Dibromochloromethane	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	106-93-4	
Dibromomethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	75-34-3	
1,2-Dichloroethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	107-06-2	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-2-1-Grab **Lab ID: 10722375003** Collected: 01/29/25 08:25 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	156-60-5	
Dichlorofluoromethane	ND	ug/kg	701	1	01/30/25 10:26	01/30/25 17:52	75-43-4	
1,2-Dichloropropane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	78-87-5	
1,3-Dichloropropane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	142-28-9	
2,2-Dichloropropane	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	594-20-7	
1,1-Dichloropropene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	60-29-7	
Ethylbenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	350	1	01/30/25 10:26	01/30/25 17:52	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	98-82-8	
p-Isopropyltoluene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	99-87-6	
Methylene Chloride	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	350	1	01/30/25 10:26	01/30/25 17:52	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	1634-04-4	
Naphthalene	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	91-20-3	L1
n-Propylbenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	103-65-1	
Styrene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	79-34-5	
Tetrachloroethene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	127-18-4	
Tetrahydrofuran	ND	ug/kg	2800	1	01/30/25 10:26	01/30/25 17:52	109-99-9	
Toluene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	79-00-5	
Trichloroethene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	79-01-6	
Trichlorofluoromethane	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	280	1	01/30/25 10:26	01/30/25 17:52	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	70.1	1	01/30/25 10:26	01/30/25 17:52	108-67-8	
Vinyl chloride	ND	ug/kg	28.0	1	01/30/25 10:26	01/30/25 17:52	75-01-4	
Xylene (Total)	ND	ug/kg	210	1	01/30/25 10:26	01/30/25 17:52	1330-20-7	
Surrogates								
Toluene-d8 (S)	103	%.	75-125	1	01/30/25 10:26	01/30/25 17:52	2037-26-5	
4-Bromofluorobenzene (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 17:52	460-00-4	
1,2-Dichlorobenzene-d4 (S)	98	%.	75-125	1	01/30/25 10:26	01/30/25 17:52	2199-69-1	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-2-Comp **Lab ID: 10722375004** Collected: 01/29/25 10:10 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B Pace Analytical Services - Minneapolis							
Arsenic	**2.4**	mg/kg	1.2	1	01/30/25 11:31	02/02/25 13:28	7440-38-2	
Barium	**58.9**	mg/kg	0.58	1	01/30/25 11:31	02/02/25 13:28	7440-39-3	
Cadmium	ND	mg/kg	0.17	1	01/30/25 11:31	02/02/25 13:28	7440-43-9	
Chromium	**10.8**	mg/kg	0.58	1	01/30/25 11:31	02/02/25 13:28	7440-47-3	
Lead	**5.7**	mg/kg	0.58	1	01/30/25 11:31	02/02/25 13:28	7439-92-1	
Selenium	ND	mg/kg	1.2	1	01/30/25 11:31	02/02/25 13:28	7782-49-2	
Silver	ND	mg/kg	0.58	1	01/30/25 11:31	02/02/25 13:28	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.021	1	01/30/25 12:04	02/03/25 12:13	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**17.0**	%	0.10	1		01/30/25 09:20		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546 Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	83-32-9	
Acenaphthylene	ND	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	208-96-8	
Anthracene	ND	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	120-12-7	
Benzo(a)anthracene	**16.6**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	56-55-3	
Benzo(a)pyrene	**19.7**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	50-32-8	
Benzo(b)fluoranthene	**34.6**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	205-99-2	
Benzo(g,h,i)perylene	**24.2**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	191-24-2	
Benzo(k)fluoranthene	ND	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	207-08-9	
Chrysene	**27.4**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	218-01-9	
Dibenz(a,h)anthracene	ND	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	53-70-3	
Fluoranthene	**41.4**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	206-44-0	
Fluorene	ND	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	86-73-7	
Indeno(1,2,3-cd)pyrene	**16.8**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	193-39-5	
Naphthalene	ND	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	91-20-3	
Phenanthrene	**26.5**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	85-01-8	
Pyrene	**38.5**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**26.7**	ug/kg	12.0	1	01/30/25 09:47	01/31/25 12:10		
Surrogates								
2-Fluorobiphenyl (S)	66	%.	39-125	1	01/30/25 09:47	01/31/25 12:10	321-60-8	
p-Terphenyl-d14 (S)	78	%.	41-125	1	01/30/25 09:47	01/31/25 12:10	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-3-1-Grab **Lab ID: 10722375005** Collected: 01/29/25 08:35 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	**10.3**	mg/kg	8.7	1	01/30/25 15:42	01/31/25 13:42		T6
Surrogates								
n-Triacontane (S)	71	%.	30-147	1	01/30/25 15:42	01/31/25 13:42		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	11.8	1	02/03/25 08:22	02/03/25 21:42		
Surrogates								
a,a,a-Trifluorotoluene (S)	96	%.	80-200	1	02/03/25 08:22	02/03/25 21:42	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**12.6**	%	0.10	1		01/30/25 09:20		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1240	1	01/30/25 10:26	01/30/25 16:26	67-64-1	L1
Allyl chloride	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	107-05-1	
Benzene	ND	ug/kg	24.9	1	01/30/25 10:26	01/30/25 16:26	71-43-2	
Bromobenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	108-86-1	
Bromochloromethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	74-97-5	
Bromodichloromethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	75-27-4	
Bromoform	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	75-25-2	
Bromomethane	ND	ug/kg	621	1	01/30/25 10:26	01/30/25 16:26	74-83-9	
2-Butanone (MEK)	ND	ug/kg	311	1	01/30/25 10:26	01/30/25 16:26	78-93-3	L1
n-Butylbenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	104-51-8	
sec-Butylbenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	135-98-8	
tert-Butylbenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	98-06-6	
Carbon tetrachloride	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	56-23-5	
Chlorobenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	108-90-7	
Chloroethane	ND	ug/kg	621	1	01/30/25 10:26	01/30/25 16:26	75-00-3	
Chloroform	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	67-66-3	
Chloromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	74-87-3	
2-Chlorotoluene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	95-49-8	
4-Chlorotoluene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	621	1	01/30/25 10:26	01/30/25 16:26	96-12-8	
Dibromochloromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	106-93-4	
Dibromomethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	75-34-3	
1,2-Dichloroethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	107-06-2	

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1700 Elm Street
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(612)607-1700

ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-3-1-Grab **Lab ID: 10722375005** Collected: 01/29/25 08:35 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	156-60-5	
Dichlorofluoromethane	ND	ug/kg	621	1	01/30/25 10:26	01/30/25 16:26	75-43-4	
1,2-Dichloropropane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	78-87-5	
1,3-Dichloropropane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	142-28-9	
2,2-Dichloropropane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	594-20-7	
1,1-Dichloropropene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	60-29-7	
Ethylbenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	311	1	01/30/25 10:26	01/30/25 16:26	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	98-82-8	
p-Isopropyltoluene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	99-87-6	
Methylene Chloride	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	311	1	01/30/25 10:26	01/30/25 16:26	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	1634-04-4	
Naphthalene	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	91-20-3	L1
n-Propylbenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	103-65-1	
Styrene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	79-34-5	
Tetrachloroethene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	127-18-4	
Tetrahydrofuran	ND	ug/kg	2490	1	01/30/25 10:26	01/30/25 16:26	109-99-9	
Toluene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	79-00-5	
Trichloroethene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	79-01-6	
Trichlorofluoromethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	249	1	01/30/25 10:26	01/30/25 16:26	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	62.1	1	01/30/25 10:26	01/30/25 16:26	108-67-8	
Vinyl chloride	ND	ug/kg	24.9	1	01/30/25 10:26	01/30/25 16:26	75-01-4	
Xylene (Total)	ND	ug/kg	186	1	01/30/25 10:26	01/30/25 16:26	1330-20-7	
Surrogates								
Toluene-d8 (S)	102	%.	75-125	1	01/30/25 10:26	01/30/25 16:26	2037-26-5	
4-Bromofluorobenzene (S)	101	%.	75-125	1	01/30/25 10:26	01/30/25 16:26	460-00-4	
1,2-Dichlorobenzene-d4 (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 16:26	2199-69-1	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-3-Comp **Lab ID: 10722375006** Collected: 01/29/25 10:20 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B Pace Analytical Services - Minneapolis							
Arsenic	**2.3**	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:29	7440-38-2	
Barium	**48.8**	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:29	7440-39-3	
Cadmium	ND	mg/kg	0.16	1	01/30/25 11:31	02/02/25 13:29	7440-43-9	
Chromium	**12.3**	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:29	7440-47-3	
Lead	**4.7**	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:29	7439-92-1	
Selenium	ND	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:29	7782-49-2	
Silver	ND	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:29	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.021	1	01/30/25 12:04	02/03/25 12:14	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**13.9**	%	0.10	1		02/03/25 10:47		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546 Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	83-32-9	
Acenaphthylene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	208-96-8	
Anthracene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	120-12-7	
Benzo(a)anthracene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	56-55-3	
Benzo(a)pyrene	**14.4**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	50-32-8	
Benzo(b)fluoranthene	**21.5**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	205-99-2	
Benzo(g,h,i)perylene	**19.5**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	191-24-2	
Benzo(k)fluoranthene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	207-08-9	
Chrysene	**17.9**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	218-01-9	
Dibenz(a,h)anthracene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	53-70-3	
Fluoranthene	**22.5**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	206-44-0	
Fluorene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	86-73-7	
Indeno(1,2,3-cd)pyrene	**11.7**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	193-39-5	
Naphthalene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	91-20-3	
Phenanthrene	ND	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	85-01-8	
Pyrene	**23.9**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**17.9**	ug/kg	11.6	1	01/30/25 09:47	01/31/25 12:32		
Surrogates								
2-Fluorobiphenyl (S)	69	%.	39-125	1	01/30/25 09:47	01/31/25 12:32	321-60-8	
p-Terphenyl-d14 (S)	78	%.	41-125	1	01/30/25 09:47	01/31/25 12:32	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-4-1-Grab **Lab ID: 10722375007** Collected: 01/29/25 08:45 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	**20.7**	mg/kg	8.9	1	01/30/25 15:42	02/03/25 14:18		T6
Surrogates								
n-Triacontane (S)	75	%.	30-147	1	01/30/25 15:42	02/03/25 14:18		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	11.0	1	02/03/25 08:22	02/03/25 22:01		
Surrogates								
a,a,a-Trifluorotoluene (S)	98	%.	80-200	1	02/03/25 08:22	02/03/25 22:01	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**9.7**	%	0.10	1		02/03/25 10:48		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1130	1	01/30/25 10:26	01/30/25 17:35	67-64-1	L1
Allyl chloride	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	107-05-1	
Benzene	ND	ug/kg	22.6	1	01/30/25 10:26	01/30/25 17:35	71-43-2	
Bromobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	108-86-1	
Bromochloromethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	74-97-5	
Bromodichloromethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	75-27-4	
Bromoform	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	75-25-2	
Bromomethane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:35	74-83-9	
2-Butanone (MEK)	ND	ug/kg	283	1	01/30/25 10:26	01/30/25 17:35	78-93-3	L1
n-Butylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	104-51-8	
sec-Butylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	135-98-8	
tert-Butylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	98-06-6	
Carbon tetrachloride	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	56-23-5	
Chlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	108-90-7	
Chloroethane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:35	75-00-3	
Chloroform	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	67-66-3	
Chloromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	74-87-3	
2-Chlorotoluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	95-49-8	
4-Chlorotoluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:35	96-12-8	
Dibromochloromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	106-93-4	
Dibromomethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	75-34-3	
1,2-Dichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	107-06-2	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-4-1-Grab **Lab ID: 10722375007** Collected: 01/29/25 08:45 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	156-60-5	
Dichlorofluoromethane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:35	75-43-4	
1,2-Dichloropropane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	78-87-5	
1,3-Dichloropropane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	142-28-9	
2,2-Dichloropropane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	594-20-7	
1,1-Dichloropropene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	60-29-7	
Ethylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	283	1	01/30/25 10:26	01/30/25 17:35	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	98-82-8	
p-Isopropyltoluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	99-87-6	
Methylene Chloride	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	283	1	01/30/25 10:26	01/30/25 17:35	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	1634-04-4	
Naphthalene	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	91-20-3	L1
n-Propylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	103-65-1	
Styrene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	79-34-5	
Tetrachloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	127-18-4	
Tetrahydrofuran	ND	ug/kg	2260	1	01/30/25 10:26	01/30/25 17:35	109-99-9	
Toluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	79-00-5	
Trichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	79-01-6	
Trichlorofluoromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:35	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:35	108-67-8	
Vinyl chloride	ND	ug/kg	22.6	1	01/30/25 10:26	01/30/25 17:35	75-01-4	
Xylene (Total)	ND	ug/kg	170	1	01/30/25 10:26	01/30/25 17:35	1330-20-7	
Surrogates								
Toluene-d8 (S)	103	%.	75-125	1	01/30/25 10:26	01/30/25 17:35	2037-26-5	
4-Bromofluorobenzene (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 17:35	460-00-4	
1,2-Dichlorobenzene-d4 (S)	99	%.	75-125	1	01/30/25 10:26	01/30/25 17:35	2199-69-1	

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1700 Elm Street
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(612)607-1700

ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: NSP-4-Comp **Lab ID: 10722375008** Collected: 01/29/25 10:30 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B							
	Pace Analytical Services - Minneapolis							
Arsenic	**2.6**	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:31	7440-38-2	
Barium	**49.2**	mg/kg	0.54	1	01/30/25 11:31	02/02/25 13:31	7440-39-3	
Cadmium	ND	mg/kg	0.16	1	01/30/25 11:31	02/02/25 13:31	7440-43-9	
Chromium	**16.5**	mg/kg	0.54	1	01/30/25 11:31	02/02/25 13:31	7440-47-3	
Lead	**6.8**	mg/kg	0.54	1	01/30/25 11:31	02/02/25 13:31	7439-92-1	
Selenium	ND	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:31	7782-49-2	
Silver	ND	mg/kg	0.54	1	01/30/25 11:31	02/02/25 13:31	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B							
	Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.022	1	01/30/25 12:04	02/03/25 12:16	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974							
	Pace Analytical Services - Minneapolis							
Percent Moisture	**10.1**	%	0.10	1		02/03/25 10:48		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546							
	Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	83-32-9	
Acenaphthylene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	208-96-8	
Anthracene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	120-12-7	
Benzo(a)anthracene	**40.3**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	56-55-3	
Benzo(a)pyrene	**49.5**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	50-32-8	
Benzo(b)fluoranthene	**68.2**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	205-99-2	
Benzo(g,h,i)perylene	**45.0**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	191-24-2	
Benzo(k)fluoranthene	**22.8**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	207-08-9	
Chrysene	**54.2**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	218-01-9	
Dibenz(a,h)anthracene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	53-70-3	
Fluoranthene	**79.0**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	206-44-0	
Fluorene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	86-73-7	
Indeno(1,2,3-cd)pyrene	**32.2**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	193-39-5	
Naphthalene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	91-20-3	
Phenanthrene	**29.5**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	85-01-8	
Pyrene	**71.9**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**66.4**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 12:55		
Surrogates								
2-Fluorobiphenyl (S)	77	%.	39-125	1	01/30/25 09:47	01/31/25 12:55	321-60-8	
p-Terphenyl-d14 (S)	85	%.	41-125	1	01/30/25 09:47	01/31/25 12:55	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-1-1-Grab **Lab ID: 10722375009** Collected: 01/29/25 08:55 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	ND	mg/kg	11.7	1	01/30/25 15:42	01/31/25 13:56		
Surrogates								
n-Triacontane (S)	76	%.	30-147	1	01/30/25 15:42	01/31/25 13:56		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	10.7	1	02/03/25 08:22	02/03/25 22:19		
Surrogates								
a,a,a-Trifluorotoluene (S)	98	%.	80-200	1	02/03/25 08:22	02/03/25 22:19	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**8.3**	%	0.10	1		02/03/25 10:48		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1110	1	01/30/25 10:26	01/30/25 17:17	67-64-1	L1
Allyl chloride	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	107-05-1	
Benzene	ND	ug/kg	22.2	1	01/30/25 10:26	01/30/25 17:17	71-43-2	
Bromobenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	108-86-1	
Bromochloromethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	74-97-5	
Bromodichloromethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	75-27-4	
Bromoform	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	75-25-2	
Bromomethane	ND	ug/kg	556	1	01/30/25 10:26	01/30/25 17:17	74-83-9	
2-Butanone (MEK)	ND	ug/kg	278	1	01/30/25 10:26	01/30/25 17:17	78-93-3	L1
n-Butylbenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	104-51-8	
sec-Butylbenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	135-98-8	
tert-Butylbenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	98-06-6	
Carbon tetrachloride	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	56-23-5	
Chlorobenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	108-90-7	
Chloroethane	ND	ug/kg	556	1	01/30/25 10:26	01/30/25 17:17	75-00-3	
Chloroform	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	67-66-3	
Chloromethane	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	74-87-3	
2-Chlorotoluene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	95-49-8	
4-Chlorotoluene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	556	1	01/30/25 10:26	01/30/25 17:17	96-12-8	
Dibromochloromethane	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	106-93-4	
Dibromomethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	75-34-3	
1,2-Dichloroethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	107-06-2	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-1-1-Grab **Lab ID: 10722375009** Collected: 01/29/25 08:55 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	156-60-5	
Dichlorofluoromethane	ND	ug/kg	556	1	01/30/25 10:26	01/30/25 17:17	75-43-4	
1,2-Dichloropropane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	78-87-5	
1,3-Dichloropropane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	142-28-9	
2,2-Dichloropropane	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	594-20-7	
1,1-Dichloropropene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	60-29-7	
Ethylbenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	278	1	01/30/25 10:26	01/30/25 17:17	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	98-82-8	
p-Isopropyltoluene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	99-87-6	
Methylene Chloride	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	278	1	01/30/25 10:26	01/30/25 17:17	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	1634-04-4	
Naphthalene	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	91-20-3	L1
n-Propylbenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	103-65-1	
Styrene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	79-34-5	
Tetrachloroethene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	127-18-4	
Tetrahydrofuran	ND	ug/kg	2220	1	01/30/25 10:26	01/30/25 17:17	109-99-9	
Toluene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	79-00-5	
Trichloroethene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	79-01-6	
Trichlorofluoromethane	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	222	1	01/30/25 10:26	01/30/25 17:17	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	55.6	1	01/30/25 10:26	01/30/25 17:17	108-67-8	
Vinyl chloride	ND	ug/kg	22.2	1	01/30/25 10:26	01/30/25 17:17	75-01-4	
Xylene (Total)	ND	ug/kg	167	1	01/30/25 10:26	01/30/25 17:17	1330-20-7	
Surrogates								
Toluene-d8 (S)	103	%.	75-125	1	01/30/25 10:26	01/30/25 17:17	2037-26-5	
4-Bromofluorobenzene (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 17:17	460-00-4	
1,2-Dichlorobenzene-d4 (S)	98	%.	75-125	1	01/30/25 10:26	01/30/25 17:17	2199-69-1	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-1-Comp **Lab ID: 10722375010** Collected: 01/29/25 10:40 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B Pace Analytical Services - Minneapolis							
Arsenic	**1.9**	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:33	7440-38-2	
Barium	**37.0**	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:33	7440-39-3	
Cadmium	ND	mg/kg	0.16	1	01/30/25 11:31	02/02/25 13:33	7440-43-9	
Chromium	**15.2**	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:33	7440-47-3	
Lead	**3.7**	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:33	7439-92-1	
Selenium	ND	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:33	7782-49-2	
Silver	ND	mg/kg	0.55	1	01/30/25 11:31	02/02/25 13:33	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.020	1	01/30/25 12:04	02/03/25 12:18	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**11.0**	%	0.10	1		02/03/25 10:49		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546 Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	83-32-9	
Acenaphthylene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	208-96-8	
Anthracene	**15.6**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	120-12-7	
Benzo(a)anthracene	**61.1**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	56-55-3	
Benzo(a)pyrene	**81.4**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	50-32-8	
Benzo(b)fluoranthene	**114**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	205-99-2	
Benzo(g,h,i)perylene	**66.6**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	191-24-2	
Benzo(k)fluoranthene	**40.4**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	207-08-9	
Chrysene	**73.8**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	218-01-9	
Dibenz(a,h)anthracene	**14.5**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	53-70-3	
Fluoranthene	**105**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	206-44-0	
Fluorene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	86-73-7	
Indeno(1,2,3-cd)pyrene	**53.9**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	193-39-5	
Naphthalene	ND	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	91-20-3	
Phenanthrene	**38.8**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	85-01-8	
Pyrene	**83.9**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**117**	ug/kg	11.0	1	01/30/25 09:47	01/31/25 13:18		
Surrogates								
2-Fluorobiphenyl (S)	72	%.	39-125	1	01/30/25 09:47	01/31/25 13:18	321-60-8	
p-Terphenyl-d14 (S)	82	%.	41-125	1	01/30/25 09:47	01/31/25 13:18	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-2-1-Grab **Lab ID: 10722375011** Collected: 01/29/25 09:05 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	ND	mg/kg	9.6	1	01/30/25 15:42	01/31/25 14:04		
Surrogates								
n-Triacontane (S)	70	%.	30-147	1	01/30/25 15:42	01/31/25 14:04		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	12.6	1	02/04/25 07:59	02/04/25 14:28		
Surrogates								
a,a,a-Trifluorotoluene (S)	104	%.	80-200	1	02/04/25 07:59	02/04/25 14:28	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**10.8**	%	0.10	1		02/03/25 10:49		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1130	1	01/30/25 10:26	01/30/25 17:00	67-64-1	L1
Allyl chloride	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	107-05-1	
Benzene	ND	ug/kg	22.6	1	01/30/25 10:26	01/30/25 17:00	71-43-2	
Bromobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	108-86-1	
Bromochloromethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	74-97-5	
Bromodichloromethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	75-27-4	
Bromoform	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	75-25-2	
Bromomethane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:00	74-83-9	
2-Butanone (MEK)	ND	ug/kg	282	1	01/30/25 10:26	01/30/25 17:00	78-93-3	L1
n-Butylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	104-51-8	
sec-Butylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	135-98-8	
tert-Butylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	98-06-6	
Carbon tetrachloride	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	56-23-5	
Chlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	108-90-7	
Chloroethane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:00	75-00-3	
Chloroform	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	67-66-3	
Chloromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	74-87-3	
2-Chlorotoluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	95-49-8	
4-Chlorotoluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:00	96-12-8	
Dibromochloromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	106-93-4	
Dibromomethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	75-34-3	
1,2-Dichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	107-06-2	

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1700 Elm Street
Minneapolis, MN 55414
(612)607-1700

ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-2-1-Grab **Lab ID: 10722375011** Collected: 01/29/25 09:05 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	156-60-5	
Dichlorofluoromethane	ND	ug/kg	565	1	01/30/25 10:26	01/30/25 17:00	75-43-4	
1,2-Dichloropropane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	78-87-5	
1,3-Dichloropropane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	142-28-9	
2,2-Dichloropropane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	594-20-7	
1,1-Dichloropropene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	60-29-7	
Ethylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	282	1	01/30/25 10:26	01/30/25 17:00	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	98-82-8	
p-Isopropyltoluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	99-87-6	
Methylene Chloride	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	282	1	01/30/25 10:26	01/30/25 17:00	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	1634-04-4	
Naphthalene	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	91-20-3	L1
n-Propylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	103-65-1	
Styrene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	79-34-5	
Tetrachloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	127-18-4	
Tetrahydrofuran	ND	ug/kg	2260	1	01/30/25 10:26	01/30/25 17:00	109-99-9	
Toluene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	79-00-5	
Trichloroethene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	79-01-6	
Trichlorofluoromethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	226	1	01/30/25 10:26	01/30/25 17:00	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	56.5	1	01/30/25 10:26	01/30/25 17:00	108-67-8	
Vinyl chloride	ND	ug/kg	22.6	1	01/30/25 10:26	01/30/25 17:00	75-01-4	
Xylene (Total)	ND	ug/kg	169	1	01/30/25 10:26	01/30/25 17:00	1330-20-7	
Surrogates								
Toluene-d8 (S)	102	%.	75-125	1	01/30/25 10:26	01/30/25 17:00	2037-26-5	
4-Bromofluorobenzene (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 17:00	460-00-4	
1,2-Dichlorobenzene-d4 (S)	99	%.	75-125	1	01/30/25 10:26	01/30/25 17:00	2199-69-1	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-2-Comp **Lab ID: 10722375012** Collected: 01/29/25 10:50 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B Pace Analytical Services - Minneapolis							
Arsenic	**2.0**	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:34	7440-38-2	
Barium	**40.8**	mg/kg	0.56	1	01/30/25 11:31	02/02/25 13:34	7440-39-3	
Cadmium	ND	mg/kg	0.17	1	01/30/25 11:31	02/02/25 13:34	7440-43-9	
Chromium	**14.5**	mg/kg	0.56	1	01/30/25 11:31	02/02/25 13:34	7440-47-3	
Lead	**5.6**	mg/kg	0.56	1	01/30/25 11:31	02/02/25 13:34	7439-92-1	
Selenium	ND	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:34	7782-49-2	
Silver	ND	mg/kg	0.56	1	01/30/25 11:31	02/02/25 13:34	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.021	1	01/30/25 12:04	02/03/25 12:19	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**15.6**	%	0.10	1		02/03/25 10:50		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546 Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	83-32-9	
Acenaphthylene	ND	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	208-96-8	
Anthracene	**21.2**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	120-12-7	
Benzo(a)anthracene	**81.6**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	56-55-3	
Benzo(a)pyrene	**92.9**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	50-32-8	
Benzo(b)fluoranthene	**128**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	205-99-2	
Benzo(g,h,i)perylene	**76.3**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	191-24-2	
Benzo(k)fluoranthene	**49.2**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	207-08-9	
Chrysene	**90.3**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	218-01-9	
Dibenz(a,h)anthracene	**15.9**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	53-70-3	
Fluoranthene	**178**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	206-44-0	
Fluorene	ND	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	86-73-7	
Indeno(1,2,3-cd)pyrene	**62.5**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	193-39-5	
Naphthalene	ND	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	91-20-3	
Phenanthrene	**101**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	85-01-8	
Pyrene	**139**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**135**	ug/kg	11.8	1	01/30/25 09:47	01/31/25 13:40		
Surrogates								
2-Fluorobiphenyl (S)	63	%.	39-125	1	01/30/25 09:47	01/31/25 13:40	321-60-8	
p-Terphenyl-d14 (S)	68	%.	41-125	1	01/30/25 09:47	01/31/25 13:40	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-3-2-Grab **Lab ID: 10722375013** Collected: 01/29/25 11:00 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	ND	mg/kg	13.3	1	01/30/25 15:42	01/31/25 13:28		
Surrogates								
n-Triacontane (S)	79	%.	30-147	1	01/30/25 15:42	01/31/25 13:28		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	13.6	1	02/04/25 07:59	02/04/25 14:47		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-200	1	02/04/25 07:59	02/04/25 14:47	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**13.3**	%	0.10	1		02/03/25 10:50		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1200	1	01/30/25 10:26	01/30/25 15:52	67-64-1	L1
Allyl chloride	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	107-05-1	
Benzene	ND	ug/kg	23.9	1	01/30/25 10:26	01/30/25 15:52	71-43-2	
Bromobenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	108-86-1	
Bromochloromethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	74-97-5	
Bromodichloromethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	75-27-4	
Bromoform	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	75-25-2	
Bromomethane	ND	ug/kg	598	1	01/30/25 10:26	01/30/25 15:52	74-83-9	
2-Butanone (MEK)	ND	ug/kg	299	1	01/30/25 10:26	01/30/25 15:52	78-93-3	L1
n-Butylbenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	104-51-8	
sec-Butylbenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	135-98-8	
tert-Butylbenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	98-06-6	
Carbon tetrachloride	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	56-23-5	
Chlorobenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	108-90-7	
Chloroethane	ND	ug/kg	598	1	01/30/25 10:26	01/30/25 15:52	75-00-3	
Chloroform	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	67-66-3	
Chloromethane	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	74-87-3	
2-Chlorotoluene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	95-49-8	
4-Chlorotoluene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	598	1	01/30/25 10:26	01/30/25 15:52	96-12-8	
Dibromochloromethane	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	106-93-4	
Dibromomethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	75-34-3	
1,2-Dichloroethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	107-06-2	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-3-2-Grab **Lab ID: 10722375013** Collected: 01/29/25 11:00 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	156-60-5	
Dichlorofluoromethane	ND	ug/kg	598	1	01/30/25 10:26	01/30/25 15:52	75-43-4	
1,2-Dichloropropane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	78-87-5	
1,3-Dichloropropane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	142-28-9	
2,2-Dichloropropane	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	594-20-7	
1,1-Dichloropropene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	60-29-7	
Ethylbenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	299	1	01/30/25 10:26	01/30/25 15:52	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	98-82-8	
p-Isopropyltoluene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	99-87-6	
Methylene Chloride	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	299	1	01/30/25 10:26	01/30/25 15:52	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	1634-04-4	
Naphthalene	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	91-20-3	L1
n-Propylbenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	103-65-1	
Styrene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	79-34-5	
Tetrachloroethene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	127-18-4	
Tetrahydrofuran	ND	ug/kg	2390	1	01/30/25 10:26	01/30/25 15:52	109-99-9	
Toluene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	79-00-5	
Trichloroethene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	79-01-6	
Trichlorofluoromethane	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	239	1	01/30/25 10:26	01/30/25 15:52	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	59.8	1	01/30/25 10:26	01/30/25 15:52	108-67-8	
Vinyl chloride	ND	ug/kg	23.9	1	01/30/25 10:26	01/30/25 15:52	75-01-4	
Xylene (Total)	ND	ug/kg	179	1	01/30/25 10:26	01/30/25 15:52	1330-20-7	
Surrogates								
Toluene-d8 (S)	104	%.	75-125	1	01/30/25 10:26	01/30/25 15:52	2037-26-5	
4-Bromofluorobenzene (S)	99	%.	75-125	1	01/30/25 10:26	01/30/25 15:52	460-00-4	
1,2-Dichlorobenzene-d4 (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 15:52	2199-69-1	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-3-Comp **Lab ID: 10722375014** Collected: 01/29/25 11:00 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B Pace Analytical Services - Minneapolis							
Arsenic	**2.6**	mg/kg	1.0	1	01/30/25 11:31	02/02/25 13:39	7440-38-2	
Barium	**56.6**	mg/kg	0.52	1	01/30/25 11:31	02/02/25 13:39	7440-39-3	
Cadmium	ND	mg/kg	0.16	1	01/30/25 11:31	02/02/25 13:39	7440-43-9	
Chromium	**11.1**	mg/kg	0.52	1	01/30/25 11:31	02/02/25 13:39	7440-47-3	
Lead	**11.4**	mg/kg	0.52	1	01/30/25 11:31	02/02/25 13:39	7439-92-1	
Selenium	ND	mg/kg	1.0	1	01/30/25 11:31	02/02/25 13:39	7782-49-2	
Silver	ND	mg/kg	0.52	1	01/30/25 11:31	02/02/25 13:39	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.021	1	01/30/25 12:04	02/03/25 12:21	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**13.0**	%	0.10	1		02/03/25 10:52		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546 Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	83-32-9	
Acenaphthylene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	208-96-8	
Anthracene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	120-12-7	
Benzo(a)anthracene	**34.9**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	56-55-3	
Benzo(a)pyrene	**42.0**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	50-32-8	
Benzo(b)fluoranthene	**60.5**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	205-99-2	
Benzo(g,h,i)perylene	**40.3**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	191-24-2	
Benzo(k)fluoranthene	**19.0**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	207-08-9	
Chrysene	**45.3**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	218-01-9	
Dibenz(a,h)anthracene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	53-70-3	
Fluoranthene	**63.6**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	206-44-0	
Fluorene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	86-73-7	
Indeno(1,2,3-cd)pyrene	**30.5**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	193-39-5	
Naphthalene	ND	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	91-20-3	
Phenanthrene	**28.7**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	85-01-8	
Pyrene	**61.4**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**56.9**	ug/kg	11.4	1	01/30/25 09:47	01/31/25 14:03		
Surrogates								
2-Fluorobiphenyl (S)	74	%.	39-125	1	01/30/25 09:47	01/31/25 14:03	321-60-8	
p-Terphenyl-d14 (S)	86	%.	41-125	1	01/30/25 09:47	01/31/25 14:03	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-4-2-Grab **Lab ID: 10722375015** Collected: 01/29/25 11:10 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Silica Gel	Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO Pace Analytical Services - Minneapolis							
WDRO C10-C28	ND	mg/kg	8.5	1	01/30/25 15:42	01/31/25 13:35		
Surrogates								
n-Triacontane (S)	80	%.	30-147	1	01/30/25 15:42	01/31/25 13:35		
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	11.6	1	02/04/25 07:59	02/04/25 15:06		
Surrogates								
a,a,a-Trifluorotoluene (S)	103	%.	80-200	1	02/04/25 07:59	02/04/25 15:06	98-08-8	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**8.0**	%	0.10	1		02/03/25 10:53		N2
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1140	1	01/30/25 10:26	01/30/25 16:43	67-64-1	L1
Allyl chloride	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	107-05-1	
Benzene	ND	ug/kg	22.8	1	01/30/25 10:26	01/30/25 16:43	71-43-2	
Bromobenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	108-86-1	
Bromochloromethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	74-97-5	
Bromodichloromethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	75-27-4	
Bromoform	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	75-25-2	
Bromomethane	ND	ug/kg	571	1	01/30/25 10:26	01/30/25 16:43	74-83-9	
2-Butanone (MEK)	ND	ug/kg	285	1	01/30/25 10:26	01/30/25 16:43	78-93-3	L1
n-Butylbenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	104-51-8	
sec-Butylbenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	135-98-8	
tert-Butylbenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	98-06-6	
Carbon tetrachloride	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	56-23-5	
Chlorobenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	108-90-7	
Chloroethane	ND	ug/kg	571	1	01/30/25 10:26	01/30/25 16:43	75-00-3	
Chloroform	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	67-66-3	
Chloromethane	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	74-87-3	
2-Chlorotoluene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	95-49-8	
4-Chlorotoluene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	571	1	01/30/25 10:26	01/30/25 16:43	96-12-8	
Dibromochloromethane	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	106-93-4	
Dibromomethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	75-34-3	
1,2-Dichloroethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	107-06-2	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-4-2-Grab **Lab ID: 10722375015** Collected: 01/29/25 11:10 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
1,1-Dichloroethene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	156-60-5	
Dichlorofluoromethane	ND	ug/kg	571	1	01/30/25 10:26	01/30/25 16:43	75-43-4	
1,2-Dichloropropane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	78-87-5	
1,3-Dichloropropane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	142-28-9	
2,2-Dichloropropane	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	594-20-7	
1,1-Dichloropropene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	10061-02-6	
Diethyl ether (Ethyl ether)	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	60-29-7	
Ethylbenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	285	1	01/30/25 10:26	01/30/25 16:43	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	98-82-8	
p-Isopropyltoluene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	99-87-6	
Methylene Chloride	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	285	1	01/30/25 10:26	01/30/25 16:43	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	1634-04-4	
Naphthalene	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	91-20-3	L1
n-Propylbenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	103-65-1	
Styrene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	79-34-5	
Tetrachloroethene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	127-18-4	
Tetrahydrofuran	ND	ug/kg	2280	1	01/30/25 10:26	01/30/25 16:43	109-99-9	
Toluene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	79-00-5	
Trichloroethene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	79-01-6	
Trichlorofluoromethane	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	228	1	01/30/25 10:26	01/30/25 16:43	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	57.1	1	01/30/25 10:26	01/30/25 16:43	108-67-8	
Vinyl chloride	ND	ug/kg	22.8	1	01/30/25 10:26	01/30/25 16:43	75-01-4	
Xylene (Total)	ND	ug/kg	171	1	01/30/25 10:26	01/30/25 16:43	1330-20-7	
Surrogates								
Toluene-d8 (S)	103	%.	75-125	1	01/30/25 10:26	01/30/25 16:43	2037-26-5	
4-Bromofluorobenzene (S)	99	%.	75-125	1	01/30/25 10:26	01/30/25 16:43	460-00-4	
1,2-Dichlorobenzene-d4 (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 16:43	2199-69-1	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: SSP-4-Comp **Lab ID: 10722375016** Collected: 01/29/25 11:10 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
6010D MET ICP	Analytical Method: EPA 6010D Preparation Method: EPA 3050B Pace Analytical Services - Minneapolis							
Arsenic	**2.0**	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:43	7440-38-2	
Barium	**45.1**	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:43	7440-39-3	
Cadmium	ND	mg/kg	0.16	1	01/30/25 11:31	02/02/25 13:43	7440-43-9	
Chromium	**13.6**	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:43	7440-47-3	
Lead	**5.6**	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:43	7439-92-1	
Selenium	ND	mg/kg	1.1	1	01/30/25 11:31	02/02/25 13:43	7782-49-2	
Silver	ND	mg/kg	0.53	1	01/30/25 11:31	02/02/25 13:43	7440-22-4	
7471B Mercury	Analytical Method: EPA 7471B Preparation Method: EPA 7471B Pace Analytical Services - Minneapolis							
Mercury	ND	mg/kg	0.022	1	01/30/25 12:04	02/03/25 12:23	7439-97-6	
Dry Weight / %M by ASTM D2974	Analytical Method: ASTM D2974 Pace Analytical Services - Minneapolis							
Percent Moisture	**11.9**	%	0.10	1		02/03/25 10:53		N2
8270E MSSV PAH by SIM	Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3546 Pace Analytical Services - Minneapolis							
Acenaphthene	ND	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	83-32-9	
Acenaphthylene	**22.1**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	208-96-8	
Anthracene	**34.7**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	120-12-7	
Benzo(a)anthracene	**135**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	56-55-3	
Benzo(a)pyrene	**183**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	50-32-8	
Benzo(b)fluoranthene	**243**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	205-99-2	
Benzo(g,h,i)perylene	**157**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	191-24-2	
Benzo(k)fluoranthene	**98.9**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	207-08-9	
Chrysene	**182**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	218-01-9	
Dibenz(a,h)anthracene	**31.0**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	53-70-3	
Fluoranthene	**275**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	206-44-0	
Fluorene	ND	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	86-73-7	
Indeno(1,2,3-cd)pyrene	**131**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	193-39-5	
Naphthalene	ND	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	91-20-3	
Phenanthrene	**101**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	85-01-8	
Pyrene	**239**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	**263**	ug/kg	11.3	1	01/30/25 09:47	01/31/25 14:25		
Surrogates								
2-Fluorobiphenyl (S)	73	%.	39-125	1	01/30/25 09:47	01/31/25 14:25	321-60-8	
p-Terphenyl-d14 (S)	82	%.	41-125	1	01/30/25 09:47	01/31/25 14:25	1718-51-0	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: Trip Blank **Lab ID: 10722375017** Collected: 01/29/25 00:00 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV	Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil							
	Pace Analytical Services - Minneapolis							
Gasoline Range Organics	ND	mg/kg	10.0	1	02/04/25 07:59	02/04/25 15:25		
Surrogates								
a,a,a-Trifluorotoluene (S)	102	%.	80-200	1	02/04/25 07:59	02/04/25 15:25	98-08-8	
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
Acetone	ND	ug/kg	1000	1	01/30/25 10:26	01/30/25 15:35	67-64-1	L1
Allyl chloride	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	107-05-1	
Benzene	ND	ug/kg	20.0	1	01/30/25 10:26	01/30/25 15:35	71-43-2	
Bromobenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	108-86-1	
Bromochloromethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	74-97-5	
Bromodichloromethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	75-27-4	
Bromoform	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	75-25-2	
Bromomethane	ND	ug/kg	500	1	01/30/25 10:26	01/30/25 15:35	74-83-9	
2-Butanone (MEK)	ND	ug/kg	250	1	01/30/25 10:26	01/30/25 15:35	78-93-3	L1
n-Butylbenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	104-51-8	
sec-Butylbenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	135-98-8	
tert-Butylbenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	98-06-6	
Carbon tetrachloride	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	56-23-5	
Chlorobenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	108-90-7	
Chloroethane	ND	ug/kg	500	1	01/30/25 10:26	01/30/25 15:35	75-00-3	
Chloroform	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	67-66-3	
Chloromethane	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	74-87-3	
2-Chlorotoluene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	95-49-8	
4-Chlorotoluene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	106-43-4	
1,2-Dibromo-3-chloropropane	ND	ug/kg	500	1	01/30/25 10:26	01/30/25 15:35	96-12-8	
Dibromochloromethane	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	124-48-1	
1,2-Dibromoethane (EDB)	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	106-93-4	
Dibromomethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	74-95-3	
1,2-Dichlorobenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	95-50-1	
1,3-Dichlorobenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	541-73-1	
1,4-Dichlorobenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	106-46-7	
Dichlorodifluoromethane	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	75-71-8	L1
1,1-Dichloroethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	75-34-3	
1,2-Dichloroethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	107-06-2	
1,1-Dichloroethene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	75-35-4	
cis-1,2-Dichloroethene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	156-59-2	
trans-1,2-Dichloroethene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	156-60-5	
Dichlorofluoromethane	ND	ug/kg	500	1	01/30/25 10:26	01/30/25 15:35	75-43-4	
1,2-Dichloropropane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	78-87-5	
1,3-Dichloropropane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	142-28-9	
2,2-Dichloropropane	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	594-20-7	
1,1-Dichloropropene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	563-58-6	
cis-1,3-Dichloropropene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	10061-01-5	
trans-1,3-Dichloropropene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	10061-02-6	

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ANALYTICAL RESULTS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Sample: Trip Blank **Lab ID: 10722375017** Collected: 01/29/25 00:00 Received: 01/29/25 16:45 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260D MSV 5030 Med Level	Analytical Method: EPA 8260D Preparation Method: EPA 5035/5030B							
	Pace Analytical Services - Minneapolis							
Diethyl ether (Ethyl ether)	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	60-29-7	
Ethylbenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	100-41-4	
Hexachloro-1,3-butadiene	ND	ug/kg	250	1	01/30/25 10:26	01/30/25 15:35	87-68-3	
Isopropylbenzene (Cumene)	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	98-82-8	
p-Isopropyltoluene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	99-87-6	
Methylene Chloride	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	ug/kg	250	1	01/30/25 10:26	01/30/25 15:35	108-10-1	
Methyl-tert-butyl ether	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	1634-04-4	
Naphthalene	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	91-20-3	L1
n-Propylbenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	103-65-1	
Styrene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	100-42-5	
1,1,1,2-Tetrachloroethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	630-20-6	
1,1,2,2-Tetrachloroethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	79-34-5	
Tetrachloroethene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	127-18-4	
Tetrahydrofuran	ND	ug/kg	2000	1	01/30/25 10:26	01/30/25 15:35	109-99-9	
Toluene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	108-88-3	
1,2,3-Trichlorobenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	87-61-6	
1,2,4-Trichlorobenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	120-82-1	
1,1,1-Trichloroethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	71-55-6	
1,1,2-Trichloroethane	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	79-00-5	
Trichloroethene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	79-01-6	
Trichlorofluoromethane	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	75-69-4	
1,2,3-Trichloropropane	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	96-18-4	L1
1,1,2-Trichlorotrifluoroethane	ND	ug/kg	200	1	01/30/25 10:26	01/30/25 15:35	76-13-1	
1,2,4-Trimethylbenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	95-63-6	
1,3,5-Trimethylbenzene	ND	ug/kg	50.0	1	01/30/25 10:26	01/30/25 15:35	108-67-8	
Vinyl chloride	ND	ug/kg	20.0	1	01/30/25 10:26	01/30/25 15:35	75-01-4	
Xylene (Total)	ND	ug/kg	150	1	01/30/25 10:26	01/30/25 15:35	1330-20-7	
Surrogates								
Toluene-d8 (S)	102	%.	75-125	1	01/30/25 10:26	01/30/25 15:35	2037-26-5	
4-Bromofluorobenzene (S)	99	%.	75-125	1	01/30/25 10:26	01/30/25 15:35	460-00-4	
1,2-Dichlorobenzene-d4 (S)	100	%.	75-125	1	01/30/25 10:26	01/30/25 15:35	2199-69-1	

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990611
QC Batch Method: EPA 5030 Medium Soil
Analysis Method: WI MOD GRO
Analysis Description: WIGRO Solid GCV
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10722375002, 10722375003, 10722375005, 10722375007, 10722375009

METHOD BLANK: 5170603
Matrix: Solid
Associated Lab Samples: 10722375002, 10722375003, 10722375005, 10722375007, 10722375009

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	02/03/25 18:53	
a,a,a-Trifluorotoluene (S)	%.	100	80-200	02/03/25 18:53	

LABORATORY CONTROL SAMPLE & LCSD: 5170604 5170605

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	50.2	49.0	100	98	80-120	3	20	
a,a,a-Trifluorotoluene (S)	%.				106	106	80-200			

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990613
QC Batch Method: EPA 5030 Medium Soil
Analysis Method: WI MOD GRO
Analysis Description: WIGRO Solid GCV
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10722375011, 10722375013, 10722375015, 10722375017

METHOD BLANK: 5170610 Matrix: Solid
Associated Lab Samples: 10722375011, 10722375013, 10722375015, 10722375017

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	02/04/25 14:09	
a,a,a-Trifluorotoluene (S)	%.	101	80-200	02/04/25 14:09	

LABORATORY CONTROL SAMPLE & LCSD: 5170611 5170612

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	47.2	56.7	94	113	80-120	18	20	
a,a,a-Trifluorotoluene (S)	%.				107	112	80-200			

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990161
QC Batch Method: EPA 7471B
Analysis Method: EPA 7471B
Analysis Description: 7471B Mercury Solids
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10722375001, 10722375004, 10722375006, 10722375008, 10722375010, 10722375012, 10722375014, 10722375016

METHOD BLANK: 5168782
Matrix: Solid
Associated Lab Samples: 10722375001, 10722375004, 10722375006, 10722375008, 10722375010, 10722375012, 10722375014, 10722375016

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Mercury	mg/kg	ND	0.018	02/03/25 11:52	

LABORATORY CONTROL SAMPLE: 5168783

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Mercury	mg/kg	0.45	0.48	108	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5168784 5168785

Parameter	Units	10722160001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Mercury	mg/kg	ND	0.54	0.54	0.59	0.58	108	107	80-120	1	20	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990159
QC Batch Method: EPA 3050B
Analysis Method: EPA 6010D
Analysis Description: 6010D Solids
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10722375001, 10722375004, 10722375006, 10722375008, 10722375010, 10722375012, 10722375014, 10722375016

METHOD BLANK: 5168774
Matrix: Solid
Associated Lab Samples: 10722375001, 10722375004, 10722375006, 10722375008, 10722375010, 10722375012, 10722375014, 10722375016

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Arsenic	mg/kg	ND	0.93	02/02/25 13:08	
Barium	mg/kg	ND	0.46	02/02/25 13:08	
Cadmium	mg/kg	ND	0.14	02/02/25 13:08	
Chromium	mg/kg	ND	0.46	02/02/25 13:08	
Lead	mg/kg	ND	0.46	02/02/25 13:08	
Selenium	mg/kg	ND	0.93	02/02/25 13:08	
Silver	mg/kg	ND	0.46	02/02/25 13:08	

LABORATORY CONTROL SAMPLE: 5168775

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	47	47.6	101	80-120	
Barium	mg/kg	47	50.4	107	80-120	
Cadmium	mg/kg	47	50.1	107	80-120	
Chromium	mg/kg	47	50.2	107	80-120	
Lead	mg/kg	47	49.6	106	80-120	
Selenium	mg/kg	47	47.0	100	80-120	
Silver	mg/kg	23.5	23.2	99	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5168776 5168777

Parameter	Units	10722160001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	1.3	54.9	54.9	46.8	46.6	83	83	75-125	0	20	
Barium	mg/kg	29.6	54.9	54.9	79.9	79.9	92	92	75-125	0	20	
Cadmium	mg/kg	ND	54.9	54.9	46.7	47.1	85	86	75-125	1	20	
Chromium	mg/kg	14.4	54.9	54.9	62.2	61.6	87	86	75-125	1	20	
Lead	mg/kg	3.4	54.9	54.9	50.7	50.1	86	85	75-125	1	20	
Selenium	mg/kg	ND	54.9	54.9	43.6	44.0	79	80	75-125	1	20	
Silver	mg/kg	ND	27.5	27.4	23.9	24.1	87	88	75-125	1	20	

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990191
QC Batch Method: ASTM D2974
Analysis Method: ASTM D2974
Analysis Description: Dry Weight / %M by ASTM D2974
Laboratory: Pace Analytical Services - Minneapolis

Associated Lab Samples: 10722375001, 10722375002, 10722375003, 10722375004, 10722375005, 10722375006, 10722375007, 10722375008, 10722375009, 10722375010, 10722375011, 10722375012, 10722375013, 10722375014, 10722375015, 10722375016

SAMPLE DUPLICATE: 5168884

Parameter	Units	10722319003 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	23.3	23.9	3	30	N2

SAMPLE DUPLICATE: 5168929

Parameter	Units	10722375006 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	13.9	13.1	6	30	N2

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990322
QC Batch Method: EPA 5035/5030B
Analysis Method: EPA 8260D
Analysis Description: 8260D MSV 5030 Med Level
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10722375002, 10722375003, 10722375005, 10722375007, 10722375009, 10722375011, 10722375013, 10722375015, 10722375017

METHOD BLANK: 5169268
Matrix: Solid
Associated Lab Samples: 10722375002, 10722375003, 10722375005, 10722375007, 10722375009, 10722375011, 10722375013, 10722375015, 10722375017

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	ND	50.0	01/30/25 15:18	
1,1,1-Trichloroethane	ug/kg	ND	50.0	01/30/25 15:18	
1,1,2,2-Tetrachloroethane	ug/kg	ND	50.0	01/30/25 15:18	
1,1,2-Trichloroethane	ug/kg	ND	50.0	01/30/25 15:18	
1,1,2-Trichlorotrifluoroethane	ug/kg	ND	200	01/30/25 15:18	
1,1-Dichloroethane	ug/kg	ND	50.0	01/30/25 15:18	
1,1-Dichloroethene	ug/kg	ND	50.0	01/30/25 15:18	
1,1-Dichloropropene	ug/kg	ND	50.0	01/30/25 15:18	
1,2,3-Trichlorobenzene	ug/kg	ND	50.0	01/30/25 15:18	
1,2,3-Trichloropropane	ug/kg	ND	200	01/30/25 15:18	
1,2,4-Trichlorobenzene	ug/kg	ND	50.0	01/30/25 15:18	
1,2,4-Trimethylbenzene	ug/kg	ND	50.0	01/30/25 15:18	
1,2-Dibromo-3-chloropropane	ug/kg	ND	500	01/30/25 15:18	
1,2-Dibromoethane (EDB)	ug/kg	ND	50.0	01/30/25 15:18	
1,2-Dichlorobenzene	ug/kg	ND	50.0	01/30/25 15:18	
1,2-Dichloroethane	ug/kg	ND	50.0	01/30/25 15:18	
1,2-Dichloropropane	ug/kg	ND	50.0	01/30/25 15:18	
1,3,5-Trimethylbenzene	ug/kg	ND	50.0	01/30/25 15:18	
1,3-Dichlorobenzene	ug/kg	ND	50.0	01/30/25 15:18	
1,3-Dichloropropane	ug/kg	ND	50.0	01/30/25 15:18	
1,4-Dichlorobenzene	ug/kg	ND	50.0	01/30/25 15:18	
2,2-Dichloropropane	ug/kg	ND	200	01/30/25 15:18	
2-Butanone (MEK)	ug/kg	ND	250	01/30/25 15:18	
2-Chlorotoluene	ug/kg	ND	50.0	01/30/25 15:18	
4-Chlorotoluene	ug/kg	ND	50.0	01/30/25 15:18	
4-Methyl-2-pentanone (MIBK)	ug/kg	ND	250	01/30/25 15:18	
Acetone	ug/kg	ND	1000	01/30/25 15:18	
Allyl chloride	ug/kg	ND	200	01/30/25 15:18	
Benzene	ug/kg	ND	20.0	01/30/25 15:18	
Bromobenzene	ug/kg	ND	50.0	01/30/25 15:18	
Bromochloromethane	ug/kg	ND	50.0	01/30/25 15:18	
Bromodichloromethane	ug/kg	ND	50.0	01/30/25 15:18	
Bromoform	ug/kg	ND	200	01/30/25 15:18	
Bromomethane	ug/kg	ND	500	01/30/25 15:18	
Carbon tetrachloride	ug/kg	ND	50.0	01/30/25 15:18	
Chlorobenzene	ug/kg	ND	50.0	01/30/25 15:18	
Chloroethane	ug/kg	ND	500	01/30/25 15:18	
Chloroform	ug/kg	ND	50.0	01/30/25 15:18	
Chloromethane	ug/kg	ND	200	01/30/25 15:18	

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1700 Elm Street
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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

METHOD BLANK: 5169268 Matrix: Solid

Associated Lab Samples: 10722375002, 10722375003, 10722375005, 10722375007, 10722375009, 10722375011, 10722375013, 10722375015, 10722375017

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
cis-1,2-Dichloroethene	ug/kg	ND	50.0	01/30/25 15:18	
cis-1,3-Dichloropropene	ug/kg	ND	50.0	01/30/25 15:18	
Dibromochloromethane	ug/kg	ND	200	01/30/25 15:18	
Dibromomethane	ug/kg	ND	50.0	01/30/25 15:18	
Dichlorodifluoromethane	ug/kg	ND	200	01/30/25 15:18	
Dichlorofluoromethane	ug/kg	ND	500	01/30/25 15:18	
Diethyl ether (Ethyl ether)	ug/kg	ND	200	01/30/25 15:18	
Ethylbenzene	ug/kg	ND	50.0	01/30/25 15:18	
Hexachloro-1,3-butadiene	ug/kg	ND	250	01/30/25 15:18	
Isopropylbenzene (Cumene)	ug/kg	ND	50.0	01/30/25 15:18	
Methyl-tert-butyl ether	ug/kg	ND	50.0	01/30/25 15:18	
Methylene Chloride	ug/kg	ND	200	01/30/25 15:18	
n-Butylbenzene	ug/kg	ND	50.0	01/30/25 15:18	
n-Propylbenzene	ug/kg	ND	50.0	01/30/25 15:18	
Naphthalene	ug/kg	ND	200	01/30/25 15:18	
p-Isopropyltoluene	ug/kg	ND	50.0	01/30/25 15:18	
sec-Butylbenzene	ug/kg	ND	50.0	01/30/25 15:18	
Styrene	ug/kg	ND	50.0	01/30/25 15:18	
tert-Butylbenzene	ug/kg	ND	50.0	01/30/25 15:18	
Tetrachloroethene	ug/kg	ND	50.0	01/30/25 15:18	
Tetrahydrofuran	ug/kg	ND	2000	01/30/25 15:18	
Toluene	ug/kg	ND	50.0	01/30/25 15:18	
trans-1,2-Dichloroethene	ug/kg	ND	50.0	01/30/25 15:18	
trans-1,3-Dichloropropene	ug/kg	ND	50.0	01/30/25 15:18	
Trichloroethene	ug/kg	ND	50.0	01/30/25 15:18	
Trichlorofluoromethane	ug/kg	ND	200	01/30/25 15:18	
Vinyl chloride	ug/kg	ND	20.0	01/30/25 15:18	
Xylene (Total)	ug/kg	ND	150	01/30/25 15:18	
1,2-Dichlorobenzene-d4 (S)	%.	100	75-125	01/30/25 15:18	
4-Bromofluorobenzene (S)	%.	98	75-125	01/30/25 15:18	
Toluene-d8 (S)	%.	103	75-125	01/30/25 15:18	

LABORATORY CONTROL SAMPLE & LCSD: 5169269 5169270

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,1,1,2-Tetrachloroethane	ug/kg	1000	1070	944	107	94	73-127	12	20	
1,1,1-Trichloroethane	ug/kg	1000	999	917	100	92	73-125	9	20	
1,1,2,2-Tetrachloroethane	ug/kg	1000	1230	1050	123	105	66-126	15	20	
1,1,2-Trichloroethane	ug/kg	1000	1140	990	114	99	75-125	14	20	
1,1,2-Trichlorotrifluoroethane	ug/kg	1000	1190	1090	119	109	67-139	9	20	
1,1-Dichloroethane	ug/kg	1000	1100	974	110	97	75-125	12	20	
1,1-Dichloroethene	ug/kg	1000	1040	965	104	97	75-127	8	20	
1,1-Dichloropropene	ug/kg	1000	1040	932	104	93	75-125	11	20	

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

LABORATORY CONTROL SAMPLE & LCSD: 5169269 5169270

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
1,2,3-Trichlorobenzene	ug/kg	1000	1220	1040	122	104	70-125	16	20	
1,2,3-Trichloropropane	ug/kg	1000	1310	1090	131	109	75-125	18	20	L1
1,2,4-Trichlorobenzene	ug/kg	1000	1190	1040	119	104	75-125	14	20	
1,2,4-Trimethylbenzene	ug/kg	1000	1210	1040	121	104	75-125	15	20	
1,2-Dibromo-3-chloropropane	ug/kg	1000	1090	929	109	93	72-125	16	20	
1,2-Dibromoethane (EDB)	ug/kg	1000	1210	1050	121	105	75-125	15	20	
1,2-Dichlorobenzene	ug/kg	1000	1150	990	115	99	75-125	15	20	
1,2-Dichloroethane	ug/kg	1000	1200	1030	120	103	75-125	15	20	
1,2-Dichloropropane	ug/kg	1000	1160	1050	116	105	75-125	10	20	
1,3,5-Trimethylbenzene	ug/kg	1000	1200	1040	120	104	75-125	14	20	
1,3-Dichlorobenzene	ug/kg	1000	1100	930	110	93	75-125	17	20	
1,3-Dichloropropane	ug/kg	1000	1170	1010	117	101	75-125	15	20	
1,4-Dichlorobenzene	ug/kg	1000	1160	985	116	99	75-125	17	20	
2,2-Dichloropropane	ug/kg	1000	938	854	94	85	56-128	9	20	
2-Butanone (MEK)	ug/kg	5000	6860	6540	137	131	70-129	5	20	L1
2-Chlorotoluene	ug/kg	1000	1130	954	113	95	75-125	16	20	
4-Chlorotoluene	ug/kg	1000	1180	1020	118	102	75-125	14	20	
4-Methyl-2-pentanone (MIBK)	ug/kg	5000	6290	6070	126	121	75-127	4	20	
Acetone	ug/kg	5000	6670	6100	133	122	68-130	9	20	L1
Allyl chloride	ug/kg	1000	946	862	95	86	69-125	9	20	
Benzene	ug/kg	1000	1110	988	111	99	75-125	12	20	
Bromobenzene	ug/kg	1000	1170	1010	117	101	75-125	14	20	
Bromochloromethane	ug/kg	1000	1220	1060	122	106	75-125	14	20	
Bromodichloromethane	ug/kg	1000	1040	938	104	94	72-125	10	20	
Bromoform	ug/kg	1000	837	728	84	73	64-125	14	20	
Bromomethane	ug/kg	1000	913	949	91	95	32-150	4	20	
Carbon tetrachloride	ug/kg	1000	952	876	95	88	72-126	8	20	
Chlorobenzene	ug/kg	1000	1140	1010	114	101	75-125	12	20	
Chloroethane	ug/kg	1000	1050	1010	105	101	49-150	4	20	
Chloroform	ug/kg	1000	1110	979	111	98	75-125	12	20	
Chloromethane	ug/kg	1000	1230	1190	123	119	64-133	4	20	
cis-1,2-Dichloroethene	ug/kg	1000	1090	984	109	98	75-125	10	20	
cis-1,3-Dichloropropene	ug/kg	1000	1170	1050	117	105	68-134	11	20	
Dibromochloromethane	ug/kg	1000	923	808	92	81	72-126	13	20	
Dibromomethane	ug/kg	1000	1250	1050	125	105	75-128	17	20	
Dichlorodifluoromethane	ug/kg	1000	1510	1480	151	148	65-144	2	20	L1
Dichlorofluoromethane	ug/kg	1000	655	599	65	60	60-145	9	20	
Diethyl ether (Ethyl ether)	ug/kg	1000	1170	1020	117	102	75-125	13	20	
Ethylbenzene	ug/kg	1000	1150	1030	115	103	75-125	11	20	
Hexachloro-1,3-butadiene	ug/kg	1000	1010	891	101	89	67-126	12	20	
Isopropylbenzene (Cumene)	ug/kg	1000	1130	1000	113	100	75-125	12	20	
Methyl-tert-butyl ether	ug/kg	1000	1210	1070	121	107	75-125	13	20	
Methylene Chloride	ug/kg	1000	1110	986	111	99	74-125	12	20	
n-Butylbenzene	ug/kg	1000	1100	969	110	97	66-125	13	20	
n-Propylbenzene	ug/kg	1000	1210	1040	121	104	75-125	15	20	
Naphthalene	ug/kg	1000	1360	1160	136	116	75-125	16	20	L1
p-Isopropyltoluene	ug/kg	1000	1170	1010	117	101	74-125	14	20	

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

LABORATORY CONTROL SAMPLE & LCSD: 5169269 5169270

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
sec-Butylbenzene	ug/kg	1000	1150	1020	115	102	74-125	13	20	
Styrene	ug/kg	1000	1090	959	109	96	75-125	13	20	
tert-Butylbenzene	ug/kg	1000	1080	940	108	94	75-125	14	20	
Tetrachloroethene	ug/kg	1000	1020	915	102	92	75-125	11	20	
Tetrahydrofuran	ug/kg	5000	6060	6120	121	122	69-132	1	20	
Toluene	ug/kg	1000	1100	991	110	99	75-125	10	20	
trans-1,2-Dichloroethene	ug/kg	1000	1060	953	106	95	75-128	11	20	
trans-1,3-Dichloropropene	ug/kg	1000	1120	963	112	96	68-129	15	20	
Trichloroethene	ug/kg	1000	1090	944	109	94	75-125	15	20	
Trichlorofluoromethane	ug/kg	1000	705	701	70	70	69-146	1	20	
Vinyl chloride	ug/kg	1000	1180	1130	118	113	71-138	4	20	
Xylene (Total)	ug/kg	3000	3340	2980	111	99	75-125	11	20	
1,2-Dichlorobenzene-d4 (S)	%.				101	99	75-125			
4-Bromofluorobenzene (S)	%.				97	97	75-125			
Toluene-d8 (S)	%.				104	104	75-125			

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990193
QC Batch Method: EPA 3546
Analysis Method: EPA 8270E by SIM
Analysis Description: 8270E Solid PAH by SIM MSSV
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10722375001, 10722375004, 10722375006, 10722375008, 10722375010, 10722375012, 10722375014, 10722375016

METHOD BLANK: 5168887
Matrix: Solid
Associated Lab Samples: 10722375001, 10722375004, 10722375006, 10722375008, 10722375010, 10722375012, 10722375014, 10722375016

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Acenaphthene	ug/kg	ND	10.0	01/31/25 10:19	
Acenaphthylene	ug/kg	ND	10.0	01/31/25 10:19	
Anthracene	ug/kg	ND	10.0	01/31/25 10:19	
Benzo(a)anthracene	ug/kg	ND	10.0	01/31/25 10:19	
Benzo(a)pyrene	ug/kg	ND	10.0	01/31/25 10:19	
Benzo(b)fluoranthene	ug/kg	ND	10.0	01/31/25 10:19	
Benzo(g,h,i)perylene	ug/kg	ND	10.0	01/31/25 10:19	
Benzo(k)fluoranthene	ug/kg	ND	10.0	01/31/25 10:19	
Chrysene	ug/kg	ND	10.0	01/31/25 10:19	
Dibenz(a,h)anthracene	ug/kg	ND	10.0	01/31/25 10:19	
Fluoranthene	ug/kg	ND	10.0	01/31/25 10:19	
Fluorene	ug/kg	ND	10.0	01/31/25 10:19	
Indeno(1,2,3-cd)pyrene	ug/kg	ND	10.0	01/31/25 10:19	
Naphthalene	ug/kg	ND	10.0	01/31/25 10:19	
Phenanthrene	ug/kg	ND	10.0	01/31/25 10:19	
Pyrene	ug/kg	ND	10.0	01/31/25 10:19	
2-Fluorobiphenyl (S)	%.	63	39-125	01/31/25 10:19	
p-Terphenyl-d14 (S)	%.	75	41-125	01/31/25 10:19	

LABORATORY CONTROL SAMPLE: 5168888

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Acenaphthene	ug/kg	100	71.4	71	54-125	
Acenaphthylene	ug/kg	100	69.1	69	53-125	
Anthracene	ug/kg	100	76.6	77	61-125	
Benzo(a)anthracene	ug/kg	100	70.0	70	65-125	
Benzo(a)pyrene	ug/kg	100	81.8	82	62-125	
Benzo(b)fluoranthene	ug/kg	100	78.2	78	64-125	
Benzo(g,h,i)perylene	ug/kg	100	78.0	78	60-125	
Benzo(k)fluoranthene	ug/kg	100	76.0	76	63-125	
Chrysene	ug/kg	100	80.5	81	63-125	
Dibenz(a,h)anthracene	ug/kg	100	81.4	81	65-125	
Fluoranthene	ug/kg	100	65.3	65	64-125	
Fluorene	ug/kg	100	68.5	69	56-125	
Indeno(1,2,3-cd)pyrene	ug/kg	100	73.0	73	62-125	
Naphthalene	ug/kg	100	68.2	68	51-125	
Phenanthrene	ug/kg	100	71.7	72	61-125	

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

LABORATORY CONTROL SAMPLE: 5168888

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Pyrene	ug/kg	100	75.4	75	62-125	
2-Fluorobiphenyl (S)	%.			77	39-125	
p-Terphenyl-d14 (S)	%.			88	41-125	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5168889 5168890

Parameter	Units	10722375001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Acenaphthene	ug/kg	ND	114	114	80.8	84.2	70	73	31-125	4	30	
Acenaphthylene	ug/kg	ND	114	114	78.4	83.5	67	72	38-125	6	30	
Anthracene	ug/kg	ND	114	114	91.7	95.4	77	80	30-150	4	30	
Benzo(a)anthracene	ug/kg	15.6	114	114	94.9	109	70	82	30-150	13	30	
Benzo(a)pyrene	ug/kg	19.8	114	114	97.5	114	68	83	30-150	16	30	
Benzo(b)fluoranthene	ug/kg	30.8	114	114	105	123	65	81	30-150	16	30	
Benzo(g,h,i)perylene	ug/kg	27.2	114	114	100	112	64	75	30-150	11	30	
Benzo(k)fluoranthene	ug/kg	ND	114	114	84.6	95.1	67	76	30-150	12	30	
Chrysene	ug/kg	25.1	114	114	99.2	110	65	75	30-150	11	30	
Dibenz(a,h)anthracene	ug/kg	ND	114	114	78.6	91.6	65	76	30-150	15	30	
Fluoranthene	ug/kg	30.0	114	114	104	121	65	80	30-150	15	30	
Fluorene	ug/kg	ND	114	114	82.5	85.3	71	74	30-150	3	30	
Indeno(1,2,3-cd)pyrene	ug/kg	15.5	114	114	84.5	106	61	80	30-150	23	30	
Naphthalene	ug/kg	ND	114	114	64.7	71.2	57	63	30-150	10	30	
Phenanthrene	ug/kg	13.7	114	114	93.4	98.6	70	75	30-150	5	30	
Pyrene	ug/kg	30.7	114	114	101	119	62	78	30-150	16	30	
2-Fluorobiphenyl (S)	%.						67	74	39-125			
p-Terphenyl-d14 (S)	%.						74	79	41-125			

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QUALITY CONTROL DATA

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

QC Batch: 990270
QC Batch Method: WI MOD DRO
Analysis Method: WI MOD DRO
Analysis Description: WIDRO Solid GCV
Laboratory: Pace Analytical Services - Minneapolis
Associated Lab Samples: 10722375002, 10722375003, 10722375005, 10722375007, 10722375009, 10722375011, 10722375013, 10722375015

METHOD BLANK: 5169048
Matrix: Solid
Associated Lab Samples: 10722375002, 10722375003, 10722375005, 10722375007, 10722375009, 10722375011, 10722375013, 10722375015

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	01/31/25 13:00	
n-Triacontane (S)	%.	73	30-147	01/31/25 13:00	

LABORATORY CONTROL SAMPLE & LCSD: 5169049 5169050

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	51.3	49.7	64	62	51-125	3	20	
n-Triacontane (S)	%.				73	66	30-147			

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QUALIFIERS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

BATCH QUALIFIERS

Batch: 990524

[M5]	A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.
[1]	The continuing calibration verification was above the method acceptance limit for dichlorofluoromethane and trichlorofluoromethane. Any detection for the analyte in the associated samples may have a high bias.
[2]	The continuing calibration verification was below the method acceptance limit for tetrahydrofuran, dibromochloromethane, bromoform, and 1,2-dibromo-3-chloropropane. The analyte was not detected in the associated samples and the sensitivity of the instrument was verified with a reporting limit check standard.

Batch: 990642

[M5]	A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.

Batch: 990701

[M5]	A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.

Batch: 990877

[M5]	A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.

ANALYTE QUALIFIERS

ED	Due to the extract's physical characteristics, the analysis was performed at dilution.
L1	Analyte recovery in the laboratory control sample (LCS) was above QC limits. Results for this analyte in associated samples may be biased high.
N2	The lab does not hold NELAC/TNI accreditation for this parameter but other accreditations/certifications may apply. A complete list of accreditations/certifications is available upon request.

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QUALIFIERS

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

ANALYTE QUALIFIERS

T6 High boiling point hydrocarbons are present in the sample.

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Pace Analytical Services, LLC
1700 Elm Street
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10722375002	**NSP-1-2-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375003	**NSP-2-1-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375005	**NSP-3-1-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375007	**NSP-4-1-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375009	**SSP-1-1-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375011	**SSP-2-1-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375013	**SSP-3-2-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375015	**SSP-4-2-Grab**	WI MOD DRO	990270	WI MOD DRO	990642
10722375002	**NSP-1-2-Grab**	EPA 5030 Medium Soil	990611	WI MOD GRO	990701
10722375003	**NSP-2-1-Grab**	EPA 5030 Medium Soil	990611	WI MOD GRO	990701
10722375005	**NSP-3-1-Grab**	EPA 5030 Medium Soil	990611	WI MOD GRO	990701
10722375007	**NSP-4-1-Grab**	EPA 5030 Medium Soil	990611	WI MOD GRO	990701
10722375009	**SSP-1-1-Grab**	EPA 5030 Medium Soil	990611	WI MOD GRO	990701
10722375011	**SSP-2-1-Grab**	EPA 5030 Medium Soil	990613	WI MOD GRO	990877
10722375013	**SSP-3-2-Grab**	EPA 5030 Medium Soil	990613	WI MOD GRO	990877
10722375015	**SSP-4-2-Grab**	EPA 5030 Medium Soil	990613	WI MOD GRO	990877
10722375017	**Trip Blank**	EPA 5030 Medium Soil	990613	WI MOD GRO	990877
10722375001	**NSP-1-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375004	**NSP-2-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375006	**NSP-3-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375008	**NSP-4-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375010	**SSP-1-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375012	**SSP-2-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375014	**SSP-3-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375016	**SSP-4-Comp**	EPA 3050B	990159	EPA 6010D	990367
10722375001	**NSP-1-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375004	**NSP-2-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375006	**NSP-3-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375008	**NSP-4-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375010	**SSP-1-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375012	**SSP-2-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375014	**SSP-3-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375016	**SSP-4-Comp**	EPA 7471B	990161	EPA 7471B	990336
10722375001	**NSP-1-Comp**	ASTM D2974	990191		
10722375002	**NSP-1-2-Grab**	ASTM D2974	990191		
10722375003	**NSP-2-1-Grab**	ASTM D2974	990191		
10722375004	**NSP-2-Comp**	ASTM D2974	990191		
10722375005	**NSP-3-1-Grab**	ASTM D2974	990191		
10722375006	**NSP-3-Comp**	ASTM D2974	990191		
10722375007	**NSP-4-1-Grab**	ASTM D2974	990191		
10722375008	**NSP-4-Comp**	ASTM D2974	990191		
10722375009	**SSP-1-1-Grab**	ASTM D2974	990191		
10722375010	**SSP-1-Comp**	ASTM D2974	990191		
10722375011	**SSP-2-1-Grab**	ASTM D2974	990191		
10722375012	**SSP-2-Comp**	ASTM D2974	990191		
10722375013	**SSP-3-2-Grab**	ASTM D2974	990191		

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Pace Analytical Services, LLC
1700 Elm Street
Minneapolis, MN 55414
(612)607-1700

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: B2500590 Danner Rosemount Grav
Pace Project No.: 10722375

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10722375014	**SSP-3-Comp**	ASTM D2974	990191		
10722375015	**SSP-4-2-Grab**	ASTM D2974	990191		
10722375016	**SSP-4-Comp**	ASTM D2974	990191		
10722375001	**NSP-1-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375004	**NSP-2-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375006	**NSP-3-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375008	**NSP-4-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375010	**SSP-1-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375012	**SSP-2-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375014	**SSP-3-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375016	**SSP-4-Comp**	EPA 3546	990193	EPA 8270E by SIM	990538
10722375002	**NSP-1-2-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375003	**NSP-2-1-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375005	**NSP-3-1-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375007	**NSP-4-1-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375009	**SSP-1-1-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375011	**SSP-2-1-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375013	**SSP-3-2-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375015	**SSP-4-2-Grab**	EPA 5035/5030B	990322	EPA 8260D	990524
10722375017	**Trip Blank**	EPA 5035/5030B	990322	EPA 8260D	990524

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Pace® Location Requested (City/State):
Pace Analytical Minnesota
1700 Elm Street, Suite 200
Minneapolis, MN 55414

CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

WO# : 10722318

10722318

Company Name:	Braun Intertec Corporation	Contact/Report To:	Amanda Lanning
Street Address:	11001 Hampshire Ave South Minneapolis, MN 55438	Phone #:	
		E-Mail:	alanning@braunintertec.com
		Cc E-Mail:	
Customer Project #:	B25000590		
Project Name:	Danner Rosemount Gravel Pit	Invoice To:	Accounts - Bloomington
		Invoice E-Mail:	bic_invoicecapture@concursolutions.com
Site Collection Info/Facility ID (as applicable):		Purchase Order # (if applicable):	
		Quote #:	
Time Zone Collected: [ ] AK [ ] PT [ ] MT [X] CT [ ] ET		County / State origin of sample(s):	Minnesota

Data Deliverables: [ ] Level II [ ] Level III [ ] Level IV [ ] EQUIS [ ] Other

Regulatory Program (DW, RCRA, etc.) as applicable: Reportable [ ] Yes [ ] No

Rush (Pre-approval required): [ ] Same Day [ ] 1 Day [ ] 2 Day [ ] 3 Day [ ] Other _____

DW PWSID # or WW Permit # as applicable:

Date Results Requested:

Field Filtered (if applicable): [ ] Yes [ ] No
Analysis:

Specify Container Size **

Identify Container Preservative Type***

Analysis Requested

**Container Size: (1) 1L, (2) 500mL, (3) 250mL, (4) 125mL, (5) 100mL, (6) 40mL vial, (7) EnCore, (8) TerraCore, (9) 90mL, (10) Other

*** Preservative Types: (1) None, (2) HNO3, (3) H2SO4, (4) HCl, (5) NaOH, (6) Zn Acetate, (7) NaHSO4, (8) Sod. Thiosulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other

Lab Use Only: Proj. Mgr: Sydni Harrison; AcctNum / Client ID:; Table #:; Profile / Template: 46987; Prelog / Bottle Ord. ID: EZ 3212698

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Waste Water (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW),Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

Customer Sample ID	Matrix *	Comp / Grab	Composite Start Date	Composite Start Time	Collected or Composite End Date	Collected or Composite End Time	# Cont.	Res. Chlorine Results	Res. Chlorine Units	DRO by WDNR w/ silica gel cleanup	GRO by WDNR	Moisture	PAHs by 8270	RCRA metals by 6010 + Mercury	VOCs by 8260					Sample Comment	Preservation non-conformance identified for sample.
NSP-1-Comp	SS	Comp	1/29/25	0950	1/29/25	1000	3					X	X	X						01	
NSP-1-2-Grab		Grab				0950	7			X	X	X			X					02	
NSP-2-1-Grab		Grab				0825	7			X	X	X			X					03	
NSP-2-Comp		Comp	1/29/25	0825		1010	3					X	X	X						04	
NSP-3-1-Grab		Grab				0835	7			X	X	X			X				NEW 1/29/25	(06) ~~05~~	
NSP-3-Comp		Comp	1/29/25	0835		1020	3					X	X	X						(05) ~~06~~	
NSP-4-1-Grab		Grab				0845	7			X	X	X			X					07	
NSP-4-Comp		Comp	1/29/25	0845		1030	3					X	X	X						08	
SSP-1-1-Grab		Grab				0855	7			X	X	X			X					09	
SSP-1-Comp		Comp	1/29/25	0855		1040	3					X	X	X						10	

Additional Instructions from Pace®:

Collected By: (Printed Name) Lilly Soban
Signature:

Customer Remarks / Special Conditions / Possible Hazards:

# Coolers:	Thermometer ID:	Correction Factor (°C):	Obs. Temp. (°C)	Corrected Temp. (°C)	On Ice:
2	T3	True			Y

Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Lilly Soban / Braun Intertec	1.29.25 / 1352	/ Pace	1/29/25 1352
/ Pace	1/29/25 1500	/ Pace	1/29/25 1530
/ Pace	1/29/25 1645		

Tracking Number:

Delivered by: [ ] In-Person [ ] Courier [ ] FedEx [ ] UPS [ ] Other

Page: 1 of 2

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace® Terms and Conditions found at https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/

ENV-FRM-CORQ-0019_v02_110123 ©

Temps: 2.2, 3.7

Pace® Location Requested (City/State):
Pace Analytical Minnesota
1700 Elm Street, Suite 200
Minneapolis, MN 55414

CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

LAB USE ONLY- Affix Workorder/Login Label Here

Scan QR Code for instructions

Company Name:	Braun Intertec Corporation	Contact/Report To:	Amanda Lanning
Street Address:	11001 Hampshire Ave South Minneapolis, MN 55438	Phone #:	
		E-Mail:	alanning@braunintertec.com
		Cc E-Mail:	
Customer Project #:	B2500590		
Project Name:	Danner Rosemount Gravel Pit	Invoice To:	Accounts - Bloomington
		Invoice E-Mail:	bic_invoicecapture@concursolutions.com
Site Collection Info/Facility ID (as applicable):		Purchase Order # (if applicable):	
		Quote #:	
Time Zone Collected: [ ] AK [ ] PT [ ] MT [X] CT [ ] ET		County / State origin of sample(s):	Minnesota

Data Deliverables: [ ] Level II [ ] Level III [ ] Level IV [ ] EQUIS [ ] Other

Regulatory Program (DW, RCRA, etc.) as applicable: Reportable [ ] Yes [ ] No

Rush (Pre-approval required): [ ] Same Day [ ] 1 Day [ ] 2 Day [ ] 3 Day [ ] Other _____

DW PWSID # or WW Permit # as applicable:

Date Results Requested:

Field Filtered (if applicable): [ ] Yes [ ] No

Analysis:

Specify Container Size **: 6, 6

Identify Container Preservative Type***: 10, 10

Analysis Requested

**Container Size: (1) 1L, (2) 500mL, (3) 250mL, (4) 125mL, (5) 100mL, (6) 40mL vial, (7) EnCore, (8) TerraCore, (9) 90mL, (10) Other

*** Preservative Types: (1) None, (2) HNO3, (3) H2SO4, (4) HCl, (5) NaOH, (6) Zn Acetate, (7) NaHSO4, (8) Sod. Thiosulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other

Lab Use Only: Proj. Mgr: Sydni Harrison; AcctNum / Client ID:; Table #:; Profile / Template: 46987; Prelog / Bottle Ord. ID: EZ 3212698

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Waste Water (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk (CK), Leachate (LL), Biosolid (BS), Other (OT)

Customer Sample ID	Matrix *	Comp / Grab	Composite Start Date	Composite Start Time	Collected or Composite End Date	Collected or Composite End Time	# Cont.	Res. Chlorine Results	Res. Chlorine Units	DRO by WDNR w/ silica gel cleanup	GRO by WDNR	Moisture	PAHs by 8270	RCRA metals by 6010 + Mercury	VOCs by 8260					Sample Comment	Preservation non-conformance identified for sample.
SSP-2-1-Grab	SS	Grab			1/29/25	0905	7			X	X	X			X					11	
SSP-2-Comp		Comp	1/29/25	0905		1050	3					X	X	X						12	
SSP-3-2-Grab		Grab				1100	7			X	X	X			X					13	
SSP-3-Comp		Comp	1/29/25	~~1100~~ 0915		1100	3					X	X	X						14	
SSP-4-2-Grab		Grab				1110	7			X	X	X			X					15	
SSP-4-Comp		Comp	1/29/25	0920		1110	3					X	X	X						16	
MeOH Trip Blank							4				X				X					17	

Additional Instructions from Pace®:

Collected By: (Printed Name) Lilly Soban
Signature: [signature]

Customer Remarks / Special Conditions / Possible Hazards:

# Coolers:	Thermometer ID:	Correction Factor (°C):	Obs. Temp. (°C)	Corrected Temp. (°C)	On Ice:
2	T3	True			Y

Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Lilly Soban / Braun Intertec	1.29.25 / 1352	[signature] / Pace	1/29/25 1352
[signature] / Pace	1/29/25 1500	[signature] / Pace	1/29/25 1530
[signature] / Pace	1/29/25 1645		

Tracking Number:

Delivered by: [ ] In-Person [ ] Courier [ ] FedEX [ ] UPS [ ] Other

Page: 2 of 2

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace® Terms and Conditions found at https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/

ENV-FRM-CORQ-0019_v02_110123 ©

Temps: 2.2, 3.7

ENV-FRM-MIN4-0150 v17_Sample Condition Upon Receipt

CLIENT NAME: Braun Intertec Corporation **PROJECT #:** **WO#: 10722318**

PM: SH5 Due Date: 02/10/25
CLIENT: Braun-BLM

COURIER: ☐ Client ☐ Commercial ☐ FedEx ☑ Pace ☐ SpeeDee ☐ UPS ☐ USPS

TRACKING NUMBER: _____ ☐ See Exceptions form ENV-FRM-MIN4-0142

Custody Seal on Cooler/Box Present: ☐ YES ☑ NO **Seals Intact:** ☐ YES ☑ NO **Biological Tissue Frozen:** ☐ YES ☐ NO ☑ N/A

Packing Material: ☑ Bubble Bags ☑ Bubble Wrap ☐ None ☐ Other **Temp Blank:** ☑ YES ☐ NO **Type of Ice:** ☐ Blue ☐ Dry ☑ Wet ☐ Melted ☐ None

Thermometer: ☐ T1 (0461) ☐ T2 (0436) ☑ T3 (0459) ☐ T4 (0402) ☐ T5 (0178) ☐ T6 (0235) ☐ T7 (0042) ☐ T8 (0775) ☐ T9 (0727) ☐ 01339252 (1710)

Did Samples Originate in West Virginia: ☐ YES ☑ NO	**Were All Container Temps taken:** ☐ YES ☐ NO ☑ N/A
Correction Factor: None **Cooler Temp Read w/Temp Blank:** 2.2, 3.7 °C **Cooler Temp Corrected w/Temp Blank:** 2.2, 3.7 °C	**Average Corrected Temp (no Temp Blank Only):** _____ °C
NOTE: *Temp should be above freezing to 6°C.*	☐ See Exceptions Form ENV-FRM-MIN4-0142 ☐ 1 Container

USDA Regulated Soil: ☐ N/A – Water Sample/Other (describe): _____	**Initials & Date of Person Examining Contents:** JMW1 1/29/25
Did Samples originate from one of the following states (check maps) – AL, AR, AZ, CA, FL, GA, ID, LA, MS, NC, NM, NY, OK, OR, SC, TN, TX, or VA: ☐ YES ☑ NO	Did samples originate from a foreign source (international, including Hawaii and Puerto Rico): ☐ YES ☑ NO

NOTE: If YES to either question, fill out a Regulated Soil Checklist (ENV-FRM-MIN4-0154) and include with SCUR/COC paperwork.

LOCATION (check one): ☐ **DULUTH** ☑ **MINNEAPOLIS** ☐ **VIRGINIA**	**YES**	**NO**	**N/A**	**COMMENT(S)**
Chain of Custody Present and Filled Out?	☑	☐		1.
Chain of Custody Relinquished?	☑	☐		2.
Sampler Name and/or Signature on COC?	☑	☐	☐	3.
Samples Arrived within Hold Time?	☑	☐		4. If Fecal: ☐ <8 hrs ☐ >8 hr, <24 hr ☐ No
Short Hold Time Analysis (<72 hr)?	☐	☑		5. ☐ BOD / cBOD ☐ Fecal coliform ☐ Hex Chrom ☐ HPC ☐ Nitrate ☐ Nitrite ☐ Ortho Phos ☐ Total coliform/*E. coli* ☐ Other: _____
Rush Turn Around Time Requested?	☐	☑		6.
Sufficient Sample Volume?	☑	☐		7.
Correct Containers Used?	☑	☐	☐	8.
– Pace Containers Used?	☑	☐		
Containers Intact?	☑	☐		9.
Field Filtered Volume Received for Dissolved Tests?	☐	☐	☑	10. Is sediment visible in the dissolved container: ☐ YES ☐ NO
Is sufficient information available to reconcile the samples to the COC? **NOTE:** If ID/Date/Time don't match fill out section 11. Matrix: ☐ Oil ☑ Soil ☐ Water ☐ Other	☑	☐		11. **If NO, write ID/Date/Time of container below:** ☐ See Exceptions form ENV-FRM-MIN4-0142
All containers needing acid/base preservation have been checked?	☐	☐	☑	12. Sample #:
All containers needing preservation are found to be in compliance with EPA recommendation? (HNO_3, H_2SO_4, < 2 pH, NaOH > 9 Sulfide, NaOH > 10 Cyanide)	☐	☐	☑	☐ HNO_3 ☐ H_2SO_4 ☐ NaOH ☐ Zinc Acetate
Exceptions: VOA, Coliform, TOC/DOC, Oil & Grease, DRO/8015 (water) and Dioxins/PFAS	☐	☐	☑	Positive for Residual Chlorine: ☐ YES ☐ NO
NOTE: If adding preservation to the container, **verify with the PM first.** Clients may require adding preservative to the field and equipment blanks when this occurs.				**pH Paper Lot #** [Residual Chlorine / 0-6 Roll / 0-6 Strip / 0-14 Strip] ☐ See Exceptions form ENV-FRM-MIN4-0142
Headspace in Methyl Mercury Container?	☐	☐	☑	13.
Extra labels present on soil VOA or WIDRO containers?	☐	☑	☐	14.
Headspace in VOA Vials (greater than 6mm)?	☐	☐	☑	☐ See Exceptions form ENV-FRM-MIN4-0140
Trip Blanks Present?	☑	☐	☐	15. MeOH: 4
Trip Blank Custody Seals Present?	☑	☐	☐	Pace Trip Blank Lot # (if purchased): 112524-3

CLIENT NOTIFICATION / RESOLUTION **FIELD DATA REQUIRED:** ☐ YES ☐ NO

Person Contacted: _____ Date & Time: _____

Comments / Resolution: _____

Project Manager Review: Sydni Harrison **Date:** 1/30/2025

NOTE: *When there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEQ Certification Office (i.e., out of hold, incorrect preservative, out of temp, incorrect containers).*

Labeled By: JMW1 **Line:** 2

Service Center Transfer Checklist

Service Center: MPLS ☐ BLM ☒ AZ ☐ MT ☐

Client: Braun Intertec

Destination Lab:

MPLS ☒ Duluth ☐ National ☐ Other ☐

Received w/ Custody Seal? Yes ☐ No ☒

Custody Seal Intact? Yes ☐ No ☒

Temperature °C:

Temp Read	Corr. Factor	Corr. Temp
2.3	SUB 0.2	2.1

2.0 → 1.8

IR Gun: G87A9205200775 (T8)

☒ Samples on ice, in cool down

Rush ☐ **Short Hold** ☐ **N/A** ☒

Containers Intact? Yes ☒ No ☐

Repacked and Re-Iced? Yes ☐ No ☒

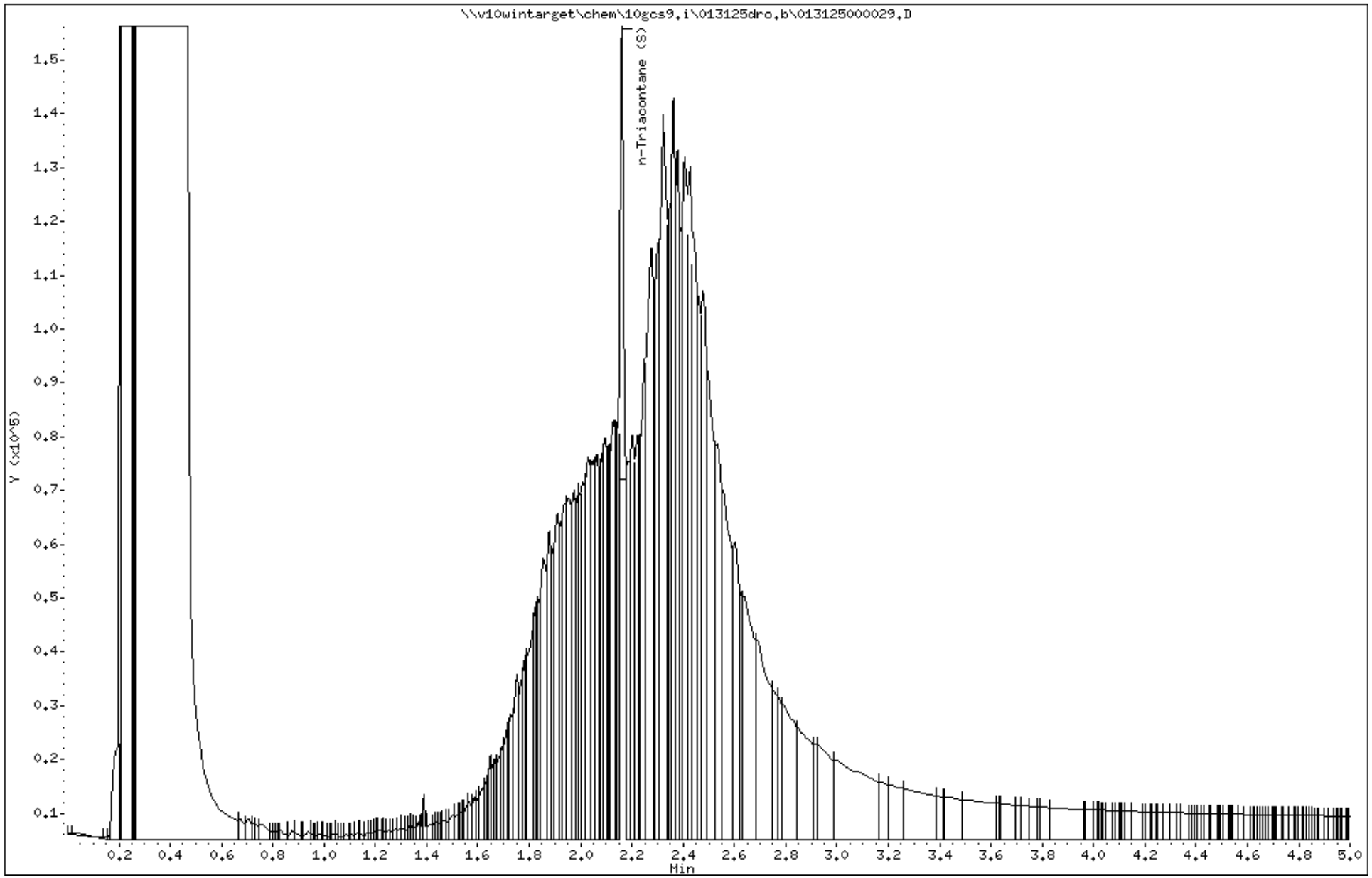
Notes:

No Temp Blank Section

Read Temp	Corr. Temp	Avg. Temp

1/29/25
AFI

Data File: \\w10wintarget\chem\10gcs9.i\013125dro.b\013125000029.D
Page 3
Date : 31-JAN-2025 13:14
Client ID: NSP-1-2-Grab
Instrument: 10gcs9.i
Sample Info: 10722375002X10
Volume Injected (uL): 1.0
Operator: TT2
Column phase: DB-5-US24230027
Column diameter: 0.32



Data File: \\w10wintarget\chem\10gcs9.i\013125dro.b\013125000034.D

Date : 31-JAN-2025 13:50

Client ID: NSP-2-1-Grab

Instrument: 10gcs9.i

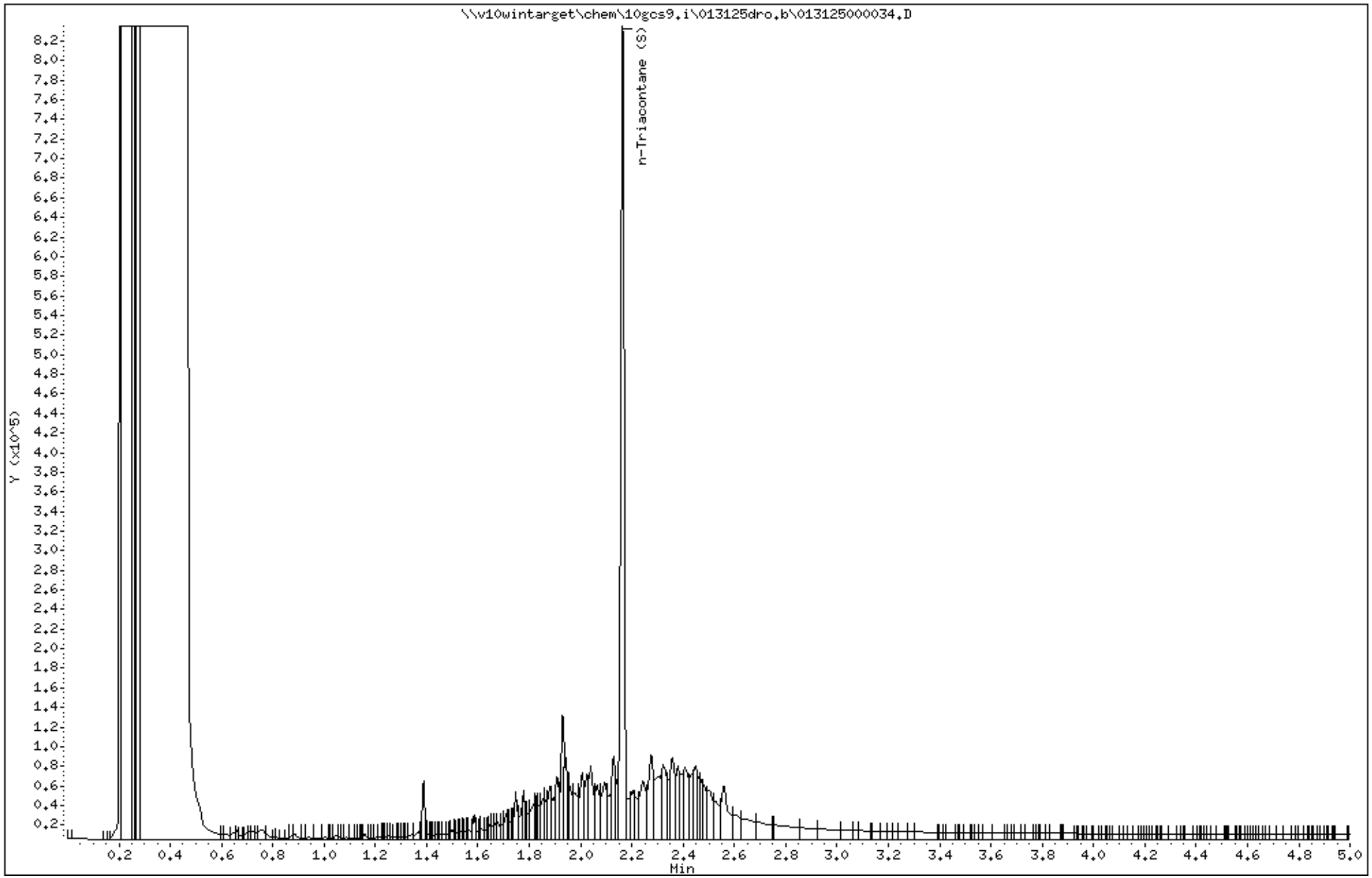
Sample Info: 10722375003

Volume Injected (uL): 1.0

Operator: TT2

Column phase: DB-5-US24230027

Column diameter: 0.32



Data File: \\w10wintarget\chem\10gcs9.i\013125dro.b\013125000033.D

Date : 31-JAN-2025 13:42

Client ID: NSP-3-1-Grab

Instrument: 10gcs9.i

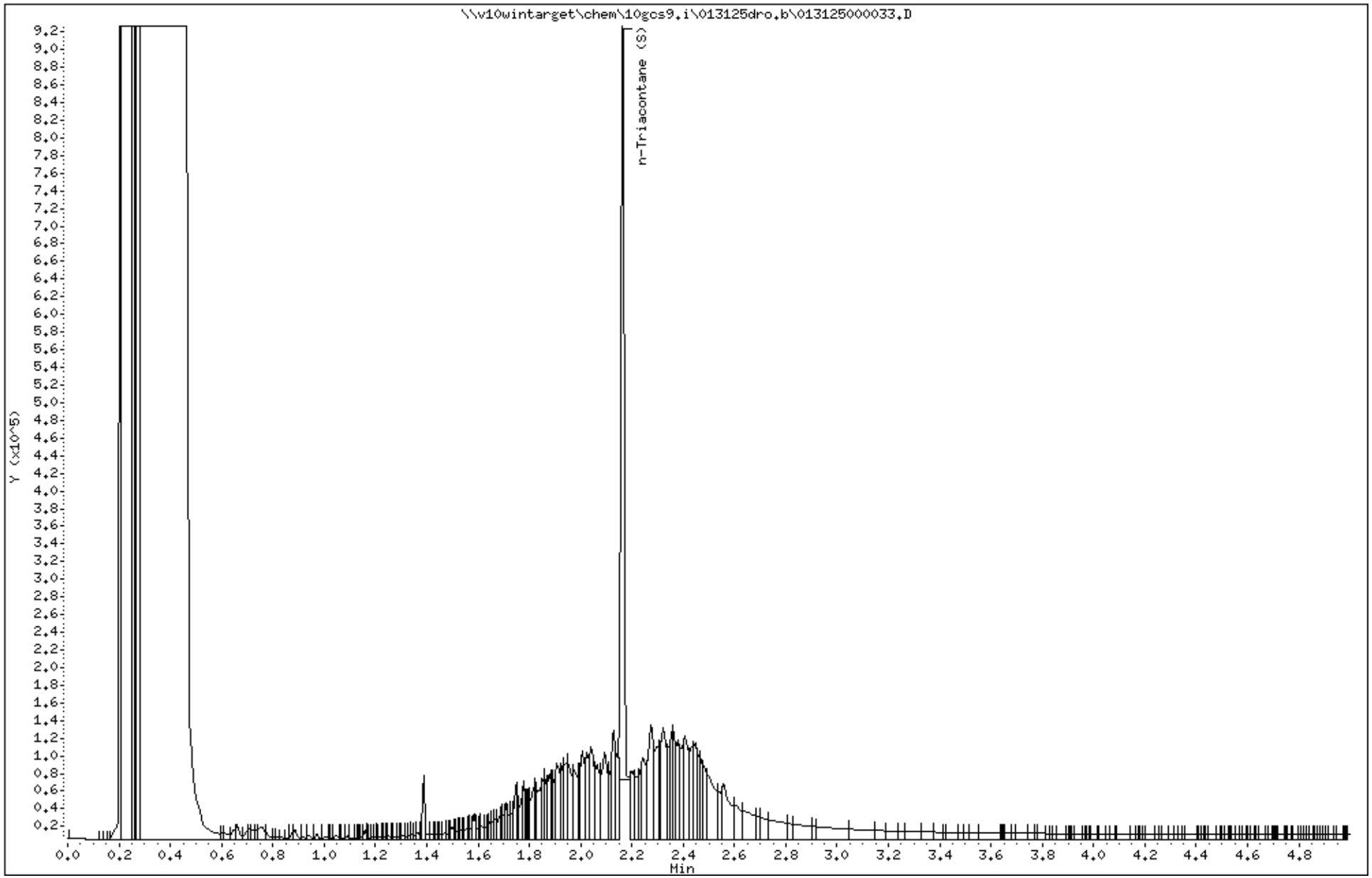
Sample Info: 10722375005

Volume Injected (uL): 1.0

Operator: TT2

Column phase: DB-5-US24230027

Column diameter: 0.32



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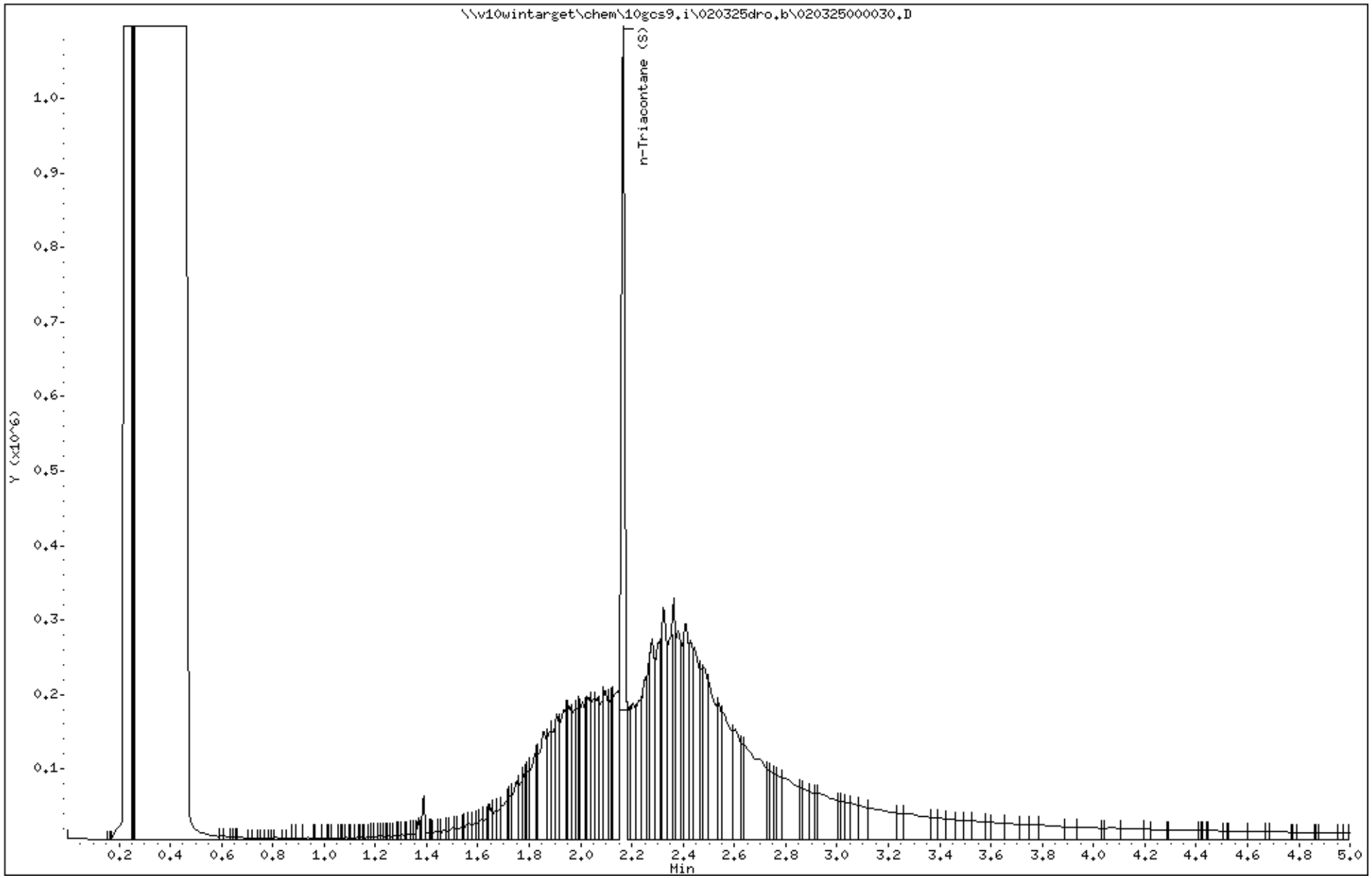

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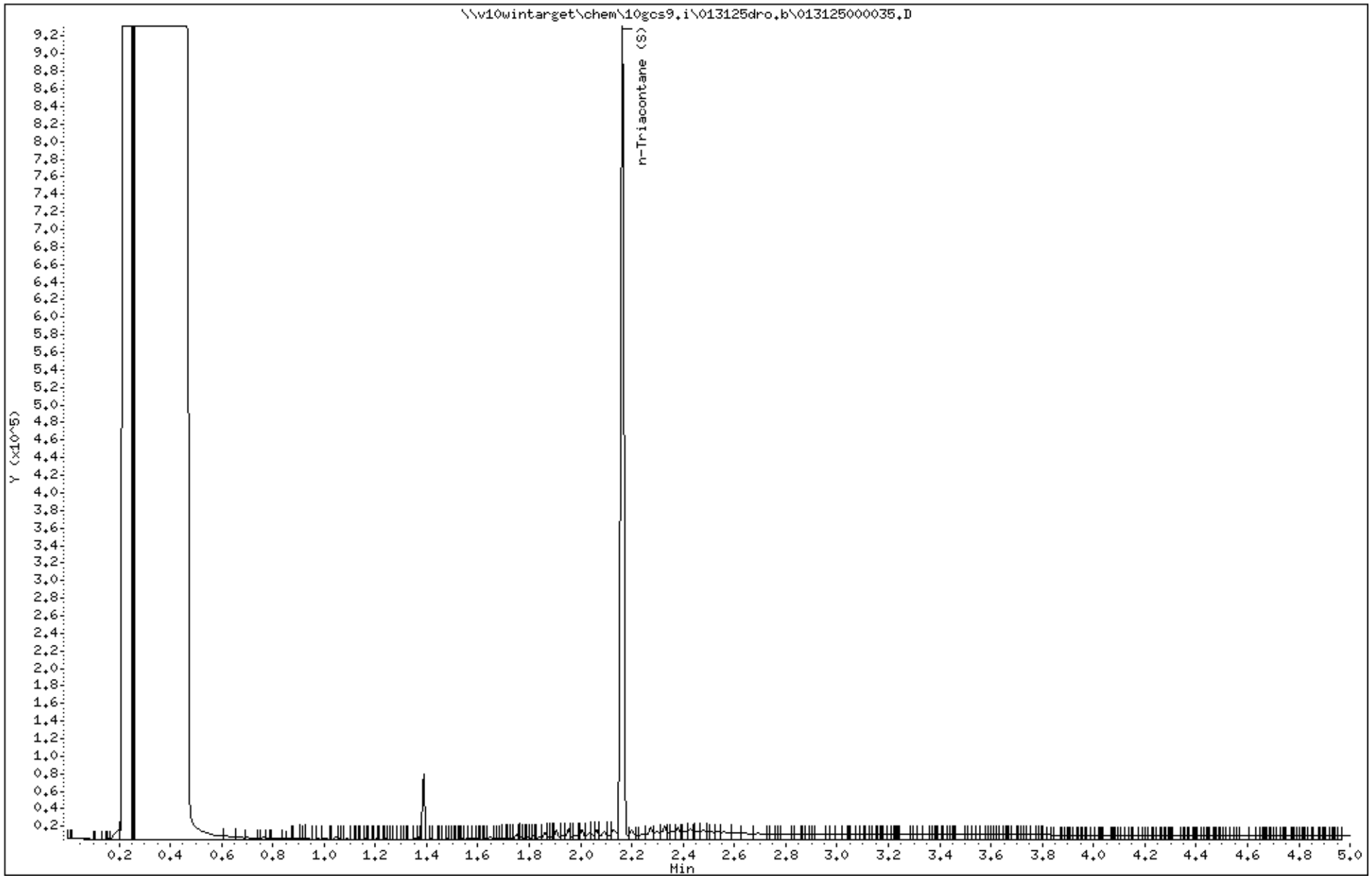

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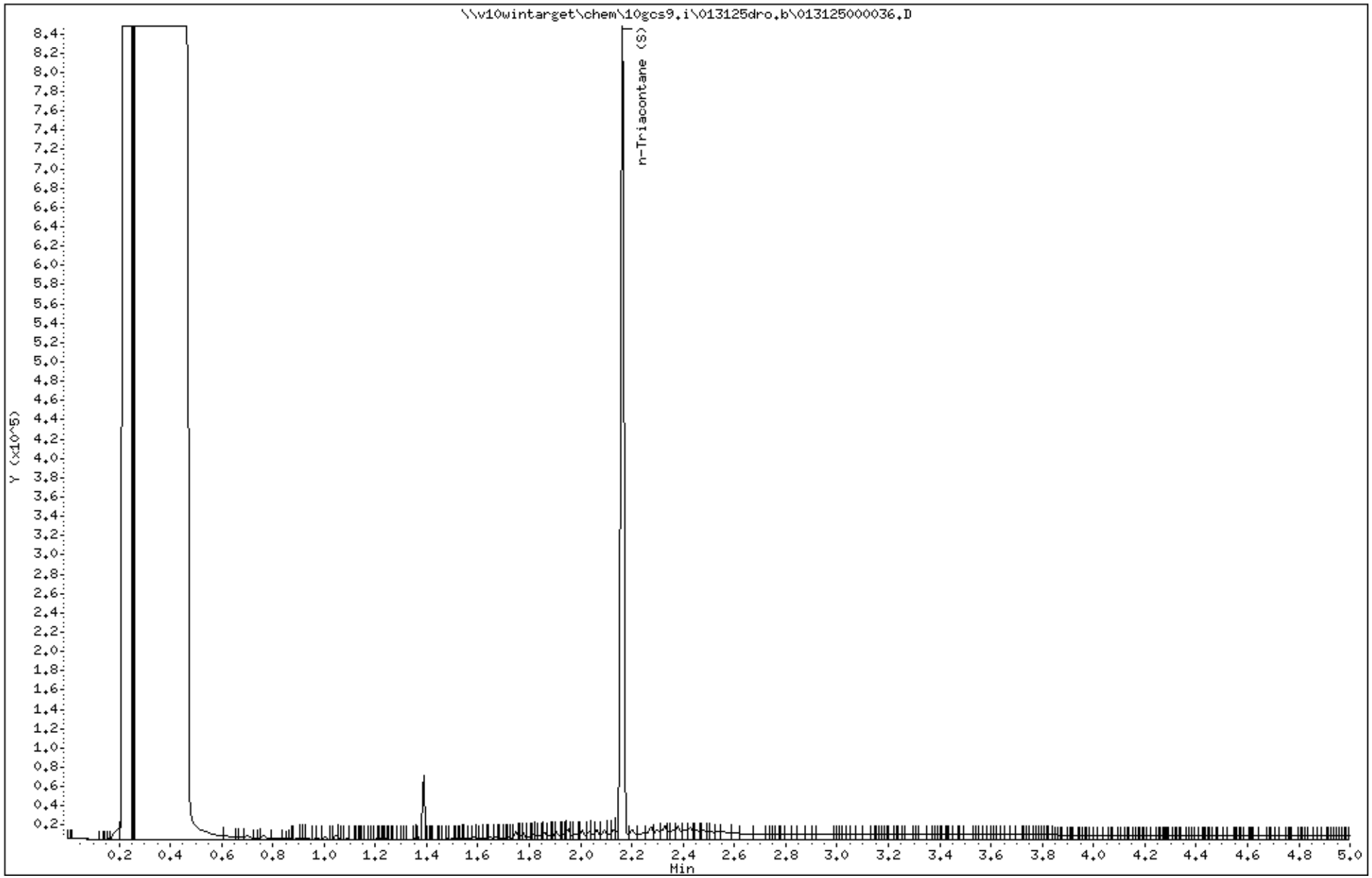

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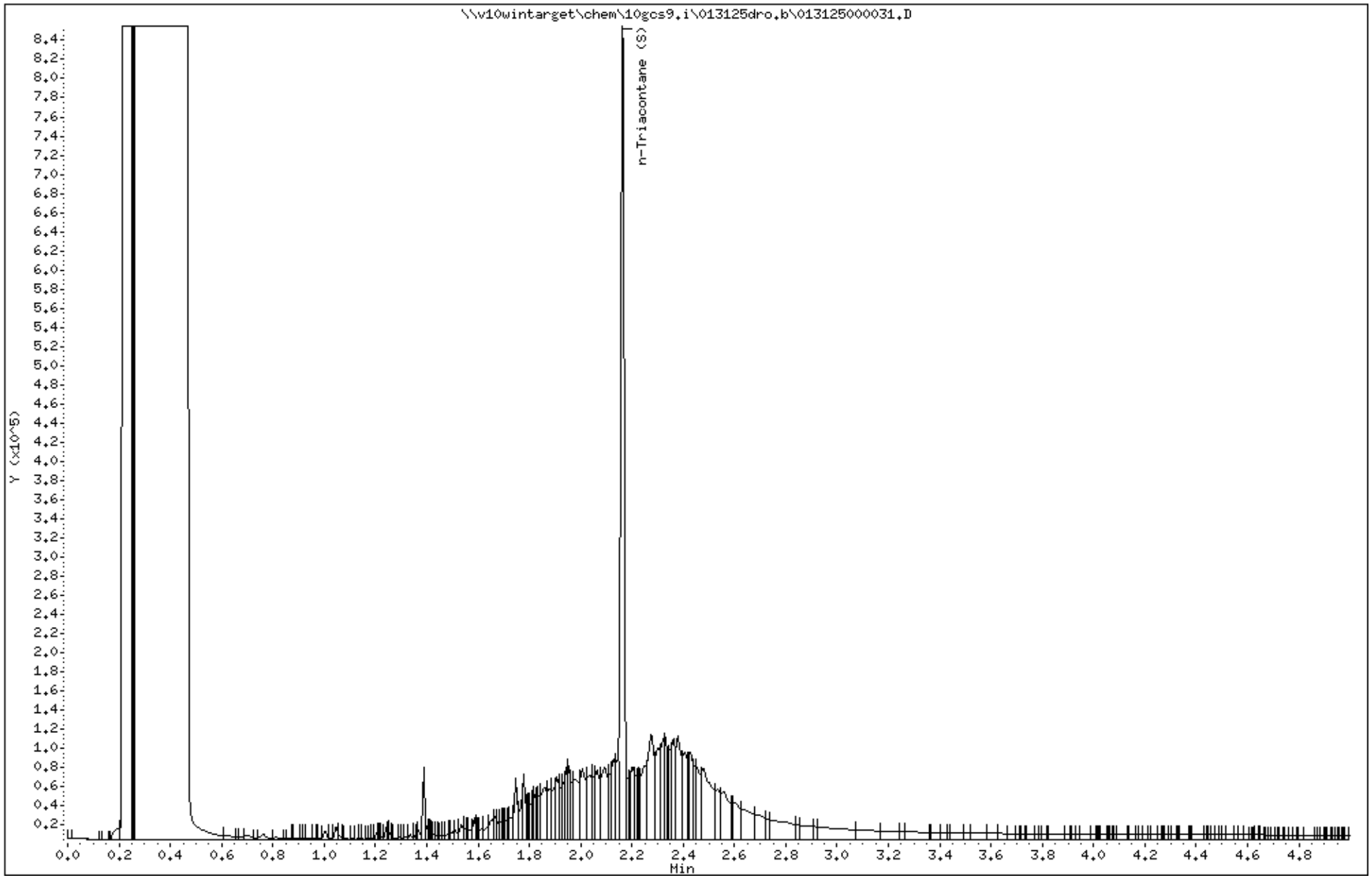

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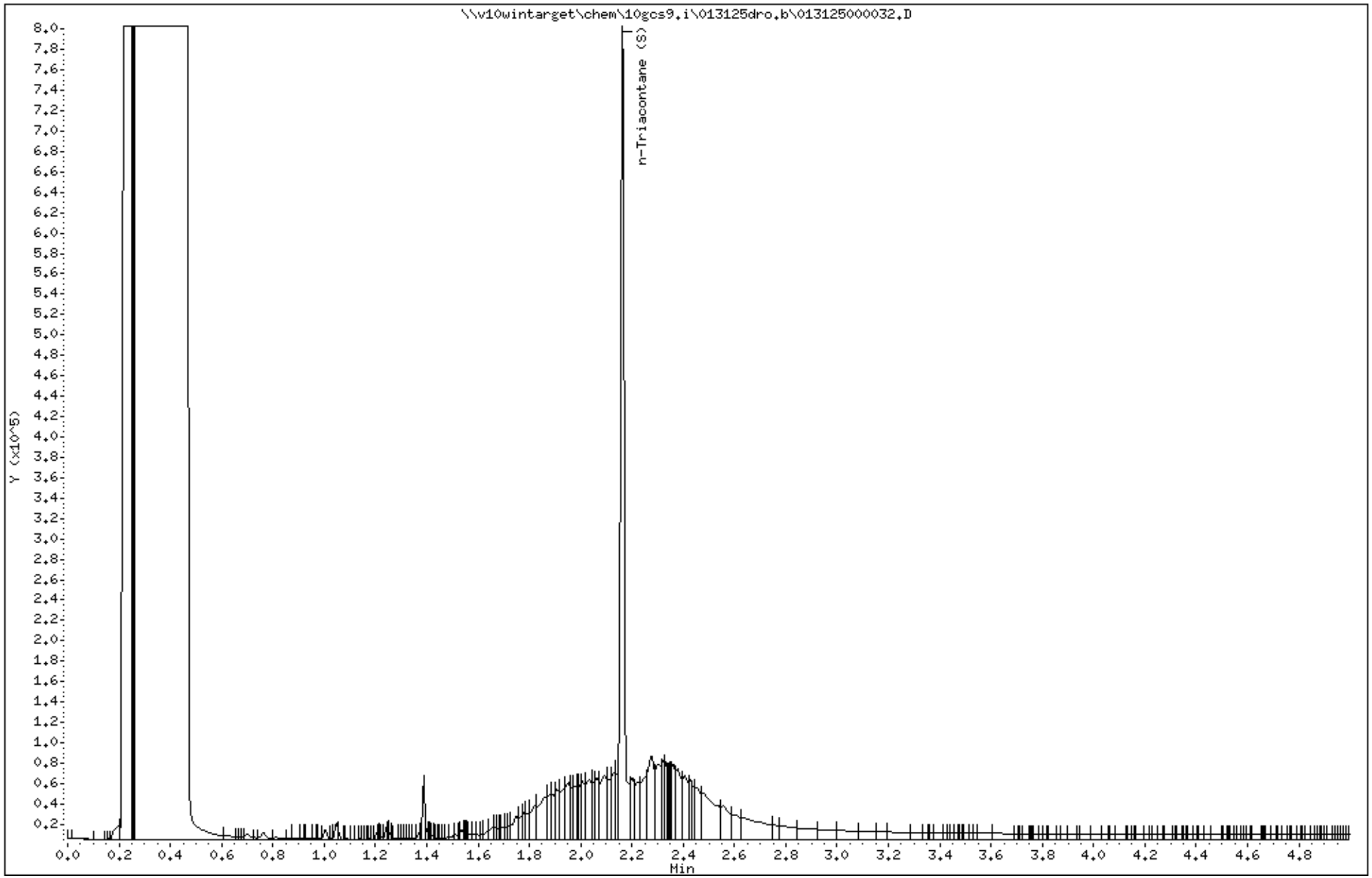

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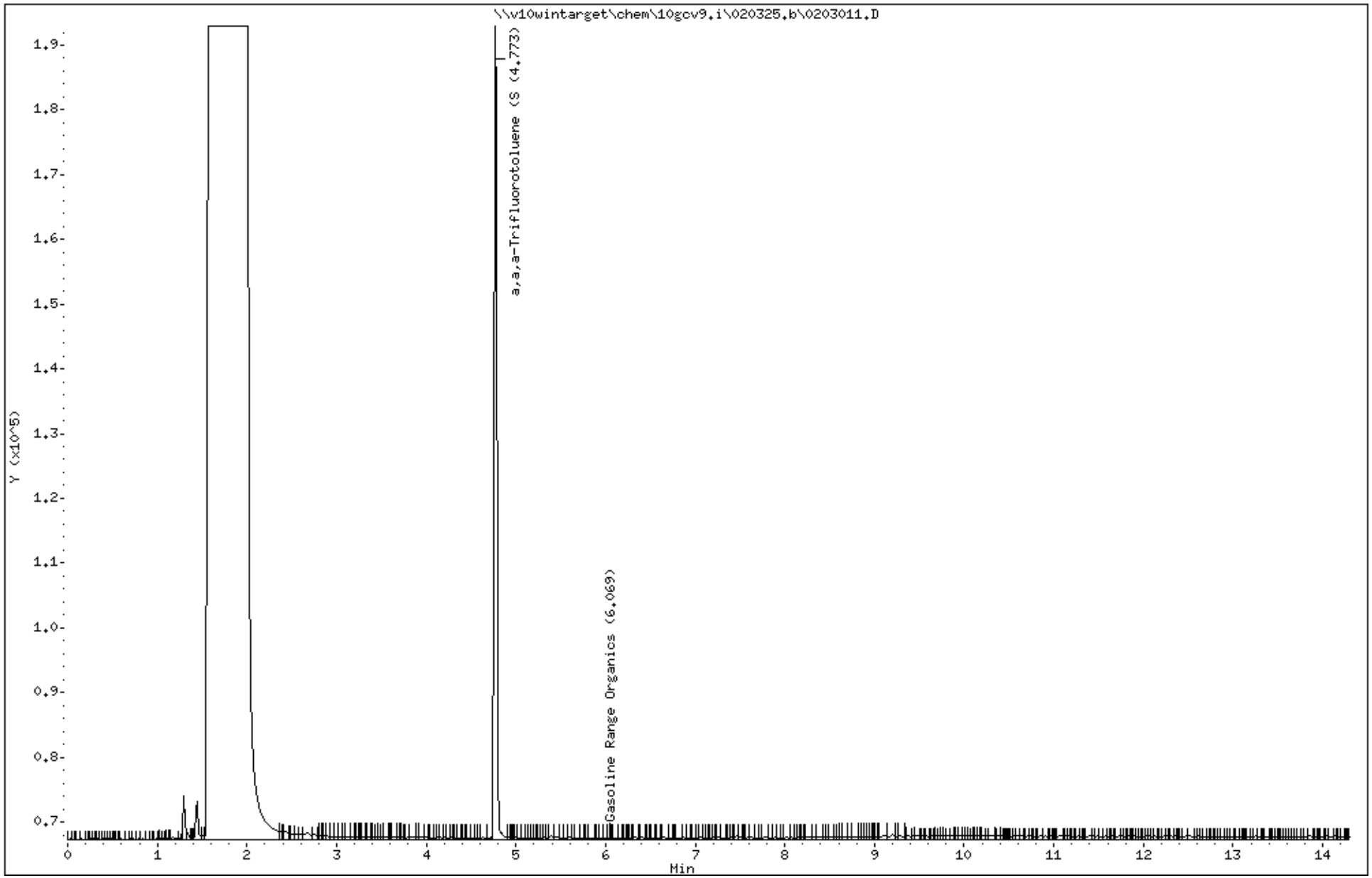

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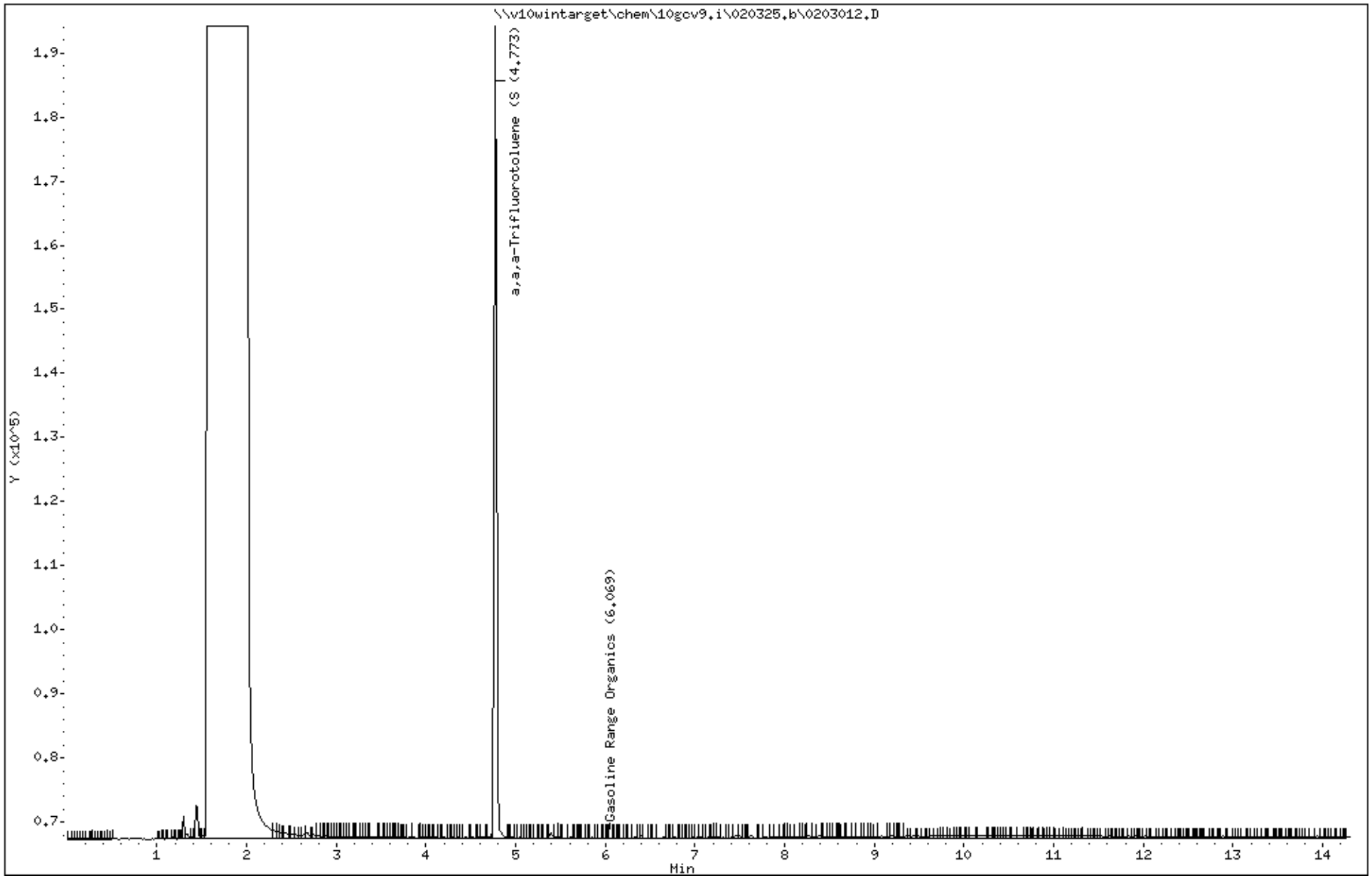

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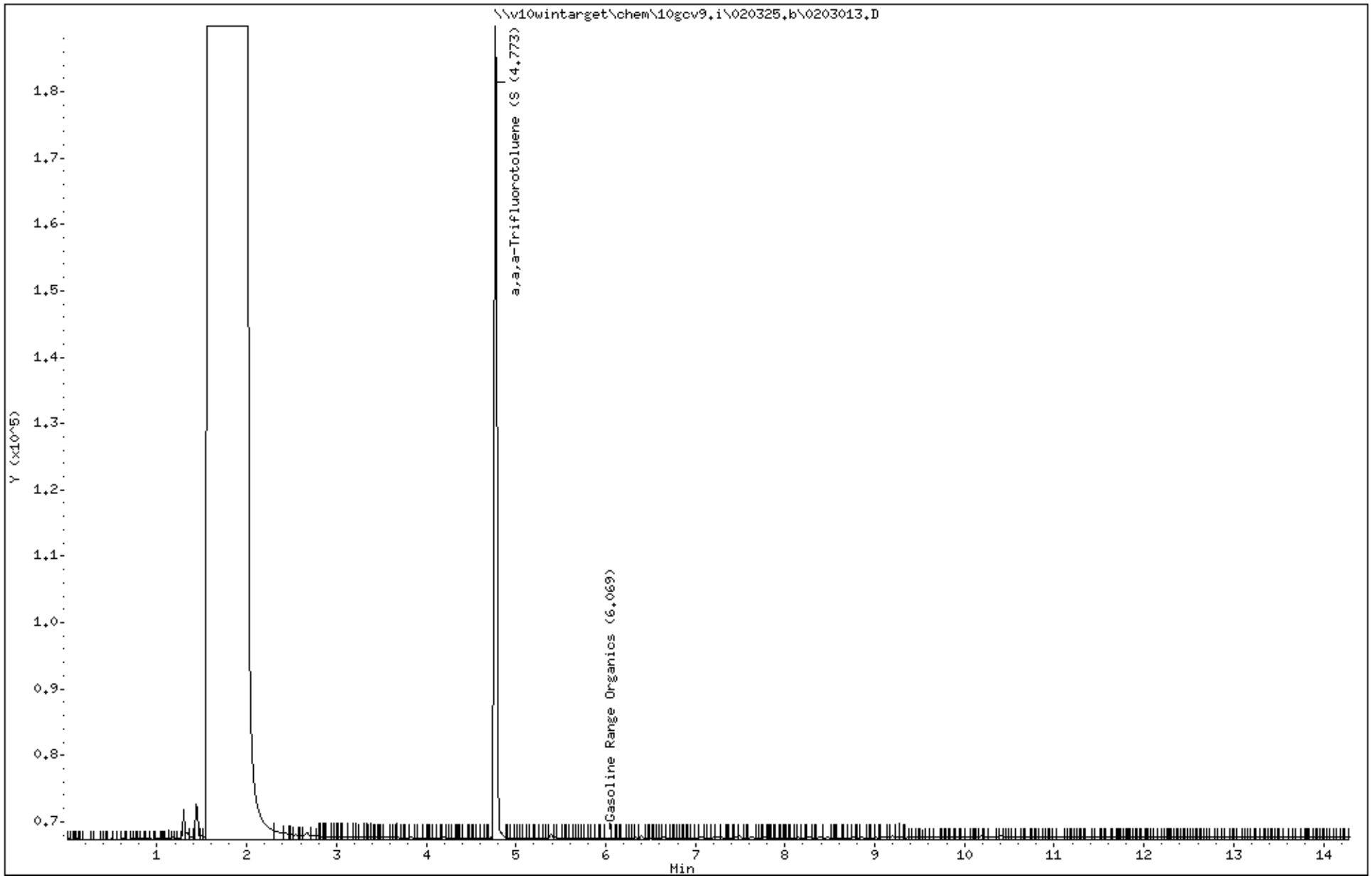

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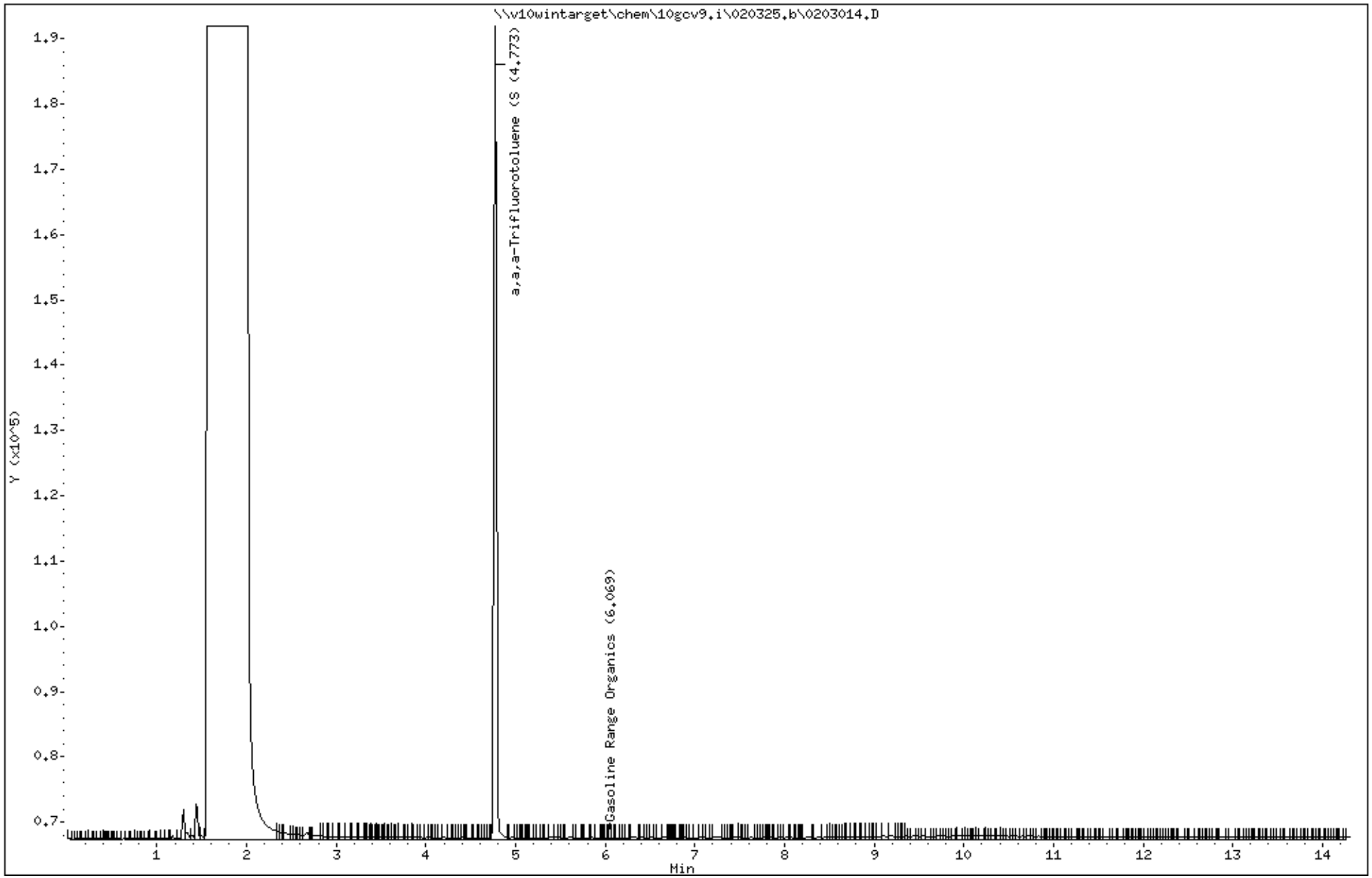

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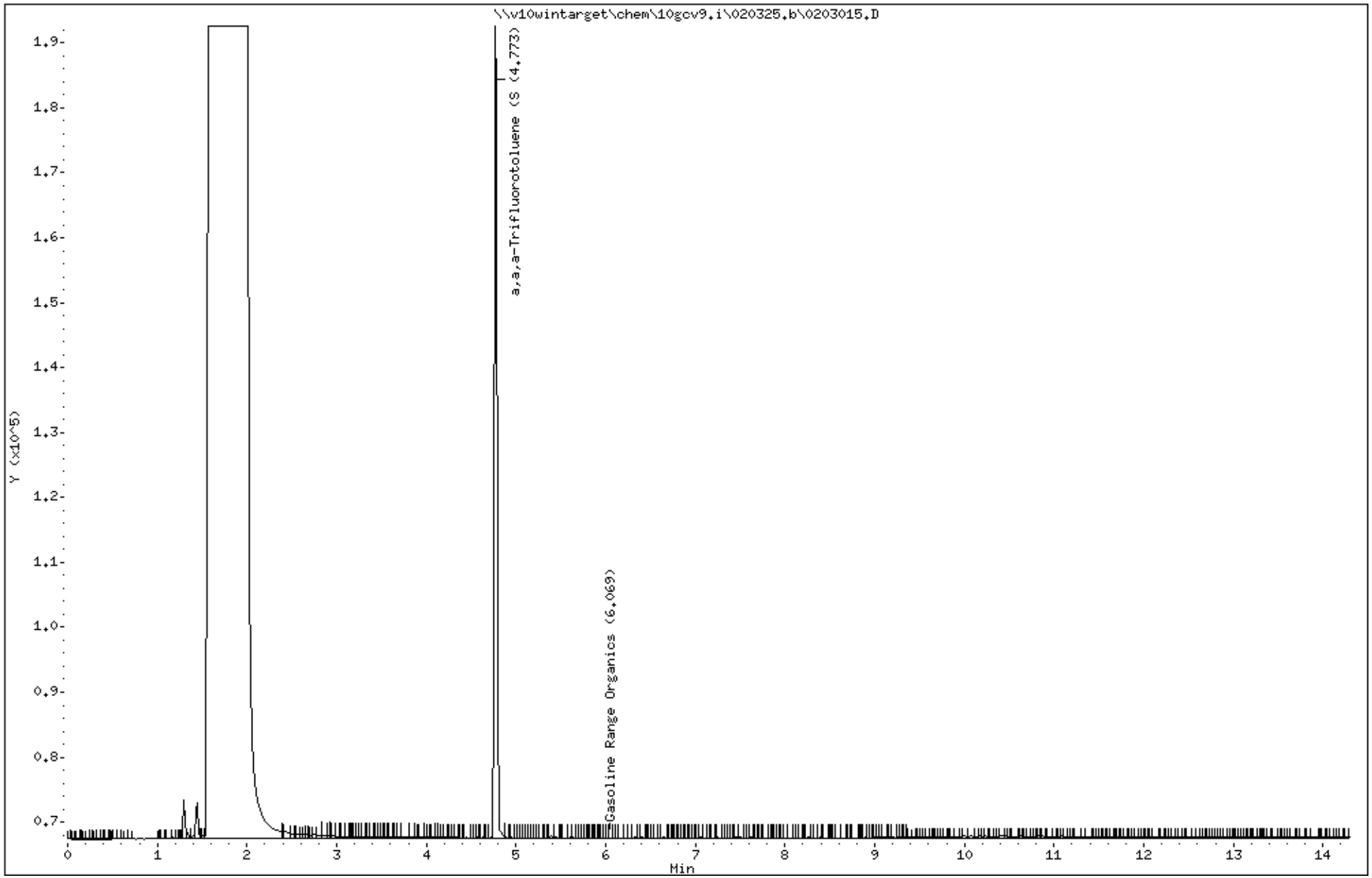

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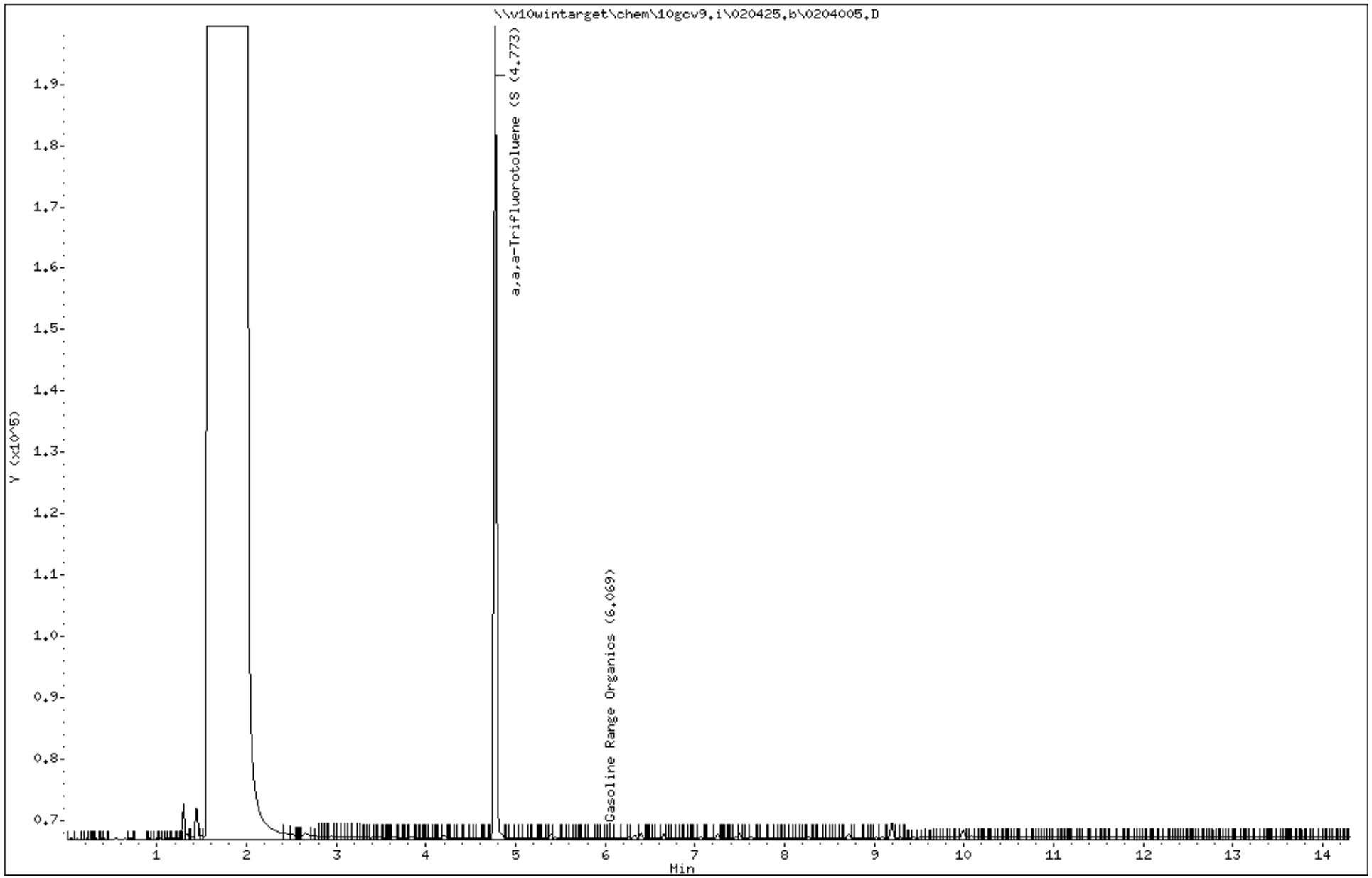

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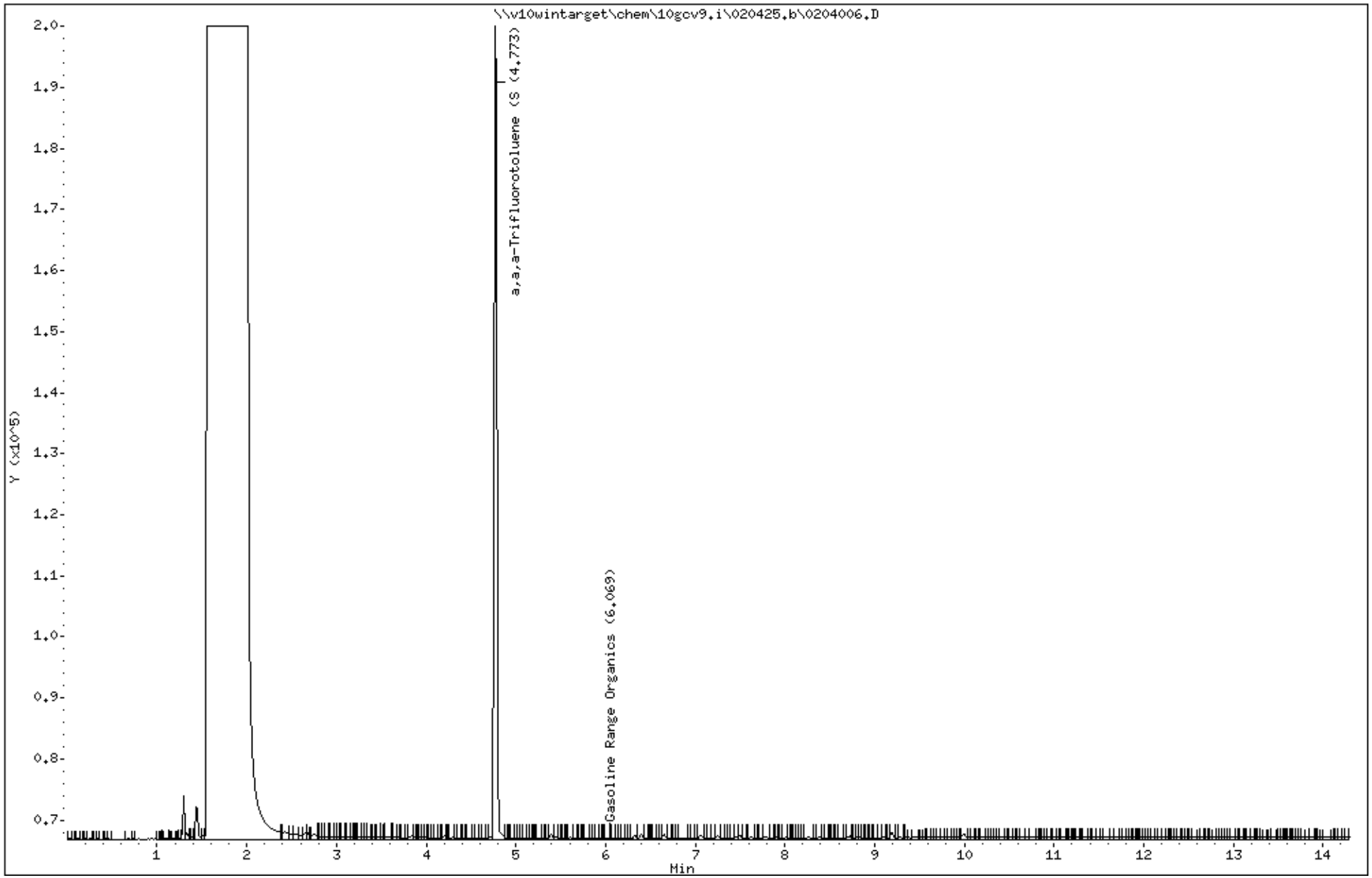

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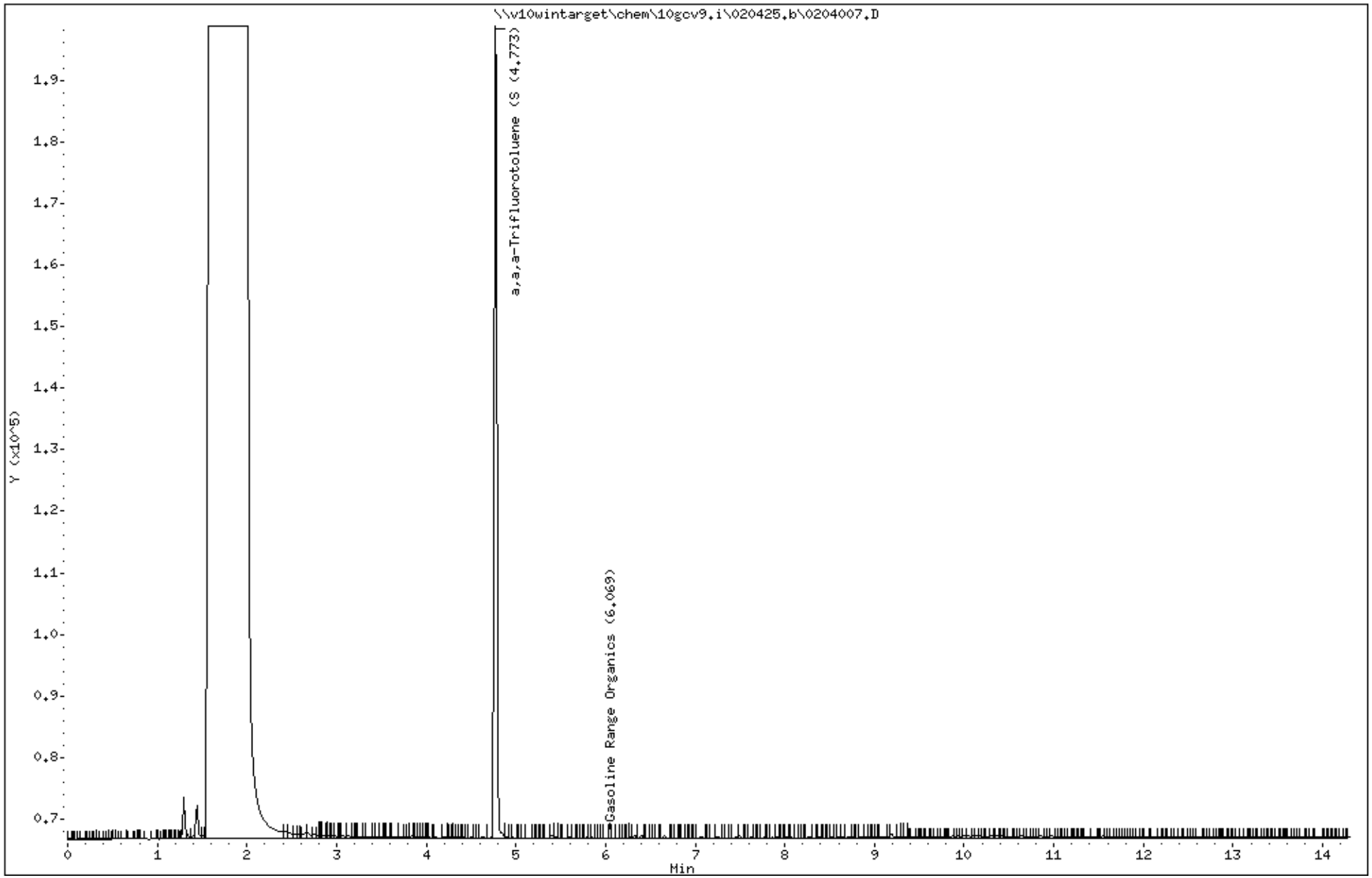

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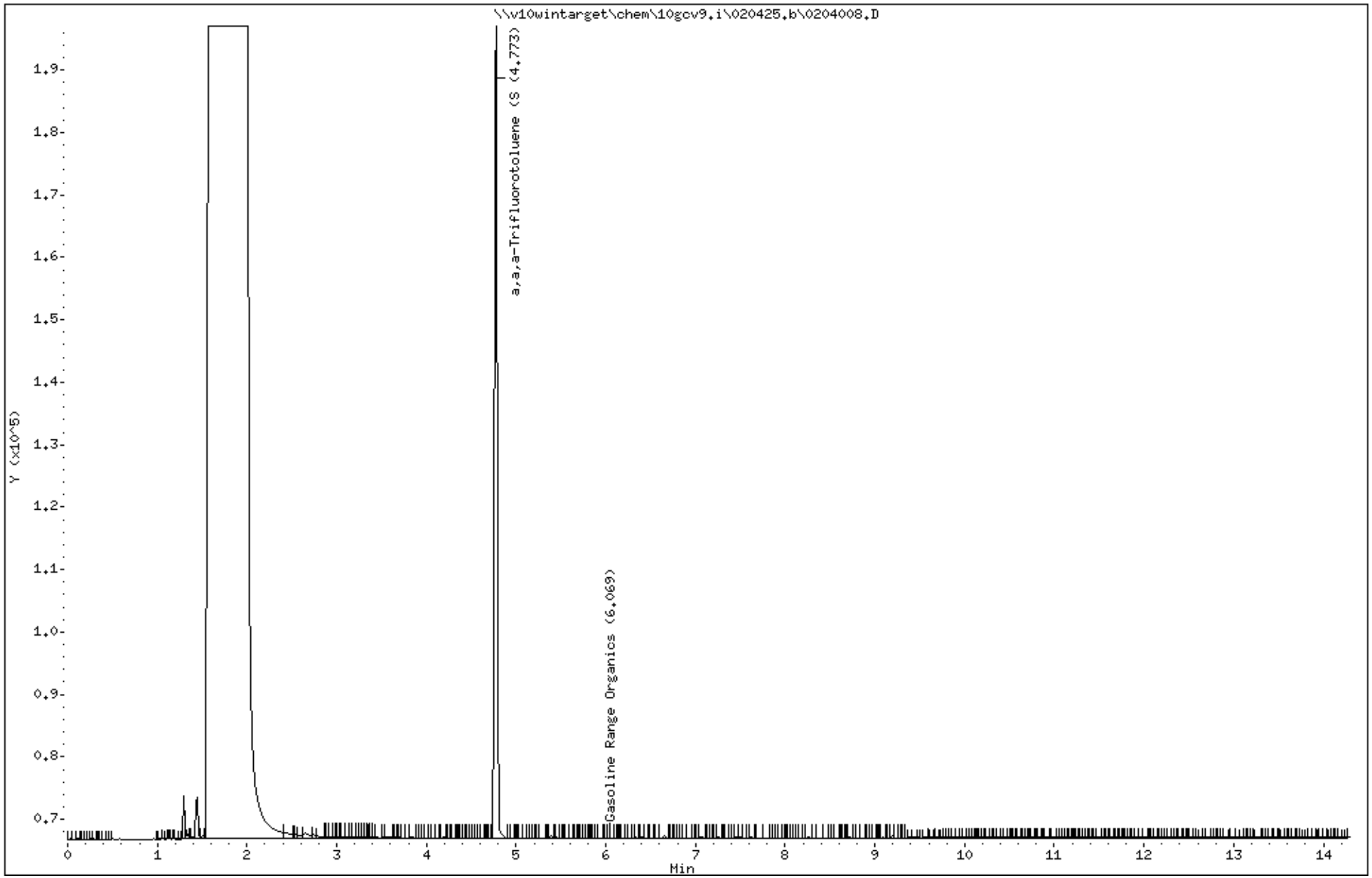


ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: February 25, 2025
Tenative City Council Meeting: March 4, 2025

AGENDA ITEM:	Request by Magellan Land Development for approval of rezoning land from A-2 - Agricultural to R-2 - Low to Medium Density Residential, and a Preliminary Plat to develop 58 townhome units.	**AGENDA SECTION:** OLD BUSINESS
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 5.b.
ATTACHMENTS:	Site Location, Property Survey, Preliminary Plat, Site Plan, Grading Plan, Sanitary Utility Plan, Storm Sewer Utility Plan, Existing Conditions, Removal Plan, Landscape Plan, Architectural Renderings, Engineer's Memo Dated January 10, 2025, Parks and Recreation Director's Memo Dated January 21, 2025, Flint Hills Resources Correspondence, Dakota County Correspondence, Public Comments	**APPROVED BY:** AK

RECOMMENDED ACTION:

Motion to recommend the City Council approve a Zoning Map amendment to rezone the site from A-2 – Agricultural to R2 – Low to Medium Density Residential.

Motion to recommend the City Council approve the Preliminary Plat for Akron Ridge, subject to:

a. Execution of a Subdivision Agreement.
b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated January 10, 2025.
c. Conformance with all requirements stated within the Dakota County Plat Commission Memorandum.
d. Payment of $74,580 as a Landscape Surety.
e. Compliance with the conditions and standards within the Parks and Recreation Director’s memorandum dated January 21, 2025.
f. Payment of all applicable fees including GIS, Park Dedication and other fees identified in the current fee schedule.
g. Incorporation of any easements necessary to accommodate drainage, ponding, streets and utilities.
h. Payment of trunk area charges in the amount of:
    1. Sanitary Sewer Trunk Charge: $1,075/acre
    2. Watermain Trunk Charge: $6,500/acre
    3. Storm Sewer Trunk Charge: $6,865/acre

BACKGROUND

UPDATE

The Planning Commission held a public hearing at their January 28, 2025, meeting to review the requests for rezoning and preliminary plat approval to develop 58 townhome units on a 10-acre parcel currently addressed as 13040 Akron Avenue. Staff presented the requests to the Commission where they inquired about the area around the site, future development in the area and transportation. The Commission also asked about the future land use of the site being guided as Low Density Residential. Staff clarified that the site is guided Low Density Residential, and that both the R-1 – Low Density Traditional Residential zoning district and R-2 – Low to Medium Density Residential zoning district are allowed zoning districts under the Low Density Residential land use designation.

During the public hearing portion of the item, the applicant came forward to answer questions that the Commission had. The applicant also explained that the housing product that is being proposed for the site will be for sale townhomes that are designed to look like single-family homes and are similar in height to single-family homes. There were two residents that spoke during the public hearing portion that voiced concerns regarding pedestrian and traffic safety, as well as potential privacy concerns. After additional discussion among the Commission, it was approved 6-1 to continue the item until the February 25, 2025, Planning Commission meeting to give the applicant additional time to explore the pedestrian safety concerns.

The applicant has since reached out to both Dakota County and Flint Hills Resources in regard to pedestrian safety options. Flint Hills explained in their correspondence to the applicant that they would need to conduct significant additional research before allowing a pedestrian path along their land east of the subject site. They explained that the area where a potential trail could go would be located over a pipeline and further investigation and discussion would need to be done to determine the feasibility.

Dakota County stated in their correspondence that the County does not have any current projects programmed in their 5-year Capital Improvement Program (CIP) to add a trial along the east side of CSAH 73 (Akron Avenue) in front of the parcel where the proposed project is located. The trail gap along the east side of Akron Avenue is identified in the County's 2040 Transportation Plan to be completed with a future road realignment. The future road realignment will occur just north of the subject property. There were also discussions with the County regarding a potential crosswalk across Akron Avenue that would give access to the trail on the west side of the road. The County stated that they had not considered a crosswalk in this area of Akron Avenue and that there would need to be additional research and analysis done before a decision on that could be made. Both correspondences from Flint Hills Resources and Dakota County have been included as attachments in the agenda packet.

SUMMARY

Owner:	John and Joyce Remkus
Applicant:	Magellan Land Development
Preliminary Plat Acres:	10 Acres
Residential Lots Created:	58 Townhome Lots
Gross Density:	6 Units/Acre

Comprehensive Plan Guiding:	LDR – Low Density Residential
Current Zoning:	A-2 – Agricultural
Proposed Zoning:	R-2 – Low to Medium Density Residential

The Planning Commission is being asked to consider requests by Magellan Land Development for rezoning and preliminary plat approval to develop 58 townhome units on a 10-acre property east of Akron Avenue and north of Bonaire Path that will be called Akron Ridge. The property is currently zoned A-2 – Agricultural, and the applicant is requesting that the site be rezoned to R-2 – Low to Medium Density Residential to accommodate the townhome development. The site is shown to have a total of 12 townhome buildings with 5 of the buildings containing 6 units per building, and the remaining 7 buildings will contain 4 units per building. At this time only a preliminary plat is being requested with the applicant planning on submitting for a Final Plat for the project at a later date. Staff is recommending approval of the rezoning and preliminary plat requests, subject to the conditions listed in the recommended actions.

BACKGROUND

The subject property is located at 13040 Akron Avenue which is located directly east of Akron Avenue and approximately a ½ mile north of Bonaire Path. The 10-acre property is zoned A-2 – Agricultural and it contains a single-family home built in 1989. The land directly north and east of the site is owned by Flint Hills Resources and is also zoned A-2. There are currently no plans for development on land located adjacent to this property that is owned by Flint Hills Resources. The land directly west across Akron Avenue contains the Caramore Crossing development which contains traditional detached single-family homes. The land directly south of the subject site is zoned A-2 – Agricultural and contains a single-family home.

The proposed development area is guided for LDR – Low Density Residential, which is outlined in the City's 2040 Comprehensive Plan land use map. Low Density Residential housing types allows for detached single-family homes, duplexes, twin homes, and townhomes. This subject parcel and the parcel to the south are shown in the Land Use Plan to be one of the last areas in this portion of the city for additional residential growth.

ISSUE ANAYLSIS

Legal Authority

Preliminary plat applications are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission is acting as judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if these applications meet the City's established requirements, they must be approved.

Rezonings are a legislative decision for the city, but the rezoning must conform with the adopted Comprehensive Plan to be approved. Therefore, while technically legislative in nature, if a rezoning is in line with the Comprehensive Plan, it should be approved. Staff's review of each application is provided below.

General Subdivision Design

The preliminary plat area is located directly east of Akron Avenue and approximately ½ mile north of Bonaire Path and north of the Flint Hills Recreation Complex. The site is shown to be accessed by a

single public street that extends east and then south off of Akron Avenue. A private road extends east off a portion of the public street to access the proposed townhomes. There are also three private drives that extend south off of the main private road which will give access to a portion of the townhome units. There are guest parking stalls shown throughout the site, specifically on the southern portion of the main private road. There are two stormwater management areas shown on site, one located on the western side of the site east of Akron Avenue and adjacent to the public street. The other ponding area is shown to be on the most eastern side of the site adjacent to the eastern property line and east of the main private drive cul-de-sac. There are 58 townhome units proposed throughout the development area which are shown to be mixed throughout 4-unit and 6-unit townhome buildings.

Rezoning and Land Use

The site is designated for LDR – Low Density Residential land uses, which typically consists of single-family housing or townhomes with few units per building. The LDR land use designation allows for housing density for up to 6 units per acre. The subject property is currently zoned A-2 – Agricultural, which allows for 1 unit per 40 acres. The applicant is requesting the site be rezoned to R-2 – Low to Medium Density Residential to accommodate the 6 units per acre that is proposed throughout the development. The R-2 zoning district is an allowed secondary zoning district under the LDR – Low Density Residential land use category. The city has most recently seen developments such as Autumn Terrace and Ardan Place be rezoned to an R-2 zoning to accommodate the density of twin home and townhome units. The land north, east and south of the site are currently zoned A-2 – Agricultural and land west of the site is zoned R-1 – Low Density Residential. The land north and east of the site are owned by Flint Hill Resources and development is not yet planned for those areas. The land to the south is similar in nature to the subject site as it has a land use designation of LDR – Low Density Residential. The area to the west contains the Caramore Crossing development which contains detached single-family homes. The city is supportive of this site being rezoned to R-2 – Low to Medium Density Residential as it meets the density requirements laid out in the land use designation of the site.

Phasing

The applicant has provided a phasing schedule that shows development initially occurring on the most eastern portion of the site, the most western portion of the site, and the northern portion of the site. The public access road off of Akron Avenue, the main private road, both stormwater ponding areas and 30 townhome units will be apart of the first phase of development. The second phase will consist of the remaining 28 townhome units on the southern end of the site and as well as three of the private drive areas.

Streets and Parking

There is one access road shown into the preliminary plat area extending east off of Akron Avenue. This access road is shown to be a public road and extends south up to the southern property line. There is a private road that extends east off of the public street and gives access to the townhomes throughout the site. The private road ends in a cul-de-sac in the eastern portion of the property adjacent to the future storm water ponding area. There are three private drive segments that extend south off of the main private drive road that gives access to the southern townhome units. The public street will be maintained by the developer until development occurs to the south, which then will transition to a publicly maintained road.

On the site plan, there is a total of 29 guest parking stalls provided throughout the site. A majority of the guest parking is shown along the southern main private road that extends east off of Akron Avenue. Each townhome is shown to have two enclosed spaces per unit as well. The number of enclosed units and visitor parking stalls meet the minimum requirement outlined within the zoning code. Also shown throughout the site are 5-foot sidewalks along the southern portion of the main private road and along the southeastern portion of the public road off of Akron Avenue. The portion of the sidewalk along the public road is shown to end at the southern boundary of the property, but when development occurs to the south that will be extended with the road.

The city and applicant met with the Dakota County Plat Commission at their January 15, 2025, meeting to discuss the proposed preliminary plat. The Plat Commission approved the preliminary and final plat for the site provided that the conditions outlined in the memorandum that was put together by the County be met. One of those conditions is a short right-turn lane will need to be installed with the access to the site on Akron Avenue.

Parks And Open Space

The Parks and Recreation staff has reviewed the plans for the proposed Akron Ridge development and has provided review comments in the attached memorandum. The Parks and Recreation department is recommending that an 8-foot-wide trail be benched in on the west side of the development along Akron Avenue. Staff is also recommending that the developer provide the city with a payment to cover the cost of installing the trail.

Due to the City not looking to acquire parkland in this development area, the park dedication for Akron Ridge would be cash-in-lieu. The cash dedication for 58 townhome units is $165,300 (58 units x $2,850).

Preservation and Landscaping

A tree inventory was conducted on the 10-acre subject site and total of 1,443 significant tree inches was identified throughout the property. A total of 1,409 caliper inches will need to be removed from the site to allow for development which means a total of 524 caliper inches of trees will be required to be replaced on site following the formula laid out in the zoning code. In the submitted landscape plan it shows that that the required 524 caliper inches of trees will be met.

The landscape plan shows that a total of 226 trees will be planted throughout the preliminary plat area. The zoning code states that multi-family residential sites that contain buildings that are one (1) or two (2) stories shall provide a minimum of eight (8) overstory or coniferous tress plus one (1) tree per unit. There are 58 townhome units proposed for this development so a total of 66 trees is required for that standard. The landscape plan shows to meet that minimum requirement. Trees are shown to be located throughout the site within the open areas, along the public street and private streets, and along the northern, western, and southern property boundaries. Due to the location of transmission easements on the eastern end of the site, trees are unable to be planted in that area. A landscape surety in the amount of $74,580 (226 trees x $300 plus 10%) is required as a condition of approval.

Engineering Review

The City’s engineer has provided a memorandum containing comments related to the plans provided.

The memorandum included comments related to utilities, grading, general storm sewer design and stormwater management. A copy of the memorandum is included in the attachments.

RECOMMENDATION

Staff is recommending approval of the rezoning and preliminary plat requests to develop 58 townhome units on the 10-acre subject property based on the information provided by the applicant and reviewed in this report. Staff recommends several conditions of approval, which are listed in the Recommended Action above.

McMenomy Pond
Recreation Complex

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

(B) 13. Easement for pipe line purposes in favor of St. Paul Ammonia Products, Inc. filed April 13, 1956 in Book 223 of Deeds, pages 371–372, as Document Number 243940. (NO PLOTTABLE INFORMATION, EASEMENT WAS RELEASED)

Note: Partial Release of Easement filed January 19, 1989 as Document Number 874492 and Partial Release of Easement filed January 19, 1989 as Document Number 874493 both release the subject property from said Easement. However, Partial Releases are executed by Peoples Natural Gas Company, Division of UtiliCorp United Inc..

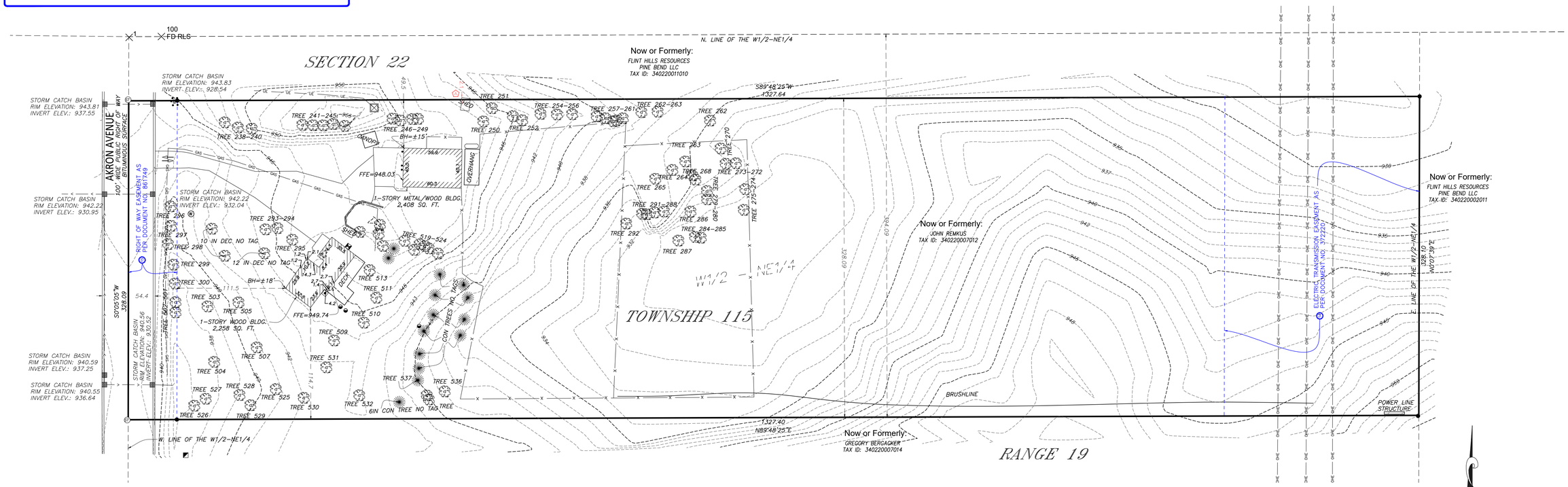
(B) 14. Easement for electric transmission line purposes in favor of Northern States Power Company, a Minnesota corporation, dated April 29, 1970, filed May 5, 1970 as Document Number 372220. (PLOTTED AND SHOWN HEREON)

(B) 15. Easement for right-of-way purposes in favor of the County of Dakota dated October 13, 1988, filed October 20, 1988 as Document Number 861749. (PLOTTED AND SHOWN HEREON)

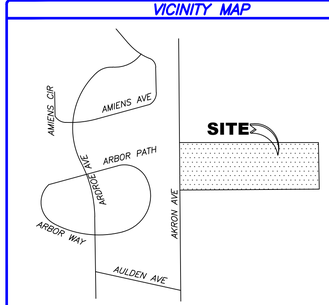
TITLE DESCRIPTION

The South 328.09 feet of the North 394.09 feet of the West Half of the Northeast Quarter of Section 22, Township 115, Range 19, according to the Government Survey thereof, Dakota County, Minnesota.
Abstract Property

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 696319 HAVING AN EFFECTIVE DATE OF MAY 13, 2024.



VICINITY MAP



FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27037C0115E, WHICH BEARS AN EFFECTIVE DATE OF 12/02/2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRICAL MANHOLE
- ELECTRICAL OUTLET
- UTILITY PEDESTAL
- POWER POLE
- AC UNIT
- LIGHT POLE
- GROUND LIGHT
- GUY WIRE
- BOLLARD POST
- GAS METER
- GAS MANHOLE
- GAS VALVE
- FLAG POLE
- MAIL BOX
- SIGN
- UNKNOWN MANHOLE
- FIRE HYDRANT
- AUTO SPRINKLER
- WATER VALVE
- WATER MANHOLE
- WELL HEAD
- MONITOR WELL
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- STORM MANHOLE
- STORM INLET SQUARE
- STORM INLET ROUND
- OVERFLOW STRUCTURE
- PIPE OUTLET
- FLARED END
- SANITARY MANHOLE
- SANITARY CLEAN OUT/PVC
- SOIL BORING
- BILLBOARD
- STORM SEWER
- UNDERGROUND GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC

ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION		REPORT DATE:
MINIMUM LOT AREA (SQ. FT.)		REPORT #:
MINIMUM FRONTAGE		
MINIMUM LOT WIDTH		
MAX IMPERVIOUS COVERAGE		PARKING REQUIREMENTS:
MAX BUILDING HEIGHT		
MINIMUM SETBACKS		
FRONT		
SIDE		
REAR		

NOTES: ZONING NOT YET PROVIDED BY CLIENT

SIGNIFICANT OBSERVATIONS

SHED CROSSES ONTO ADJOINING PROPERTY BY UP TO 2.1 FEET.

SURVEYOR'S NOTES

PER TABLE A ITEM 1: MONUMENTS HAVE BEEN PLACE AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS OTHERWISE SHOWN HEREON

PER TABLE A ITEM 2: 13040 AKRON AVENUE WAS DISCLOSED IN DOCUMENTS PROVIDED AND OBSERVED AS POSTED AT THE TIME OF THE SURVEY.

PER TABLE A ITEM 4: PROPERTY CONTAINS: 10.00 ACRES (435,546 SQ. FT.) OF GROSS LAND AREA

PER TABLE A ITEM 5: ELEVATIONS WERE DERIVED USING NAVD88.

PER TABLE A ITEM 8: SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

PER TABLE A ITEM 9: THERE ARE 0 STANDARD PARKING SPACES, 0 HANDICAPPED PARKING SPACES. FOR A TOTAL OF 0 PARKING SPACES WITHIN SUBJECT PROPERTY

PER TABLE A ITEM 11: THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST

PER TABLE A ITEM 13: ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DAKOTA COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.

PER TABLE A ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.

PER TABLE A ITEM 17: THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

PER TABLE A ITEM 18: PLOTTABLE OFFSITE APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED HAVE BEEN SHOWN HERE IF APPLICABLE.

1. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES, BURIAL GROUNDS, OR INDIVIDUAL GRAVE SITES.

2. BASED ON OBSERVED EVIDENCE ONLY THERE IS NO EVIDENCE OF LAKES, CREEKS OR STREAMS WITHIN SUBJECT PROPERTY.

3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

4. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.

5. THIS BEARING SYSTEM IS BASED ON DAKOTA COUNTY COORDINATE SYSTEM NAD83.

6. PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO AND FROM AKRON AVENUE, A DULY DEDICATED PUBLIC RIGHT OF WAY.

1" = 50'
GRAPHIC SCALE
0 25' 50' 100'

ALTA/NSPS Land Title Survey

for

JASON PALMBY

NWS Project No. 24694
13040 AKRON AVE,
ROSEMOUNT, MN

BASED UPON TITLE COMMITMENT NO. 696319
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MAY 13, 2024

Surveyor's Certification

To: [TBD]; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/20/2024.

07/12/2024
DATE

MATTHEW M. BOMSTAD
LICENSE NO.: 57991
IN THE STATE OF MINNESOTA
DATE OF FIELD SURVEY: 06/20/2024
DATE OF LAST REVISION: 07/12/2024
NWS PROJECT NO.: 24694

SHEET 1 OF 1

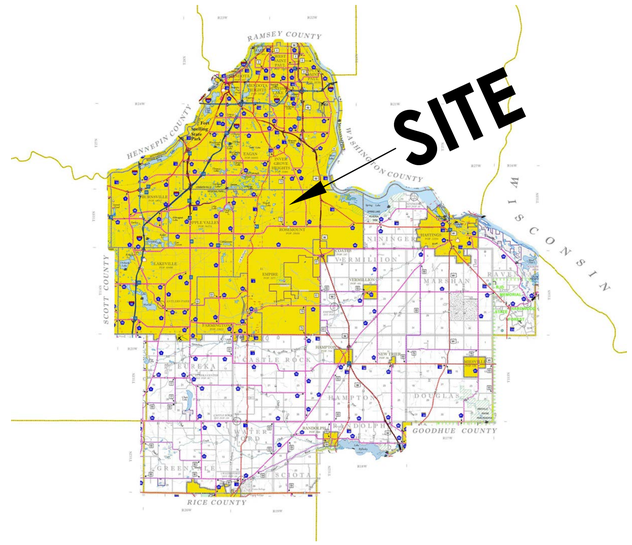
NORTHWESTERN SURVEYING & ENGINEERING, INC.

AKRON RIDGE

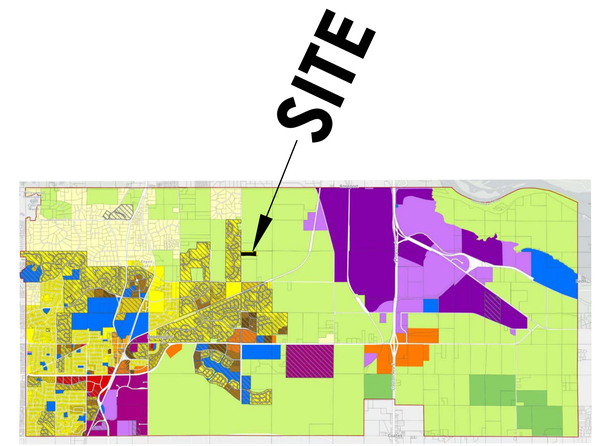
RESIDENTIAL DEVELOPMENT PROJECT

ROSEMOUNT, MN

MINNESOTA



DAKOTA COUNTY



CITY OF ROSEMOUNT

PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

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C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

PROJECT LOCATION PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
PO Box 466
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
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HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

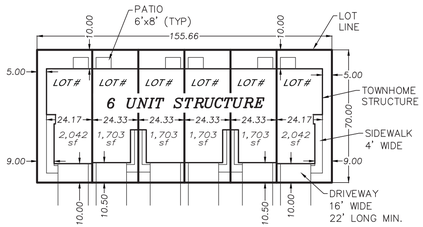
DATE 10/29/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

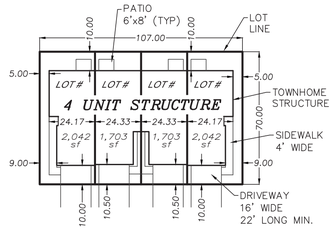
FILE NO. 00951

C0

Project Location Plan

TYPICAL LOT DIMENSION LAYOUT





SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059

EXISTING LEGAL DESCRIPTION

THE SOUTH 328.09 FEET OF THE NORTH 394.09 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 115, RANGE 19, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DAKOTA COUNTY, MINNESOTA.

SITE DATA

EXISTING PARCEL AREA =	435,546 SF	= 10.00 AC
EXISTING ROAD R/W =	16,411 SF	= 0.38 AC
NET DEVELOPMENT AREA =	419,135 SF	= 9.62 AC

EXISTING TOTAL IMPERVIOUS AREA:	24,621 SF (0.56 AC)
PROPOSED TOTAL IMPERVIOUS AREA:	155,312 SF (3.56 AC)
NET ADDITIONAL IMPERVIOUS AREA:	130,691 SF (3.00 AC)
PERCENT TOTAL IMPERVIOUS AREA: (155,312 SF / 419,135 SF)	37.0%

EXISTING ZONING

A-2 AGRICULTURAL DISTRICT

PROPOSED ZONING

R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

PROPOSED UNITS / DENSITY

58 UNITS / 9.62 AC = 6.0 UNITS/AC

VISITOR PARKING

58 UNITS x 0.5 STALLS/UNIT = 29 STALL PROVIDED

PROPOSED PHASE SCHEDULE

PHASE 1: LOTS 1-30 (30 UNITS)	YEARS: 2025-2026
PHASE 2: LOTS 1-28 (28 UNITS)	YEARS: 2027-2028

NOTE:

1) PROPOSED OUTLOT A, LOT 31 BLOCK 1 (PHASE 1), AND LOT 29 BLOCK 1 (PHASE 2), ARE TO BE PLATTED WITH DRAINAGE AND UTILITY EASEMENT OVER ENTIRE PARCEL.

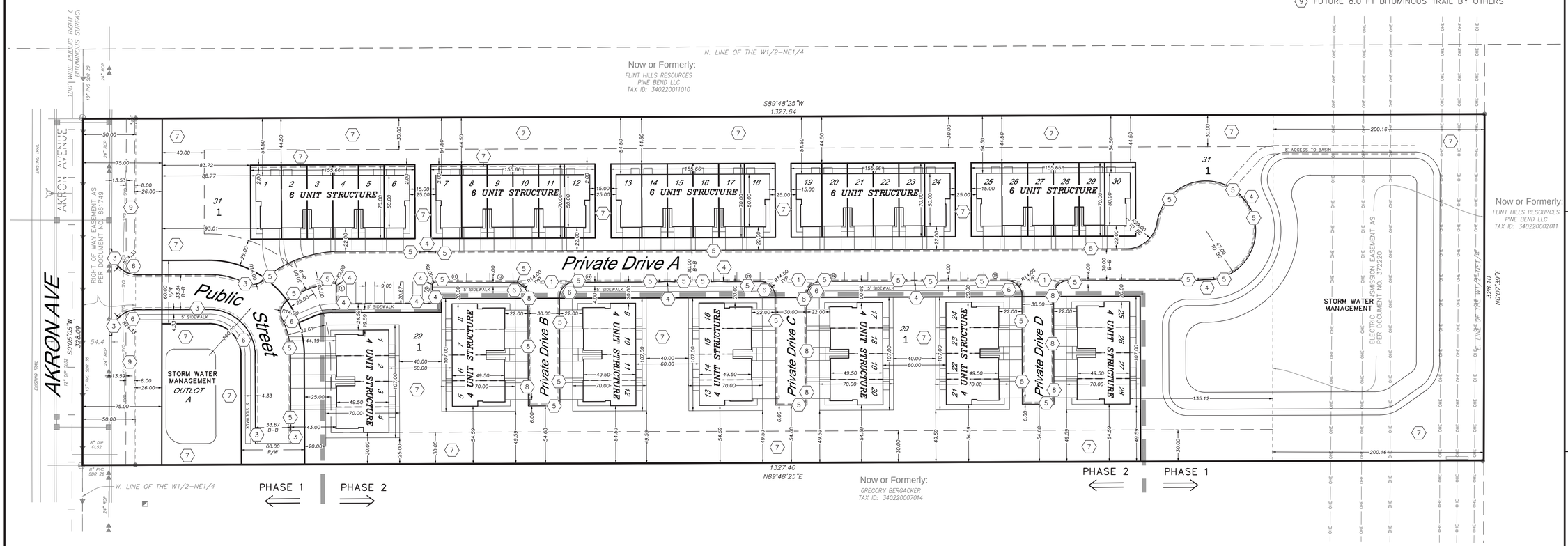
LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Valley Gutter
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Project Phase Line

0 50 100 150
GRAPHIC SCALE IN FEET

KEY NOTES:

1. 3 FT CONCRETE VALLEY GUTTER (SEE DETAIL)
2. NONE
3. B618 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
4. B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
5. D412 MODIFY (3") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
6. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP. CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION. (SEE DETAILS)
7. DRAINAGE & UTILITY EASEMENT
8. D412 MODIFY TIP-OUT (3") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
9. FUTURE 8.0 FT BITUMINOUS TRAIL BY OTHERS



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OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

PRELIMINARY PLAT & SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 466
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/27/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS.
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C1.1

Preliminary Plat & Site Plan

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for City of Rosemount, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1–800–252–1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Erosion Control shall be constructed, as applicable, as sequenced below:
   A) Silt Fence.
   B) Rock Construction Entrance.
   C) Demolition
   D) Common excavation (grading).
   E) Seed and mulch or sod (See notes on Landscape plan).
6. Final Plat shall govern for easements and lot dimensions.
7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
   A) Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test–ASTM: D–698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
   B) Grading tolerances for the remainder of the site shall be 0.25'.
10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
11. The Grading contractor shall provide positive drainage on the site at all times.
12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
13. All silt fence shall be removed at project completion.
14. All erosion control best management practices shall be per City standards.
15. Coordinate grading in electrical easement with utility provider.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

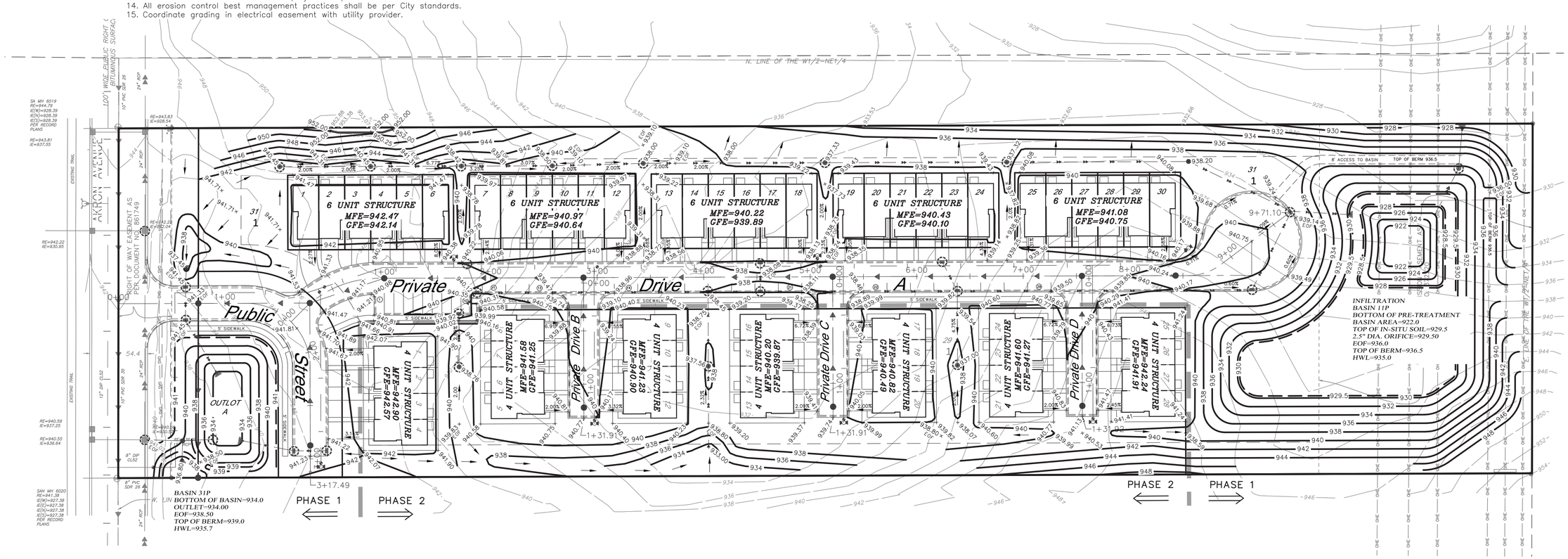
DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059

LEGEND:

908	Existing Contours
	Existing Storm Sewer
× 908.2	Existing Spot Elevation
908	Proposed Contours
	Proposed Storm Sewer
× ###.##	Proposed Spot Elevation
#.#%	Flow Direction
	Proposed Storm Sewer Inlet Protection
GFE=###.#	Proposed Garage Elevation
MFE=###.#	Proposed Main Floor Elevation

0 50 100 150
GRAPHIC SCALE IN FEET



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Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

GRADING & DRAINAGE PLAN

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Date: 12/31/24 Reg. No. 24348

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DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C2.1

Grading & Drainage Plan

SURVEY DATA

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20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

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NGVD88
ELEVATION = 933.059

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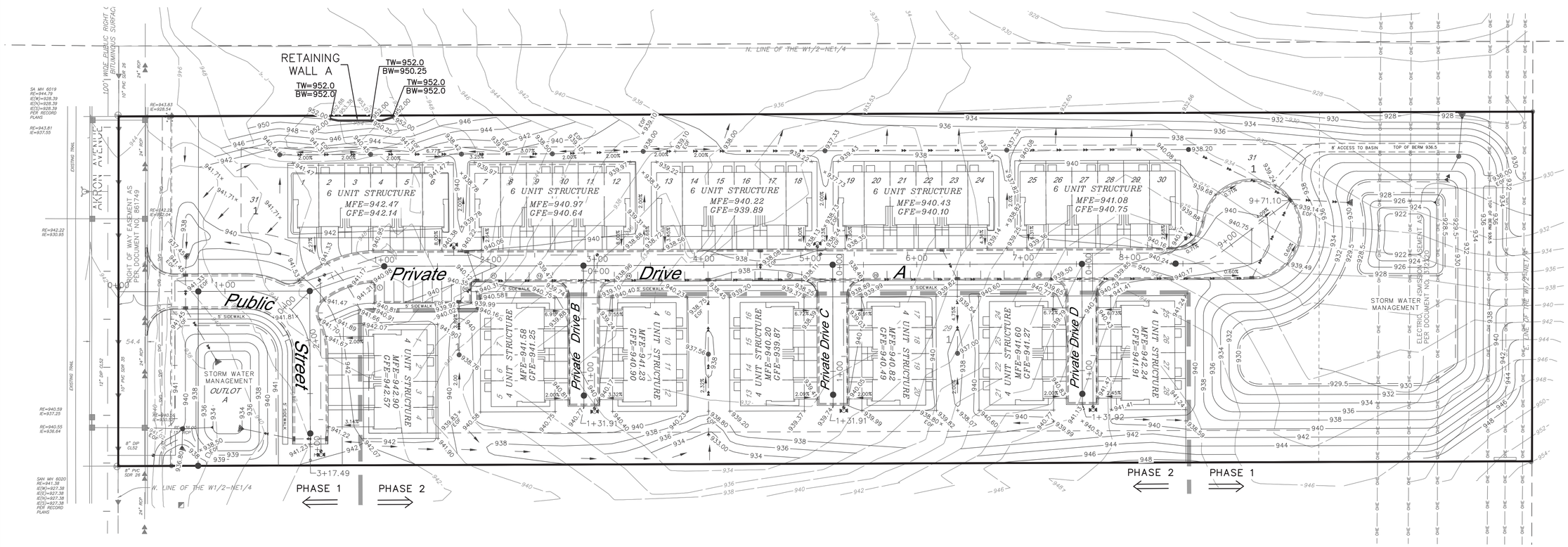

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Jason Palmby
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jason@palmby.com

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Rosemount, Minnesota 55068

RETAINING WALL PLAN

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DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C2.2

Retaining Wall Plan

GENERAL UTILITY NOTES:

1. SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF ROSEMOUNT AND THE LATEST VERSION OF THE STANDARD UTILITY SPECIFICATIONS BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
7. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR. ANY REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. FINAL PLAT SHALL GOVERN FOR EASEMENTS AND LOT LINES.
9. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
11. THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MANNER. DENSITY TESTS SHALL MEET THE FOLLOWING:

A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1% BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1', BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.

B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15'.

12. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED IN COMPLIANCE WITH MnDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL (CURRENT VERSION) FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
15. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY THE OWNER AND FOR PERMITS OBTAINED BY THE GENERAL CONTRACTOR.
16. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF ROSEMOUNT STANDARD SPECIFICATIONS AND DETAILS.

SANITARY AND WATER UTILITY NOTES:

1. ALL STATIONS FOR SANITARY SEWER SERVICES AS SHOWN ON THE PLANS ARE TO THE SANITARY SEWER SERVICE WYES WITH THE DOWNSTREAM MANHOLE BEING 0+00, UNLESS OTHERWISE NOTED.
2. ALL STATIONS FOR WATER SERVICES AS SHOWN ON THE PLANS ARE TO CORPORATIONS AT WATERMAIN IN THE STREET AND BASED ON CENTERLINE ROADWAY STATIONING.
3. ALL SANITARY SEWER SERVICE MATERIALS ARE 4" PVC SDR 26.
4. ALL WATER SERVICES ARE 1" (TYPE K) COPPER TUBING.
5. SANITARY AND WATER SERVICE PIPES MAY BE INSTALLED IN THE SAME TRENCH PARALLEL WITH 3.0 FEET HORIZONTAL SEPARATION, AND WATER SERVICE ON A BENCH A MINIMUM 18 INCHES ABOVE THE TOP OF SANITARY SEWER SERVICE.
6. SANITARY SERVICE ELEVATION IS INVERT IN PROXIMITY TO WATER SERVICE CURB STOP FOR EXISTING AND PROPOSED SERVICES. EXISTING SANITARY SERVICE ELEVATIONS.
7. CONTRACTOR TO ADJUST EXISTING WATER CURB STOP BOX ELEVATIONS TO GRADE.
8. CONTRACTOR TO CONFIRM NEW/PROPOSED SANITARY SEWER SERVICE LINES ARE INSTALLED AT 2.00% GRADE MINIMUM OR GREATER, UNLESS OTHERWISE NOTED.
9. ALL NEW/PROPOSED CURB BOXES ARE LOCATED AT A LOCATION 10' PAST PROPERTY LINE UNLESS NOTED OTHERWISE ON PLAN.
10. CONTRACTOR TO CONFIRM MINIMUM SEPARATION OF 18" BETWEEN ALL STORM SEWER, SANITARY SEWER, AND WATERMAIN. PROVIDE INSULATION AT ALL SEPARATIONS LESS THAN 2.0 FT, EXCLUDE INSULATION AT ALL SEPARATIONS 2.0 FT OR GREATER.
11. ALL STRUCTURE INVERTS ARE REFERENCED TO DIRECTION. EXAMPLE: IE(W)=WEST INVERT ELEVATION.
12. ALL MANHOLE RIMS IN PAVED AREAS SHALL BE DEPRESSED 0.05 FEET LOWER THAN FINISHED PAVEMENT GRADE
13. ALL WATERMAIN DIP FITTINGS, VALVE BOXES, AND HYDRANTS ARE WRAPPED IN POLYETHYLENE ENCASEMENT MATERIAL.
14. PVC PIPE CROSSING OVER WATERMAIN PIPE SHALL BE ASTM D 1785, ASTM D 2241, OR AWWA C900.
15. ALL WATERMAIN DIP MATERIALS AND STEEL MATERIALS ARE TO BE AMERICAN MADE.
16. TRACER WIRE IS TO BE INSTALLED ALONG ALL WATERMAIN PER CITY STANDARDS.
17. ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAILS.
18. WATERMAIN AND SERVICE LINE INSTALLATION TO COMPLY WITH THE REQUIREMENTS OF SECTION 2611 OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2018 SPECIFICATIONS OR CURRENT EDITION.
19. ALL SANITARY SEWER SERVICE INVERTS ARE AT END OF PIPE AS SHOWN ON PLAN.
20. INSULATION TO BE PROVIDED FOR ALL SANITARY SEWER MAIN AND SERIVCES WITH 6.0 FT DEPTH OF COVER OR LESS.

LEGEND:

- 908 — Existing Contours
- Existing Storm Sewer
- x 908.2 — Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing R/W Line
- Existing Easement
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- Proposed Street R/W
- Proposed Lot Line
- Proposed Setback
- Proposed Easement
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Storm Sewer

0 50 100 150
GRAPHIC SCALE IN FEET

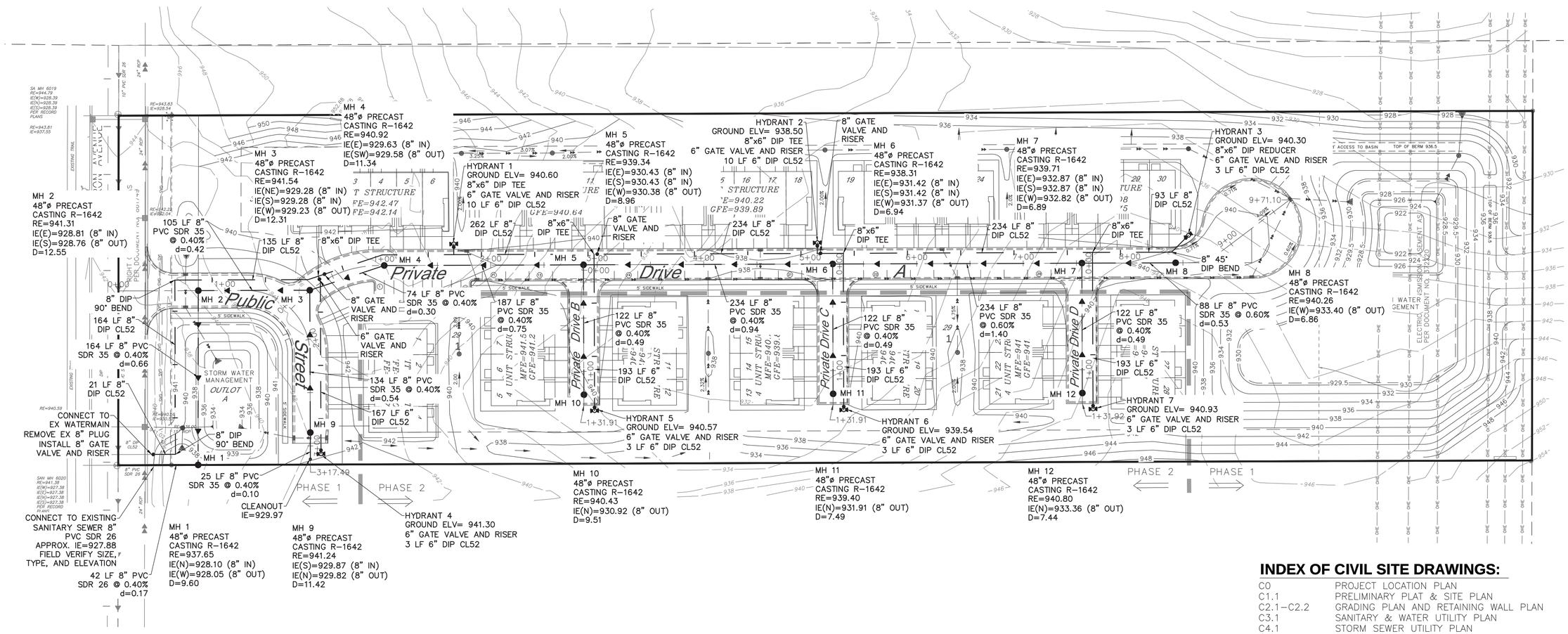
SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059



INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	PRELIMINARY PLAT & SITE PLAN
C2.1–C2.2	GRADING PLAN AND RETAINING WALL PLAN
C3.1	SANITARY & WATER UTILITY PLAN
C4.1	STORM SEWER UTILITY PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

SANITARY & WATER UTILITY PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 12/31/24 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 466
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
10/31/24. UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/22/24. UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS.
12/31/24. REVISE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C3.1

Sanitary & Water Utility Plan

GENERAL UTILITY NOTES

1. SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF ROSEMOUNT AND THE LATEST VERSION OF THE STANDARD UTILITY SPECIFICATIONS BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
7. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR. ANY REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. FINAL PLAT SHALL GOVERN FOR EASEMENTS AND LOT LINES.
9. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
11. THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MANNER. DENSITY TESTS SHALL MEET THE FOLLOWING:
    A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1%. BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1', BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.
    B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15'.
12. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED IN COMPLIANCE WITH MnDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL (CURRENT VERSION) FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
15. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY THE OWNER AND FOR PERMITS OBTAINED BY THE GENERAL CONTRACTOR.
16. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF ROSEMOUNT STANDARD SPECIFICATIONS AND DETAILS.

STORM SEWER UTILITY NOTES:

1. ALL MANHOLE CASTINGS IN PAVEMENT SHALL BE SUMPED 0.05'. ALL CATCHBASIN CASTINGS IN CURB SHALL BE SUMPED 0.17'. RIM ELEVATIONS SHOWN ON PLAN REFLECT SUMPED ELEVATIONS.
2. CASTINGS SHALL BE NEENAH R-1733 FOR MANHOLES, R-3067 FOR CATCH BASINS, AND R-4342 FOR YARD INLET (OR EQUIVALENT).
3. ALL STORM SEWER IN LAWN AREAS SHALL BE HDPE DUAL WALL PIPE AND UNDERNEATH ROADWAY PAVEMENT AREAS SHALL BE CLASS 5 REINFORCED CONCRETE PIPE (RCP) WITH WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
4. ALL FLARED END SECTIONS SHALL BE FITTED WITH GALVANIZED TRASH GUARDS.

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing R/W Line
- Existing Easement
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- Proposed Street R/W
- Proposed Lot Line
- Proposed Setback
- Proposed Easement
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Storm Sewer

0 50 100 150
GRAPHIC SCALE IN FEET

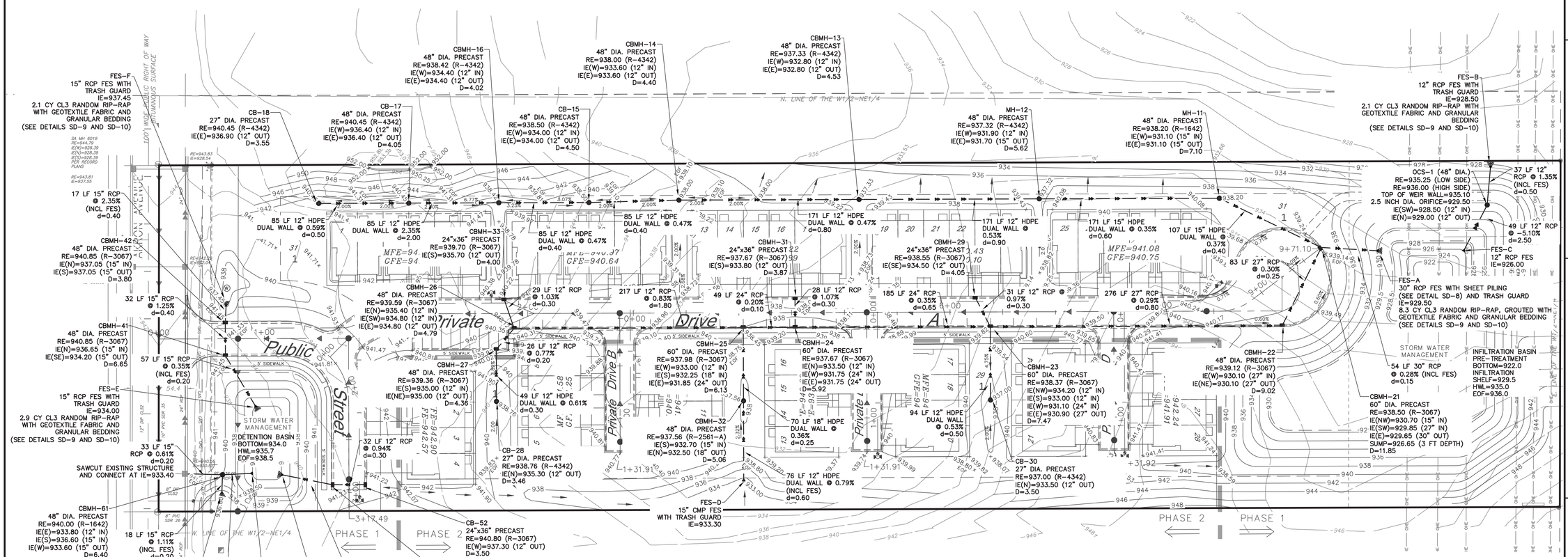
SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059



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OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

STORM SEWER UTILITY PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 12/31/24 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 663
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/22/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS.
12/31/24 REVISE SITE LAYOUT FOR LARGER POND.

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C4.1

Storm Sewer Utility Plan

SWPPP NARRATIVE

This residential site project construction will consist of site clearing, grading, utilities, and streets. Construction is planned for 2025–2027.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, including gas, electric, and communication utilities, buildings constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

LOCATION OF SWPPP REQUIREMENTS IN PLANS

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C8.1–8.4
STORMWATER CALCULATIONS	STORM SEWER REPORT
SITE MAP	STORM SEWER REPORT
DRAINAGE ROUTING	GRADING PLAN SHEET C2.1
SOILS DATA	GEOTECHNICAL REPORT

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design

SWPPP Designer: Scott Dahlke (Expires 2025)

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc–anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip–rap with size, quantity, and placement in accordance with City standards. Rip–rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix 25–141 applied at 59 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix 22–111 shall be applied at 31 lbs/ac, or equivalent as approved by City. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
4. Fertilizer for turf shall be MnDOT Type 3 22–5–10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer. Specification reference is MnDOT 2574.
5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
6. Any seeded areas that do not become established with vegetation shall be re–seeded at Contractor's expense.
7. Erosion blanket shall be installed in seed areas with ground surface slopes of 4H:1V or steeper.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain–Top Slab" or "Road Drain–Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re–vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re–vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re–seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 7 days of final grading.

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 7 days of discovery; and street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

Owner: Jason Palmby
PO BOX 302
Excelsior, MN 55331
612–220–6641

Contractor: To be Determined

Manager: To be Determined

EXISTING LEGAL DESCRIPTION

THE SOUTH 328.09 FEET OF THE NORTH 394.09 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 115, RANGE 19, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DAKOTA COUNTY, MINNESOTA.

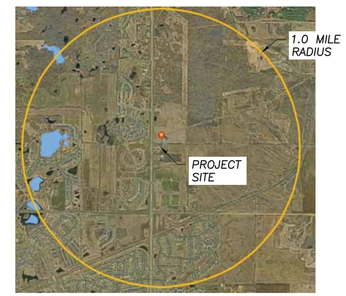
SITE DATA

EXISTING PARCEL AREA =	435,546 SF =	10.00 AC
EXISTING ROAD R/W =	16,411 SF =	0.38 AC
NET DEVELOPMENT AREA =	419,135 SF =	9.62 AC

EXISTING TOTAL IMPERVIOUS AREA:	24,621 SF (0.56 AC)
PROPOSED TOTAL IMPERVIOUS AREA:	155,312 SF (3.56 AC)
NET ADDITIONAL IMPERVIOUS AREA:	130,691 SF (3.00 AC)
PERCENT TOTAL IMPERVIOUS AREA: (155,312 SF / 419,135 SF)	37.0%

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	2,526	LF
8" DIA BIO ROLL	824	LF
INLET PROTECTION	28	EA
EROSION BLANKET CAT. 20	7,834	SY



IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT: NONE

0 50 100 150
GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- Existing Storm Sewer
- 908 — Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- 1.9% — Flow Direction
- Proposed Erosion Blanket Cat. 20

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

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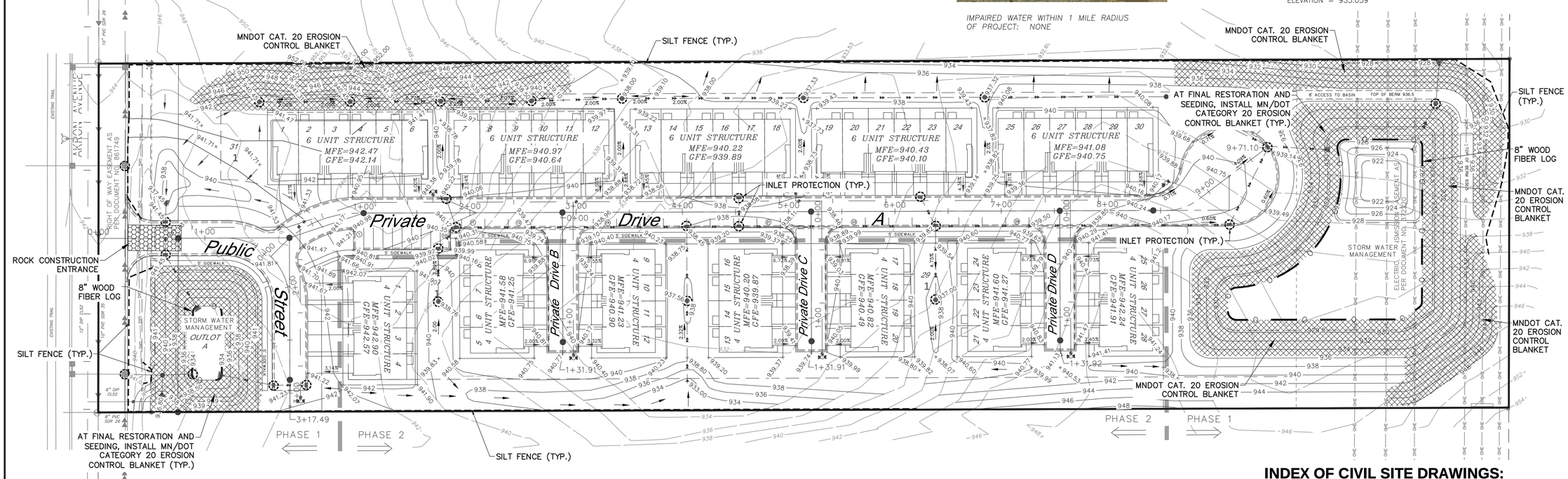
ELEVATION = 933.059



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OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

STORM WATER POLLUTION PREVENTION PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 466
Monticello, MN 55362
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VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

FILE NO. 00951

C5.1

Storm Water Pollution Prevention Plan

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:

NORTHWESTERN SURVEYING AND ENGINEERING INC.
20980 ROGERS DRIVE SUITE 500
ROGERS, MN 55374

DATED: 07/12/2024

BENCHMARK:
MNDOT 1906 N 5
NGVD88
ELEVATION = 933.059

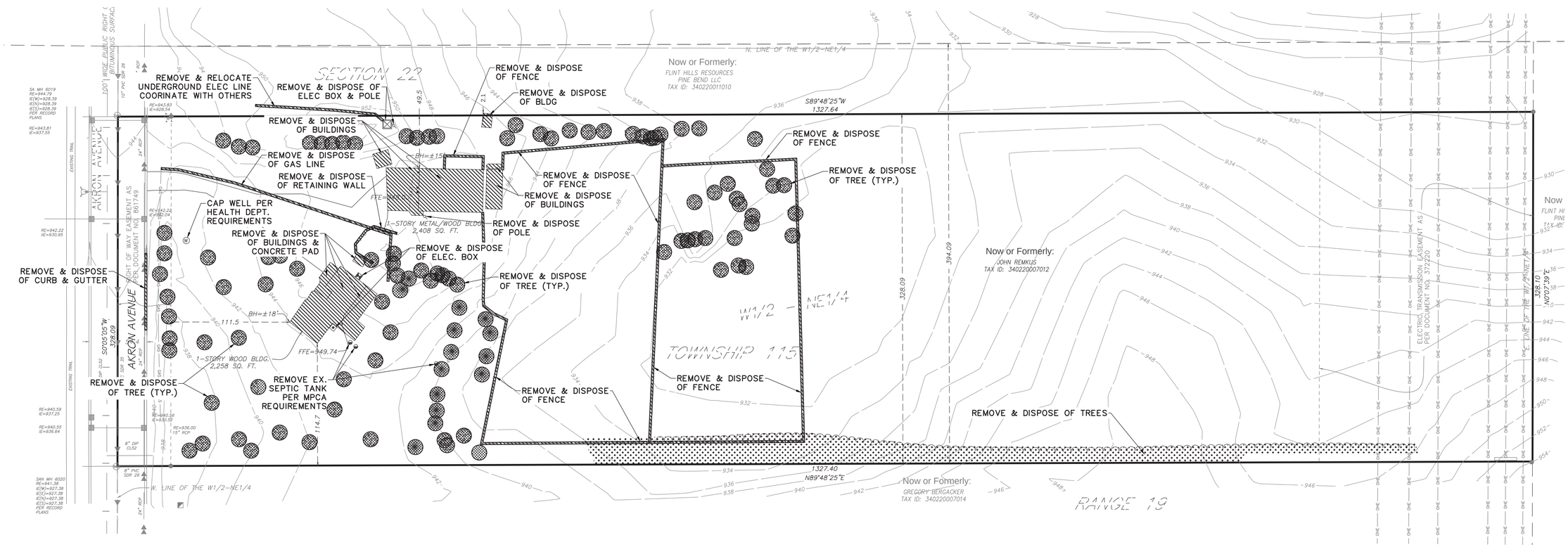
EXISTING LEGAL DESCRIPTION

THE SOUTH 328.09 FEET OF THE NORTH 394.09 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 115, RANGE 19, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DAKOTA COUNTY, MINNESOTA.

LEGEND:

- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- Proposed Demolition & Removal Area
- Proposed Tree Removal Area

0 50 100 150
GRAPHIC SCALE IN FEET



INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	PRELIMINARY PLAT & SITE PLAN
C2.1–C2.2	GRADING PLAN AND RETAINING WALL PLAN
C3.1	SANITARY & WATER UTILITY PLAN
C4.1	STORM SEWER UTILITY PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE
Residential Development Project
13040 Akron Avenue
Rosemount, Minnesota 55068

EXISTING CONDITION & REMOVAL PLAN

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 12/31/24 Reg. Reg. No. 24348

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
11/22/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
10/29/24	SD	SD	SD

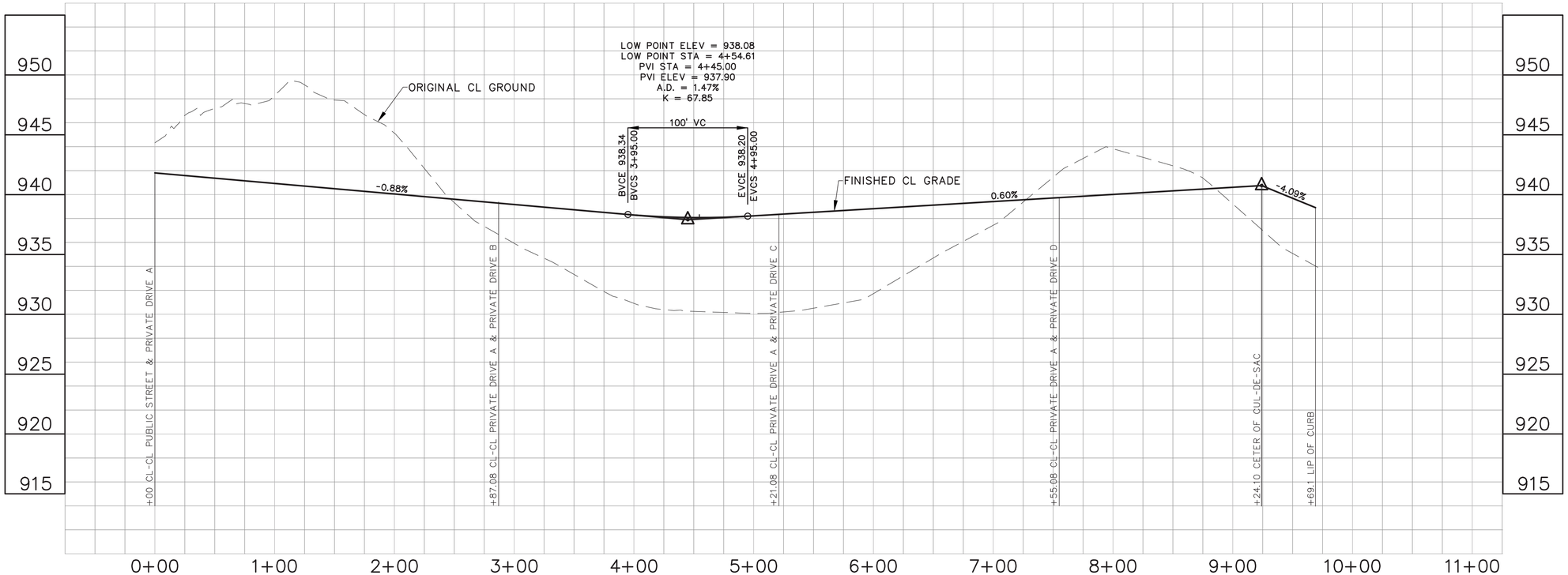
FILE NO. 00951

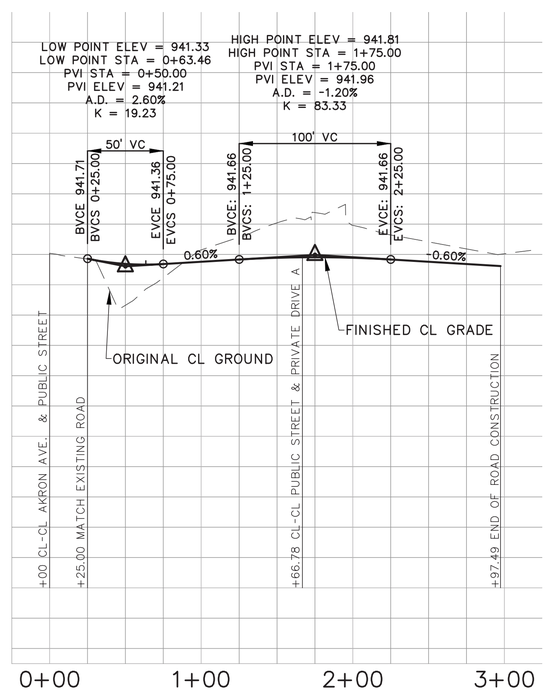
C6.1

Existing Conditions & Removal Plan

PRIVATE DRIVE A

HORIZ: 1"=50'
VERT: 1"=5'





PUBLIC STREET

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Jason Palmby
612-220-6641
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PREPARED BY:

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SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
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VERTICAL SCALE 1 inch = ____ feet

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DATE 10/29/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

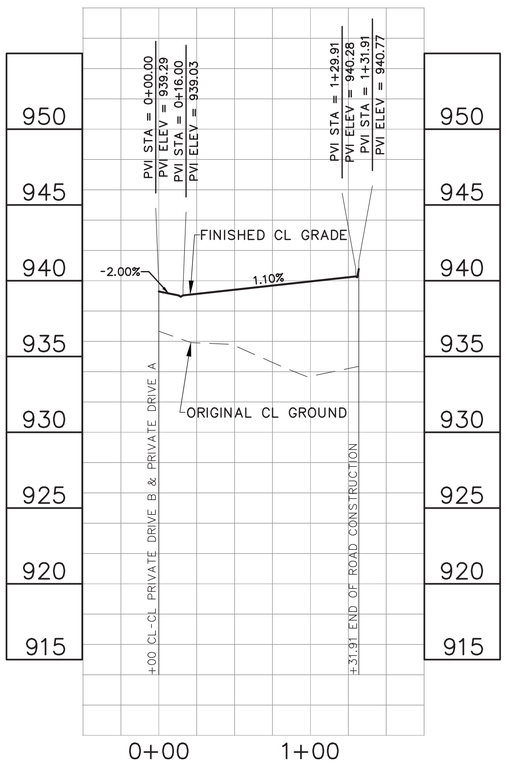
FILE NO. 00951

C7.1

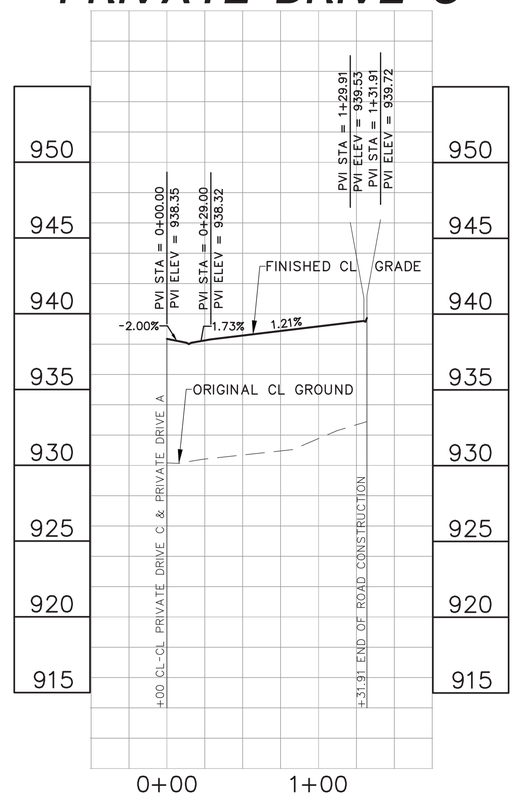
Profiles

HORIZ: 1"=50'
VERT: 1"=5'

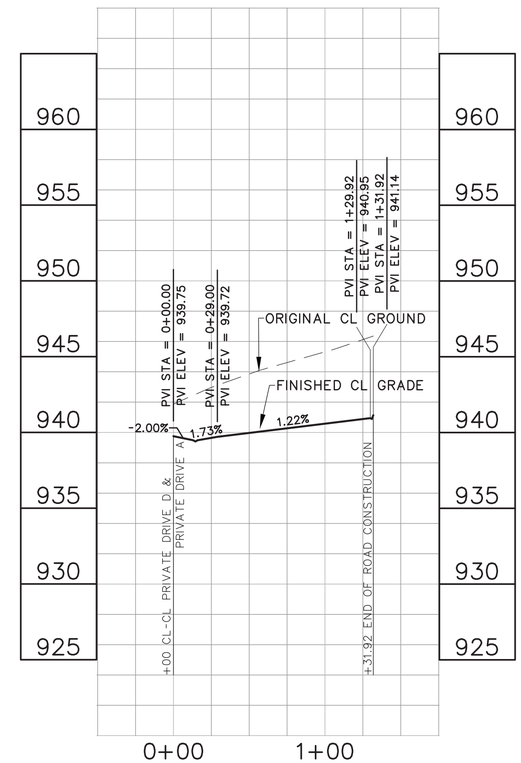
PRIVATE DRIVE B



PRIVATE DRIVE C



PRIVATE DRIVE D



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VERTICAL SCALE
1 inch = ____ feet

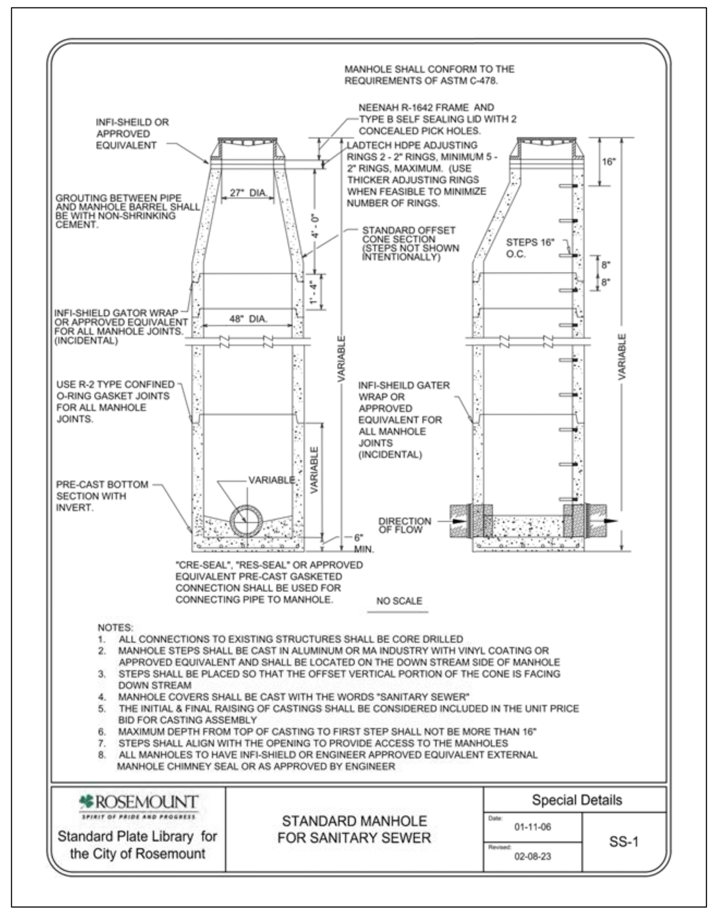
HORIZONTAL SCALE
1 inch = ____ feet
(FULL SIZE SHEET 22 x 34)

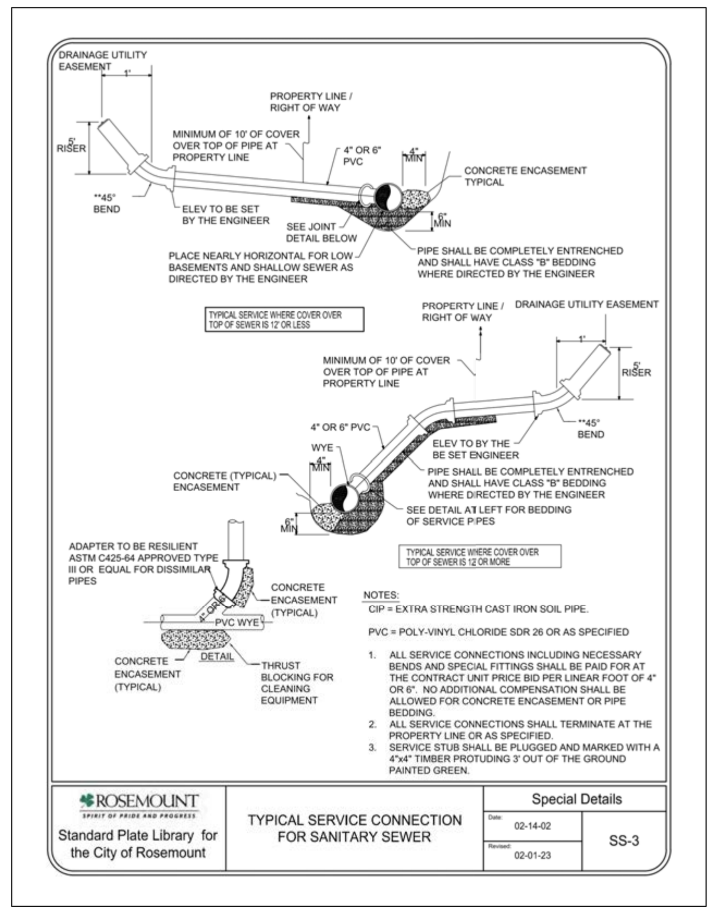
DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

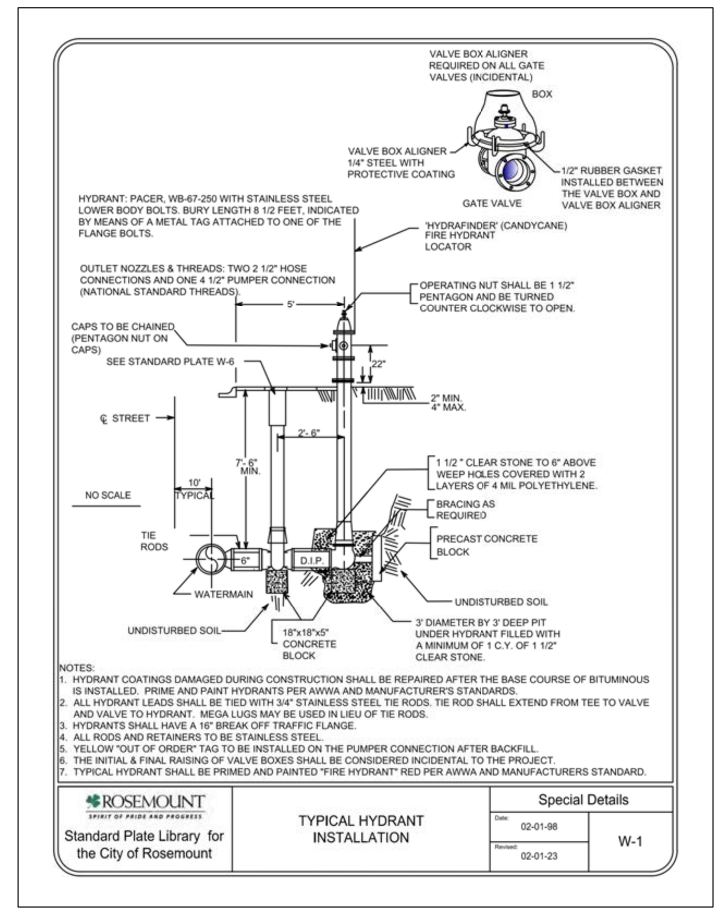
FILE NO. 00951

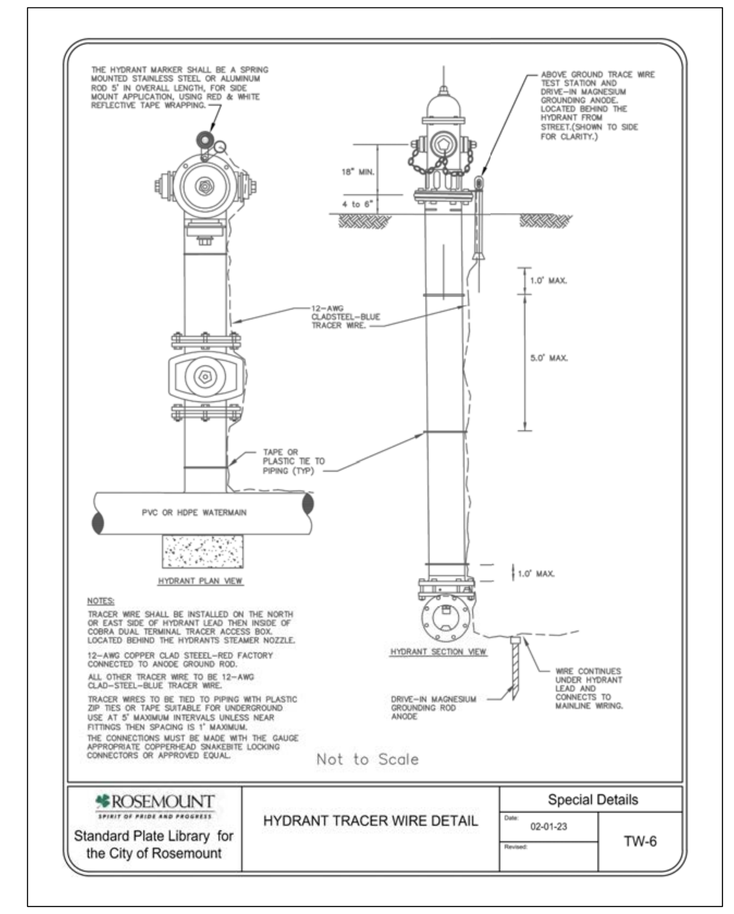
C7.2

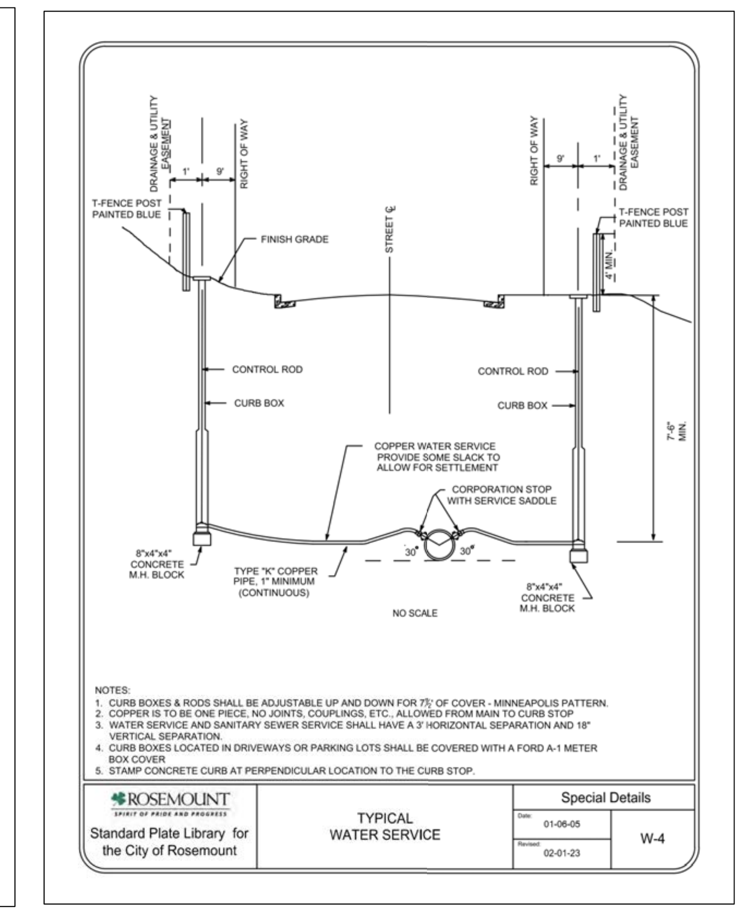
Profiles

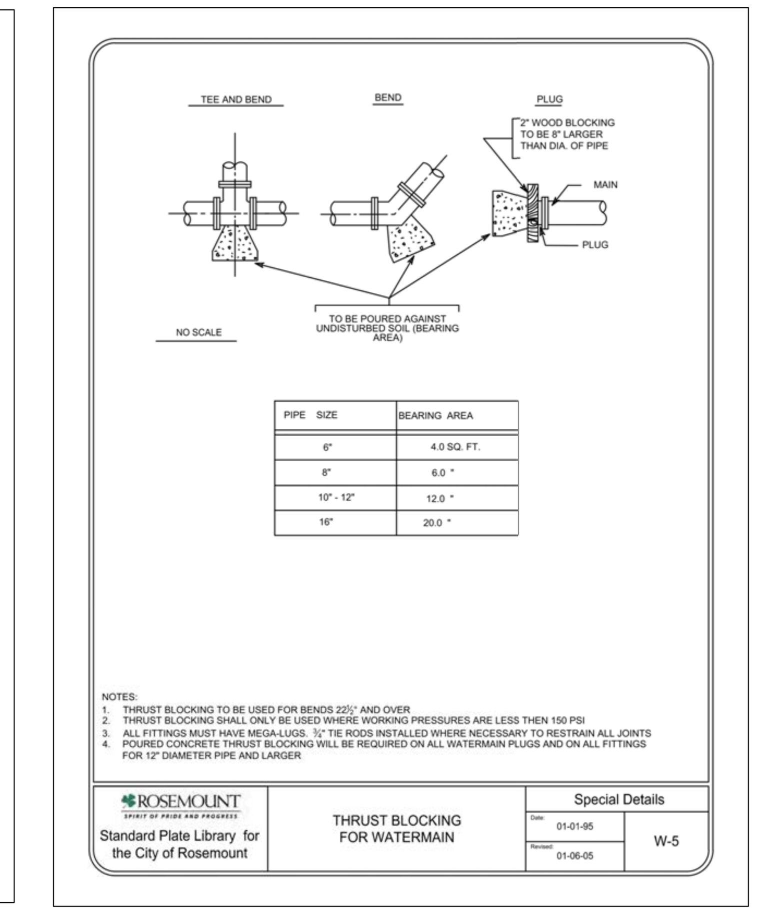


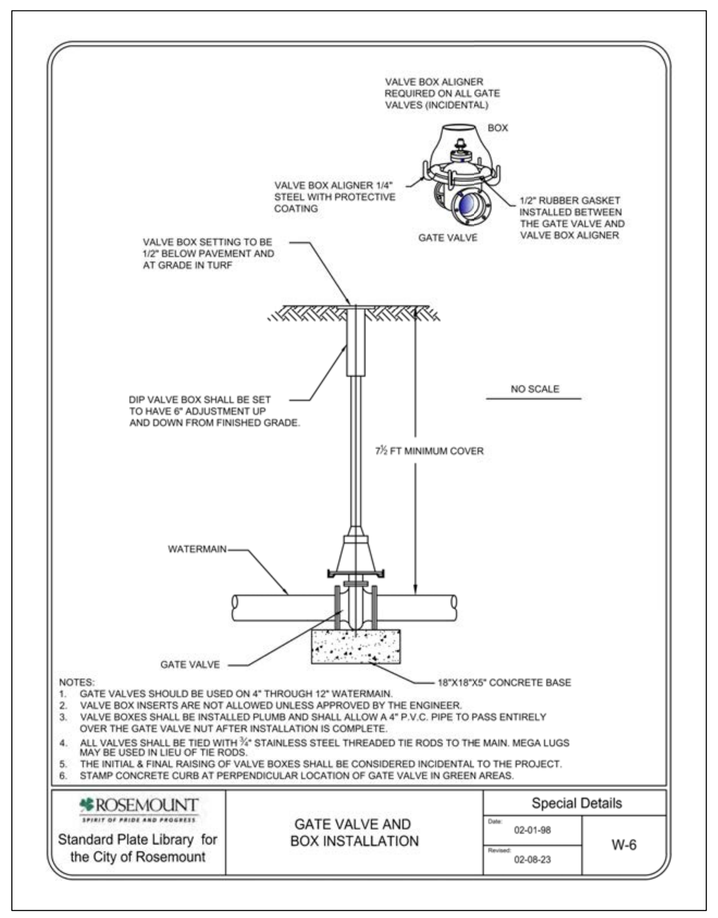


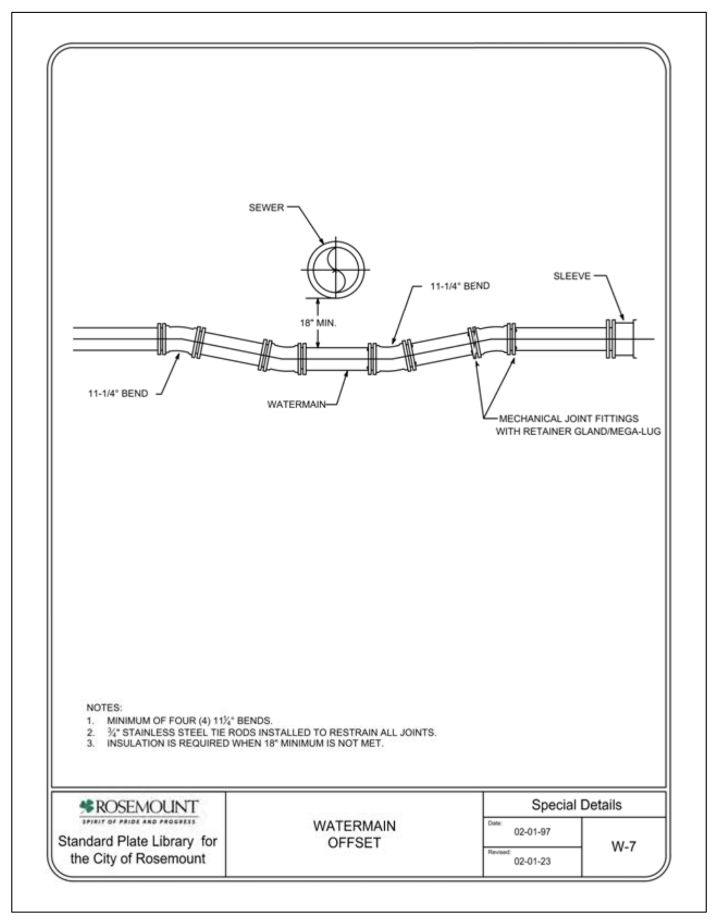


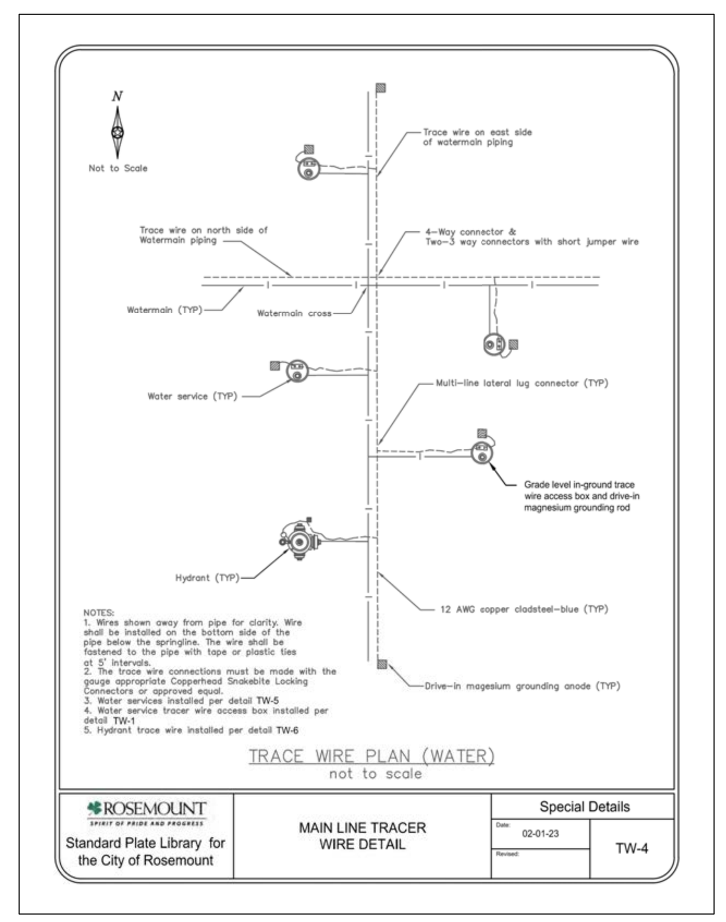


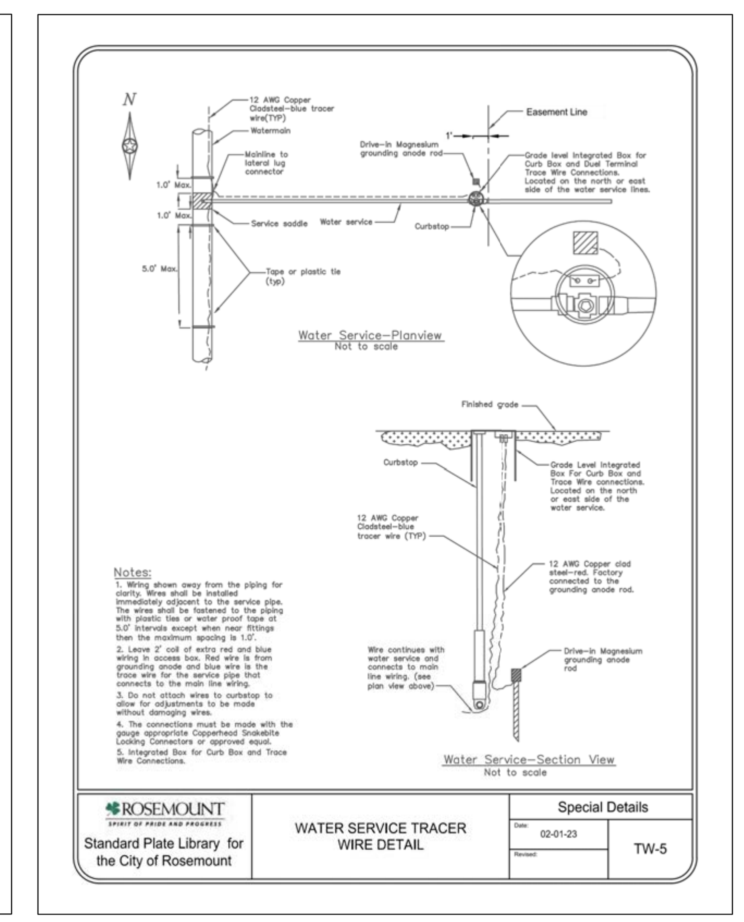




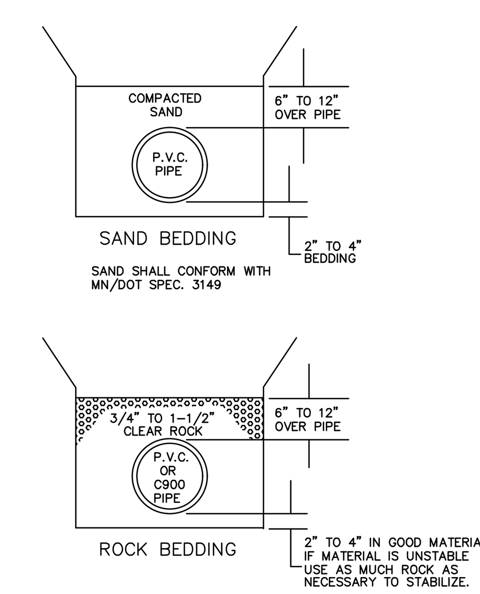






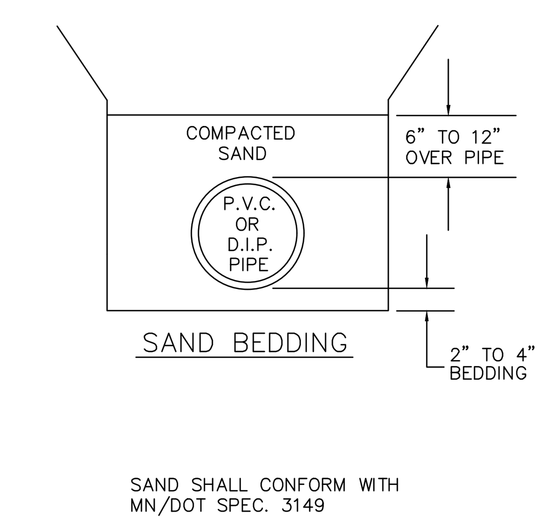


ALL SANITARY SEWER PIPE BEDDING MUST BE HAND COMPACTED FOR FIRST 6" TO 12" USING A "JUMPING JACK" COMPACTOR



SANITARY SEWER BEDDING

ALL WATERMAIN PIPE BEDDING MUST BE HAND COMPACTED FOR FIRST 6" TO 12" USING A "JUMPING JACK" COMPACTOR



WATERMAIN BEDDING

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PRELIMINARY PLANS FOR

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REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA
11/27/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS
12/31/24 REVISE SITE LAYOUT FOR LARGER POND

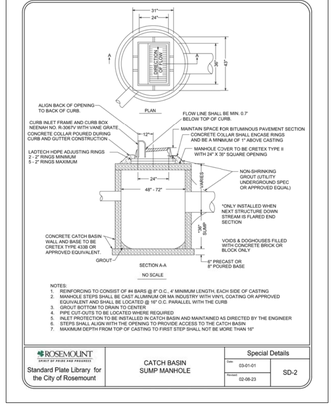
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)
VERTICAL SCALE 1 inch = ____ feet

DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00951

C8.1

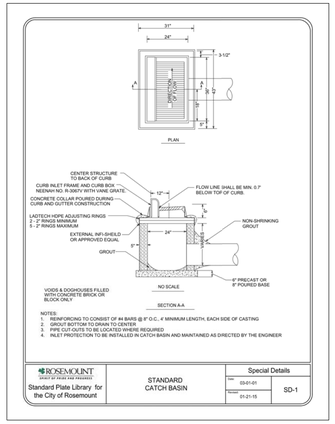
Details



NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED @ 16" O.C. PARALLEL WITH THE CURB
3. GROUT BOTTOM TO DRAIN TO CENTER
4. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
5. CATCH BASIN TO BE PRECAST OR POURED IN PLACE AND MAINTAINED AS DIRECTED BY THE ENGINEER
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE CATCH BASIN
7. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"

ROSEMOUNT — SHEET 30 OF 30 — Standard Plate Library for the City of Rosemount

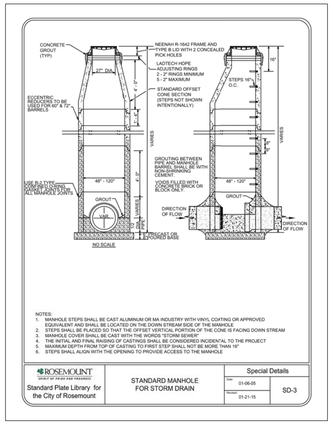
		Special Details	
CATCH BASIN SUMP MANHOLE	Date 03-01-01 / Revision 02-08-23		SD-2



NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
4. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

ROSEMOUNT — SHEET 29 OF 30 — Standard Plate Library for the City of Rosemount

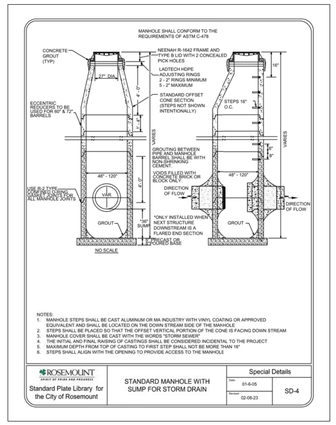
		Special Details	
STANDARD CATCH BASIN	Date 03-01-01 / Revision 01-21-15		SD-1



NOTES:
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM SEWER"
4. THE INITIAL AND FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
5. MANHOLE TO BE PRECAST OR POURED IN PLACE AND MAINTAINED AS DIRECTED BY THE ENGINEER
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

ROSEMOUNT — SHEET 28 OF 30 — Standard Plate Library for the City of Rosemount

		Special Details	
STANDARD MANHOLE FOR STORM DRAIN	Date 01-06-05 / Revision 01-21-15		SD-3



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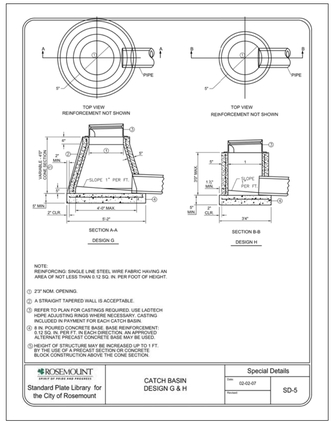
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

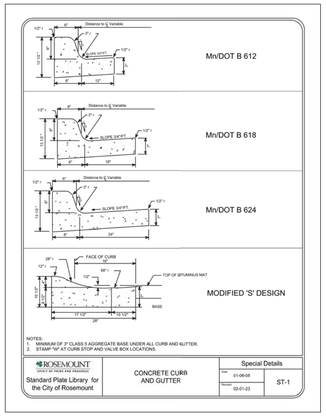
ROSEMOUNT — SHEET 27 OF 30 — Standard Plate Library for the City of Rosemount

		Special Details	
STANDARD MANHOLE WITH SUMP FOR STORM DRAIN	Date 01-6-05 / Revision 02-08-23		SD-4



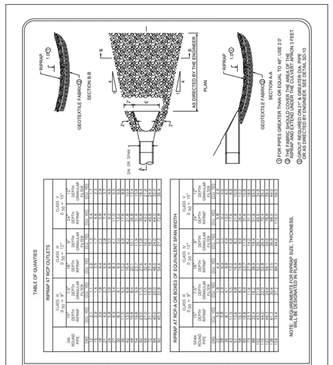
ROSEMOUNT — SHEET 26 OF 30 — Standard Plate Library for the City of Rosemount

		Special Details	
CATCH BASIN DESIGN G & H	Date 02-02-07 / Revision		SD-5



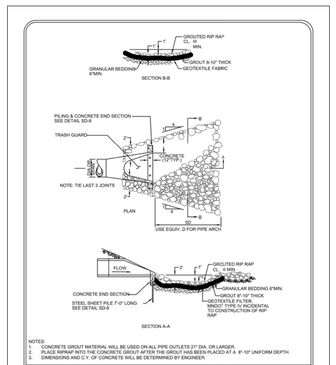
ROSEMOUNT — SHEET 25 OF 30 — Standard Plate Library for the City of Rosemount

		Special Details	
CONCRETE CURB AND GUTTER	Date 01-06-05 / Revision 02-01-23		ST-1



ROSEMOUNT — SHEET 24 OF 30 — Standard Plate Library for the City of Rosemount

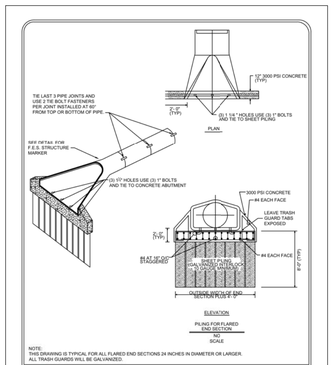
		Special Details	
RIPRAP DETAILS	Date 01-06-05 / Revision 03-17-08		SD-9



NOTES:
1. CONCRETE GROUT MATERIAL WILL BE USED ON ALL PIPE OUTLETS 21" DIA. OR LARGER.
2. PLACE RIPRAP INTO THE CONCRETE GROUT AFTER THE GROUT HAS BEEN PLACED AT A 8"-10" UNIFORM DEPTH.
3. DIMENSIONS AND C.Y. OF CONCRETE WILL BE DETERMINED BY ENGINEER.

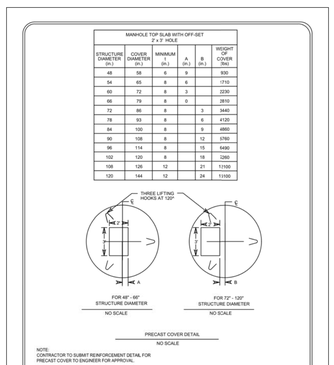
ROSEMOUNT — SHEET 23 OF 30 — Standard Plate Library for the City of Rosemount

		Special Details	
GROUTED RIPRAP AT OUTLETS	Date 01-19-06 / Revision 03-18-08		SD-10



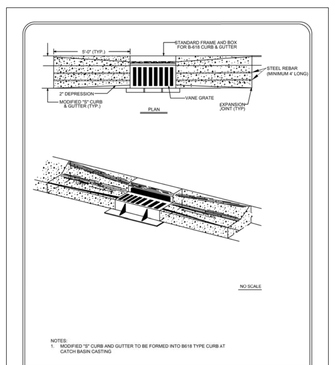
ROSEMOUNT — SHEET 22 OF 30 — Standard Plate Library for the City of Rosemount

		Special Details	
FES SHEET PILING	Date 01-13-06 / Revision 03-17-08		SD-8



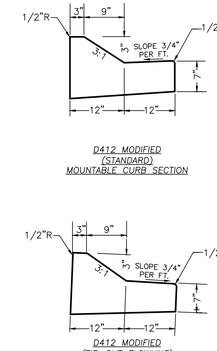
ROSEMOUNT — SHEET 21 OF 30 — Standard Plate Library for the City of Rosemount

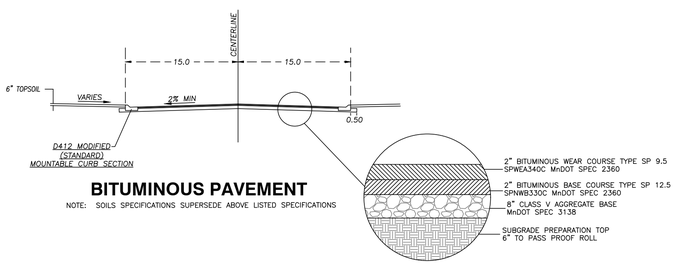
		Special Details	
PRECAST COVER DETAIL	Date 02-02-07 / Revision		SD-6



ROSEMOUNT — SHEET 20 OF 30 — Standard Plate Library for the City of Rosemount

		Special Details	
SURMOUNTABLE CURB AND GUTTER AT CATCH BASIN	Date 01-06-05 / Revision 03-02-10		ST-3



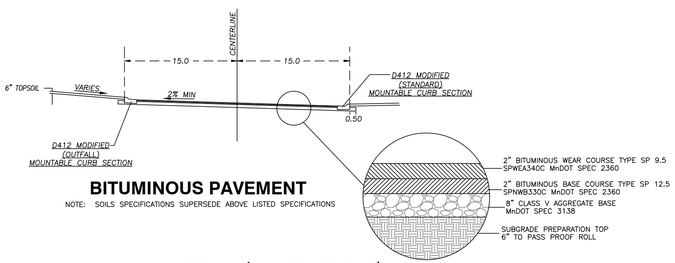


BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

TYPICAL STREET SECTION (PRIVATE ROAD A)

NO SCALE

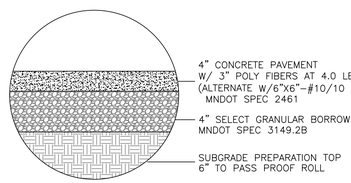


BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

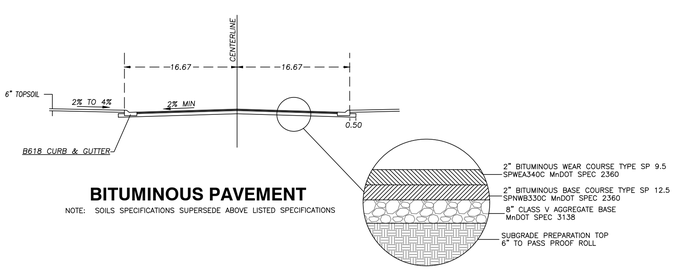
TYPICAL STREET SECTION (PRIVATE ROAD B)

NO SCALE



NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT
   MIX No. 3F52 FOR MANUAL PLACEMENT
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - LIGHT DUTY

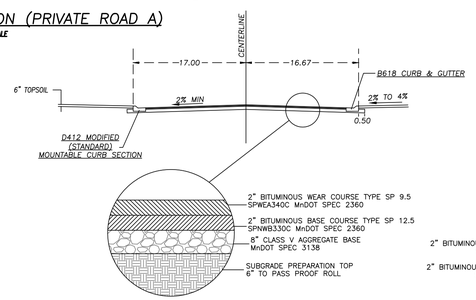


BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

TYPICAL STREET SECTION PUBLIC RAOD (STATION 0+00 TO 1+50)

NO SCALE



BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

(STATION 1+50 TO 3+00)

TYPICAL STREET SECTION PUBLIC RAOD

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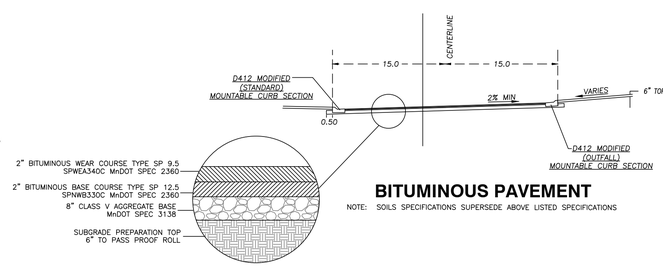

BITUMINOUS PAVEMENT

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

TYPICAL STREET SECTION (PRIVATE ROAD C & D)

NO SCALE

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	PRELIMINARY PLAT & SITE PLAN
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C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–7.2	PROFILES
C8.1–C8.4	DETAILS

OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE Residential Development Project

13040 Akron Avenue
Rosemount, Minnesota 55068

DETAILS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 12/31/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Box 466
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA
11/22/24 UPDATE SITE LAYOUT WITH 4-UNIT BUILDINGS
12/31/24 REUSE SITE LAYOUT FOR LARGER POND

VERTICAL SCALE 1 inch = ____ feet

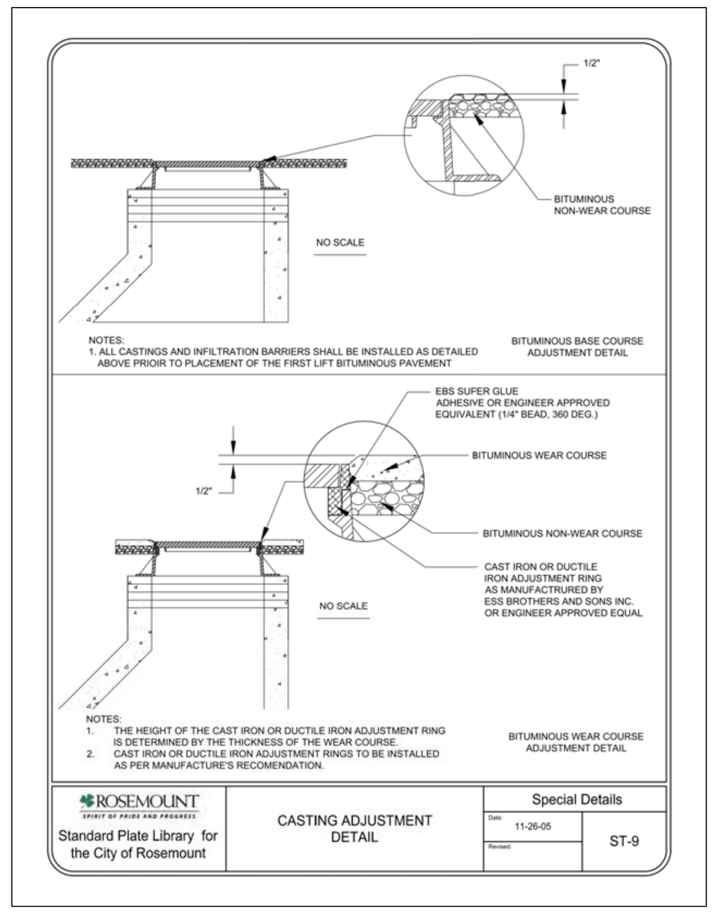
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

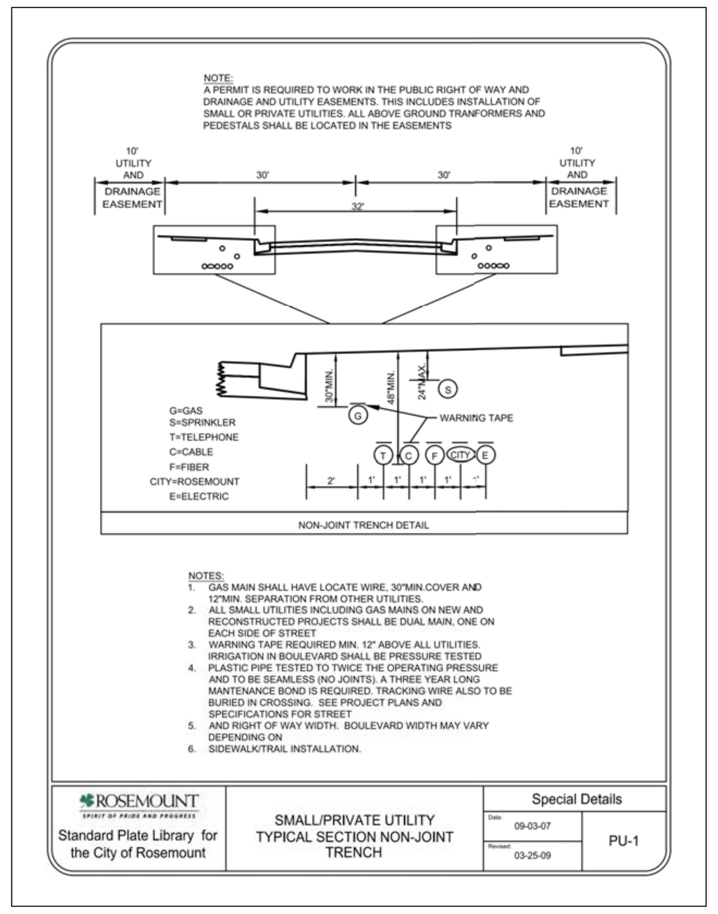
DATE 10/29/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

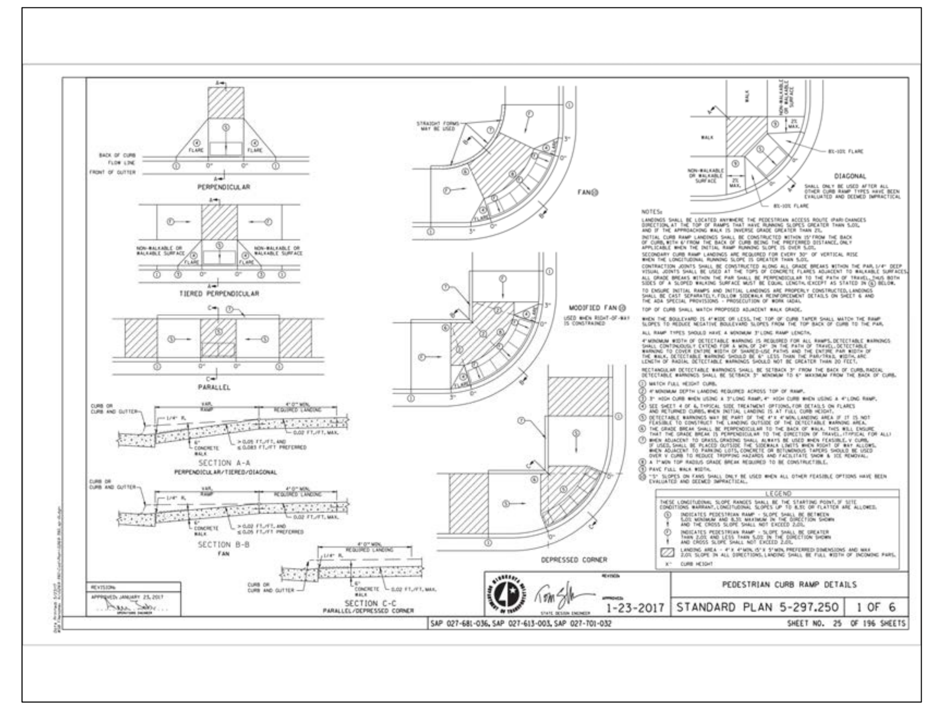
FILE NO. 00951

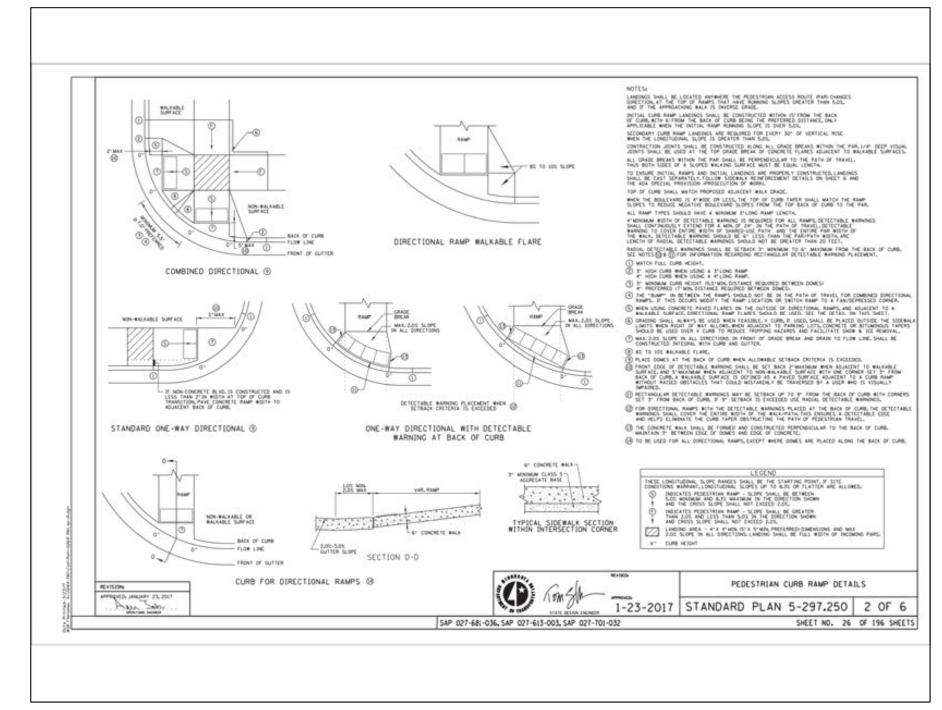
C8.2

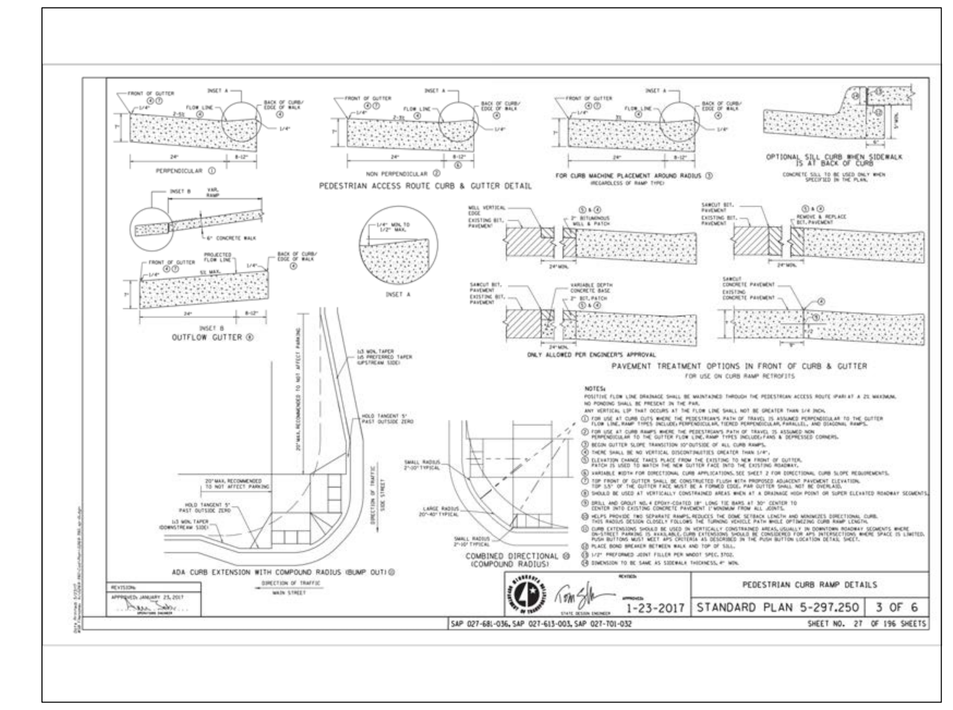
Details

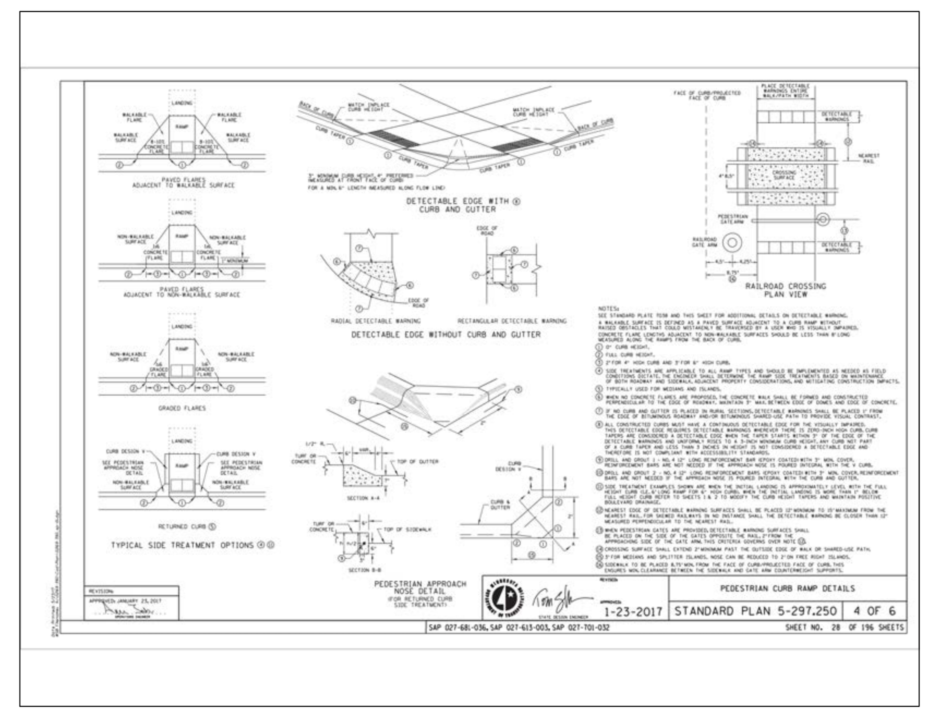


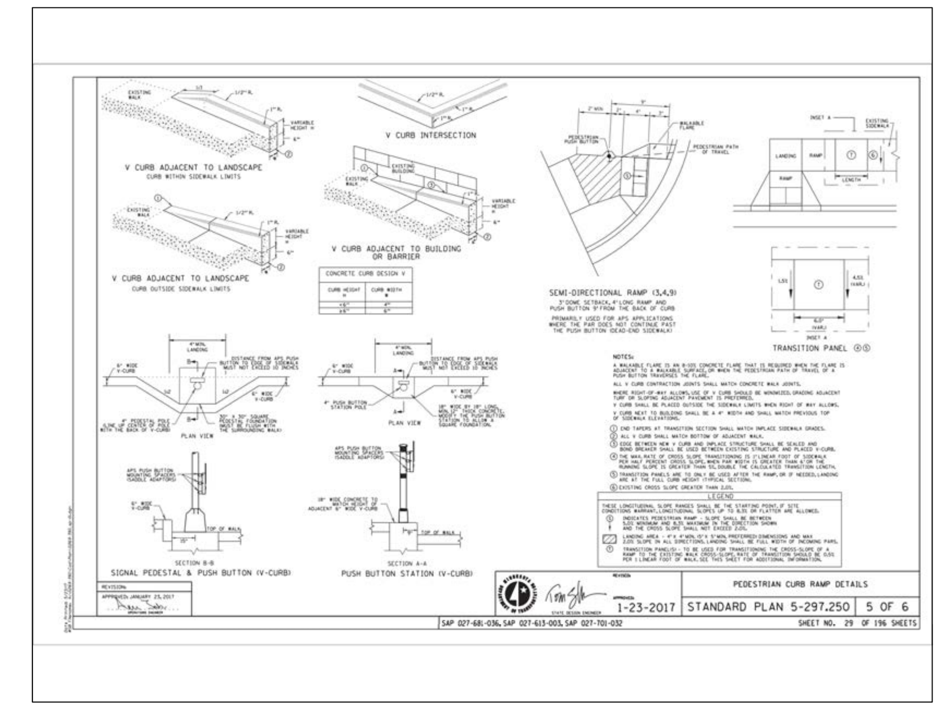


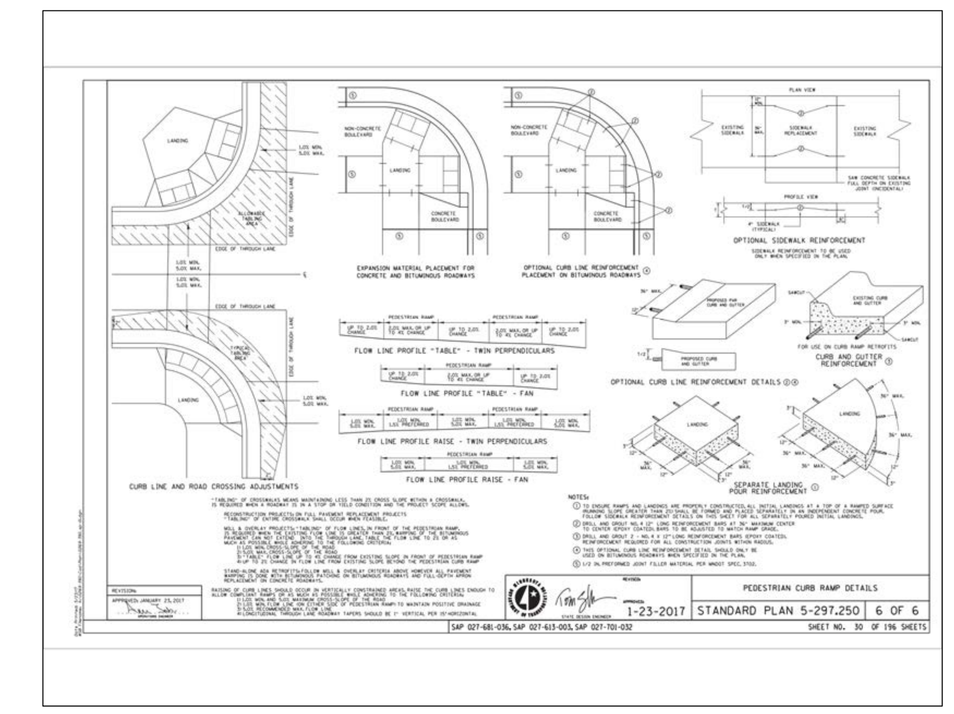


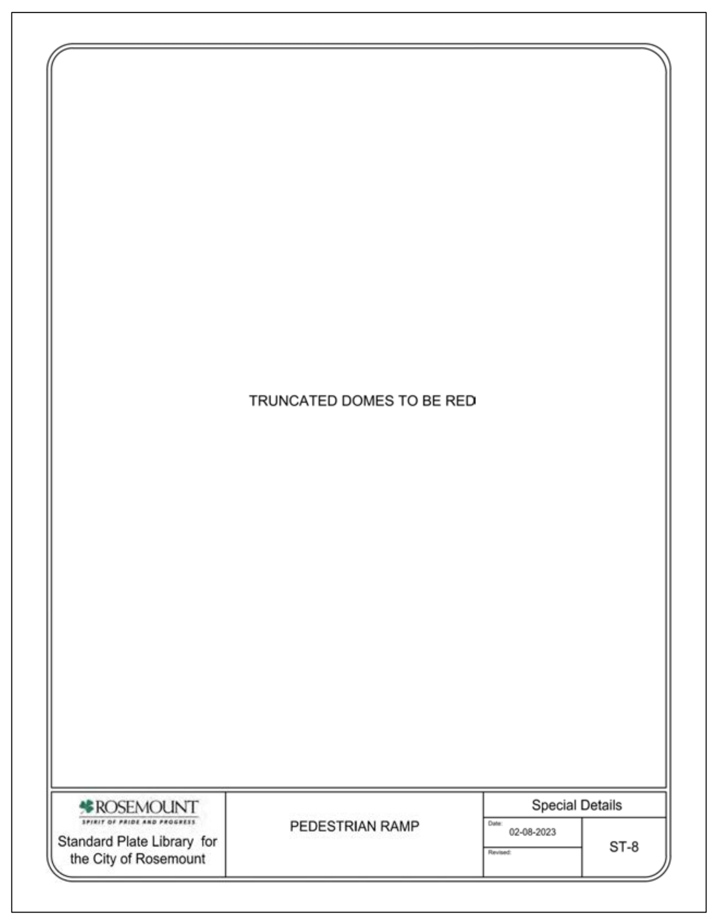


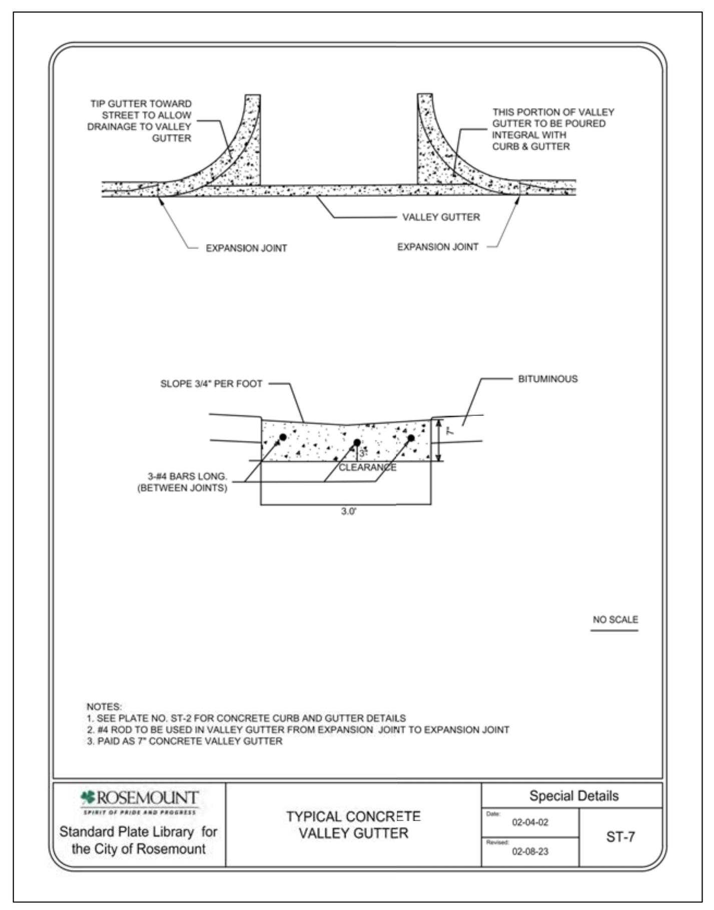


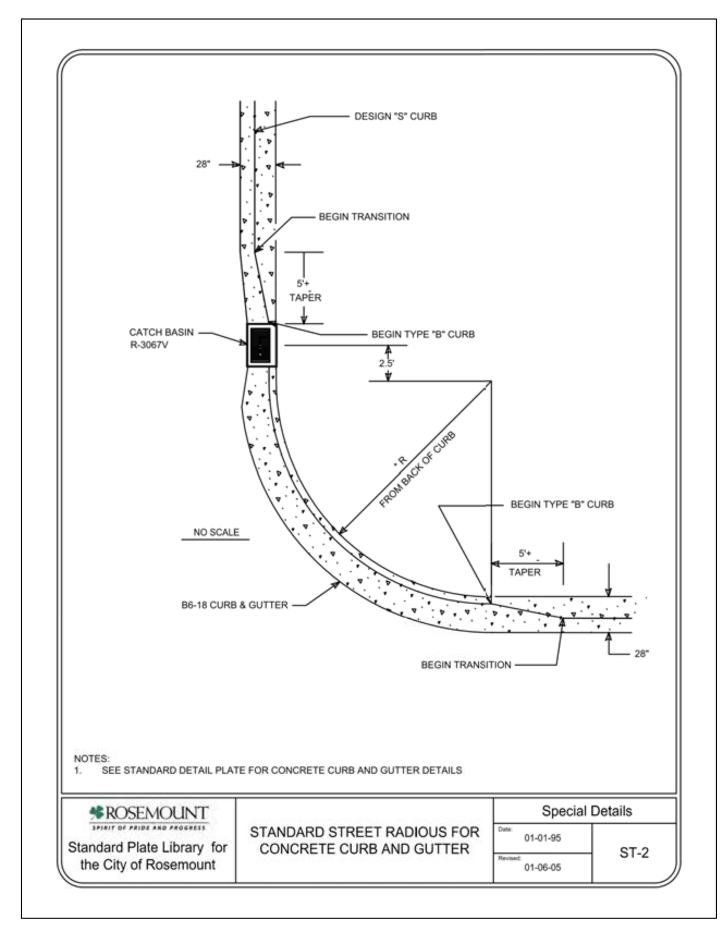


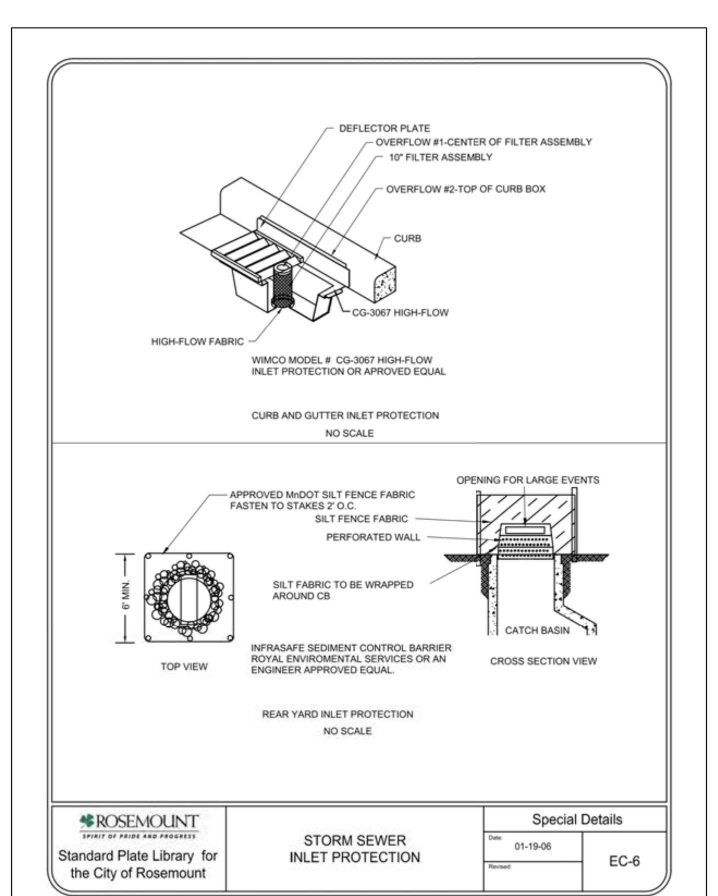


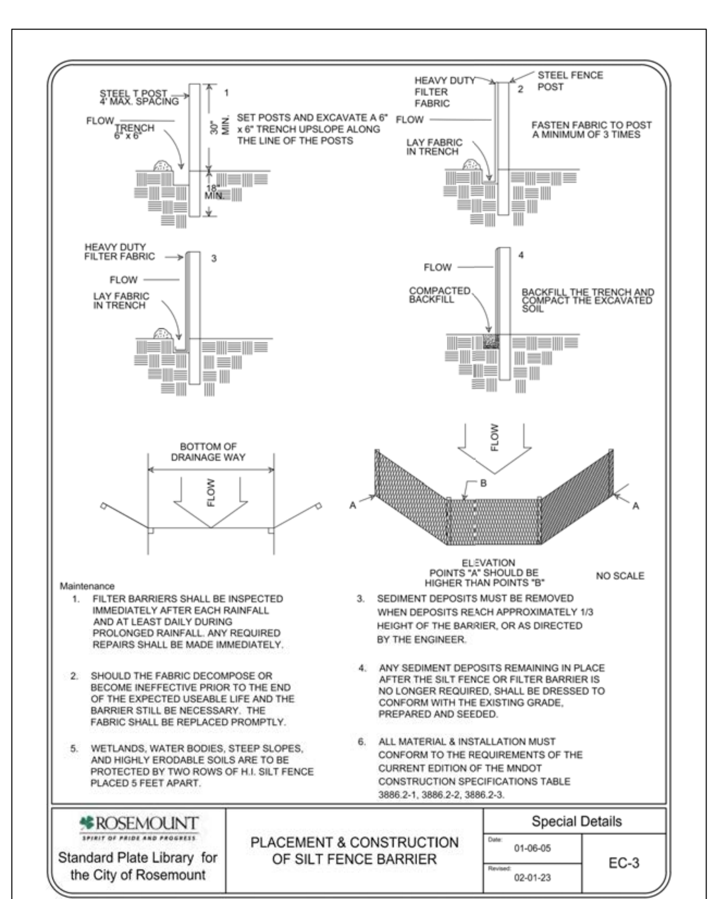


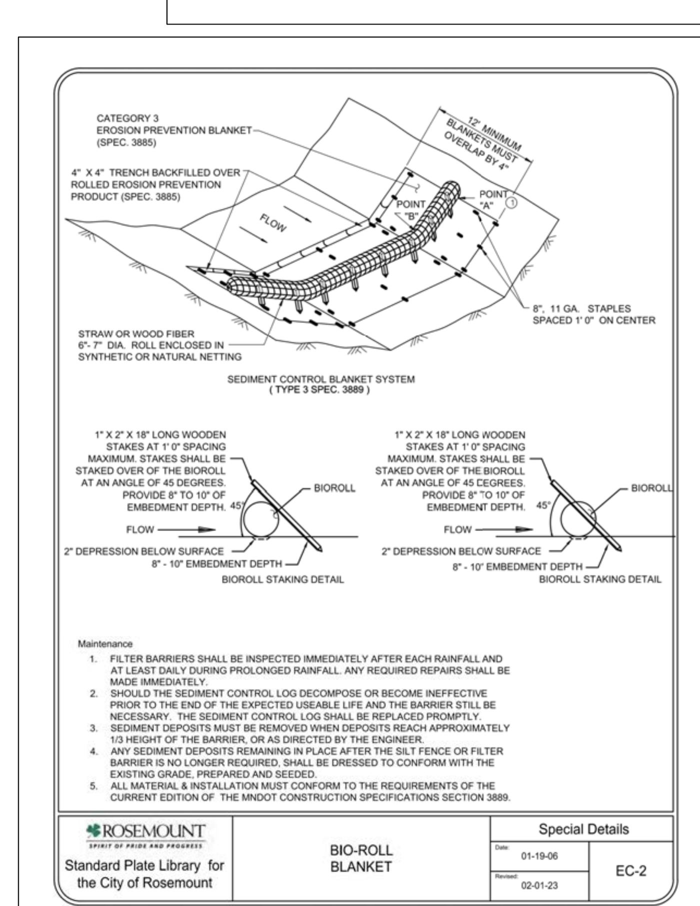


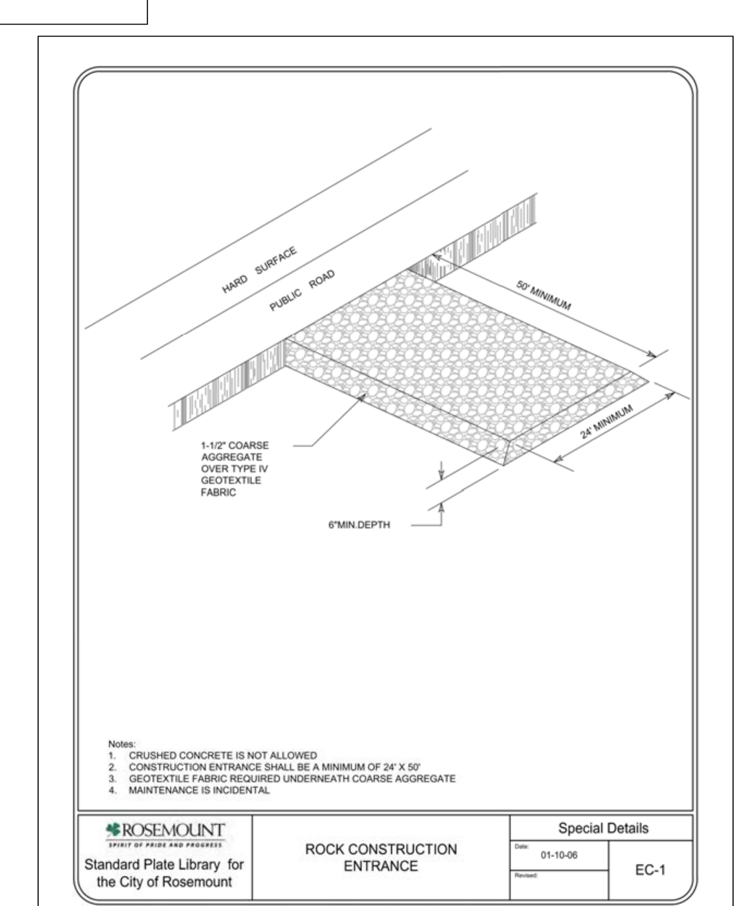


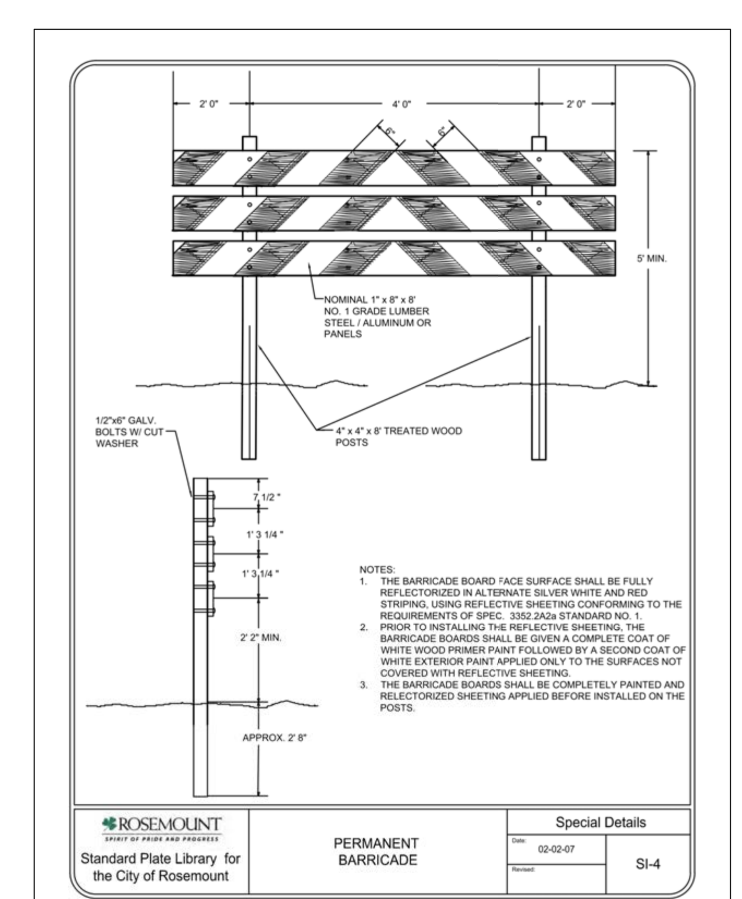












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OWNER/DEVELOPER:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

PRELIMINARY PLANS FOR

AKRON RIDGE

Residential Development Project

13040 Akron Avenue
Rosemount, Minnesota 55068

DETAILS

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Date: 12/31/24 Reg. No. 24348

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118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

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10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA
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12/31/24 REVISE SITE LAYOUT FOR LARGER POND

DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

VERTICAL SCALE 1 inch = ____ feet
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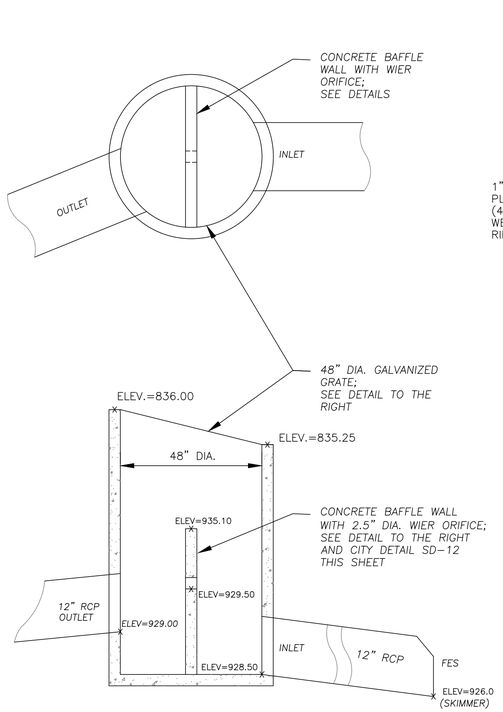
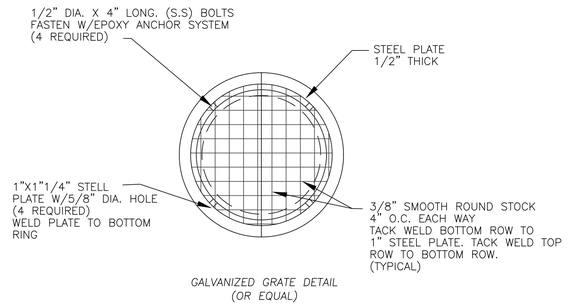
FILE NO. 00951

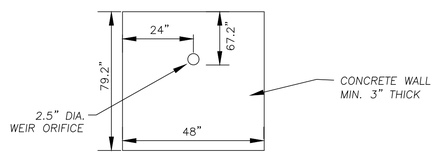
C8.3

Details

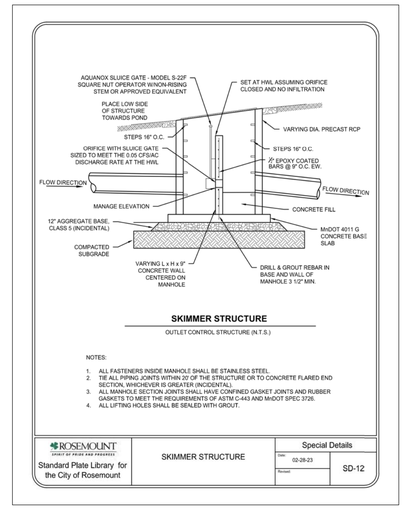




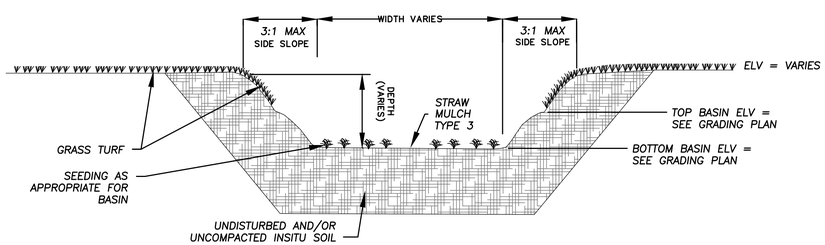
GALVANIZED GRATE DETAIL (OR EQUAL)



CONCRETE BAFFLE WALL WITH WIER ORIFICE DETAIL



BASIN OUTLET CONTROL STRUCTURE (OCS-1)



TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

INFILTRATION BASIN GENERAL NOTES:

1) INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.

2) INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.

3) IF THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE ISSTABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE INFILTRATION BASIN.

4) GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.

5) EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

6) IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE INFILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE INFILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER. SEDIMENT THAT HAS BEEN WASHED INTO THE INFILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.

7) INFILTRATION BASIN TO BE SEEDED WITH MNDOT SEED MIX 33-261 OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

8) BOTTOM OF INFILTRATION BASIN TO BE SEEDED AND SHALL BE MULCHED WITH CLEAN GRAIN STRAW (MnDOT TYPE 3) AT A RATE OF 2 TONS PER ACRE.

9) SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN DAYS (7) DAYS OF FINAL GRADING.

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OWNER/DEVELOPER:

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PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
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PRELIMINARY PLANS FOR
AKRON RIDGE
Residential Development Project
13040 Akron Avenue
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DETAILS

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Date: 12/31/24 Reg. No. 24348

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118 East Broadway St.
P.O. Box 466
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Phone: 763-314-0929
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REVISIONS
10/31/24 UPDATE STREET PROFILE AND SANITARY DEPTH DATA.
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VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE 10/29/24
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00951

C8.4

Details

LANDSCAPE LEGEND:

Existing Tree To Remain

Existing Tree To Be Removed

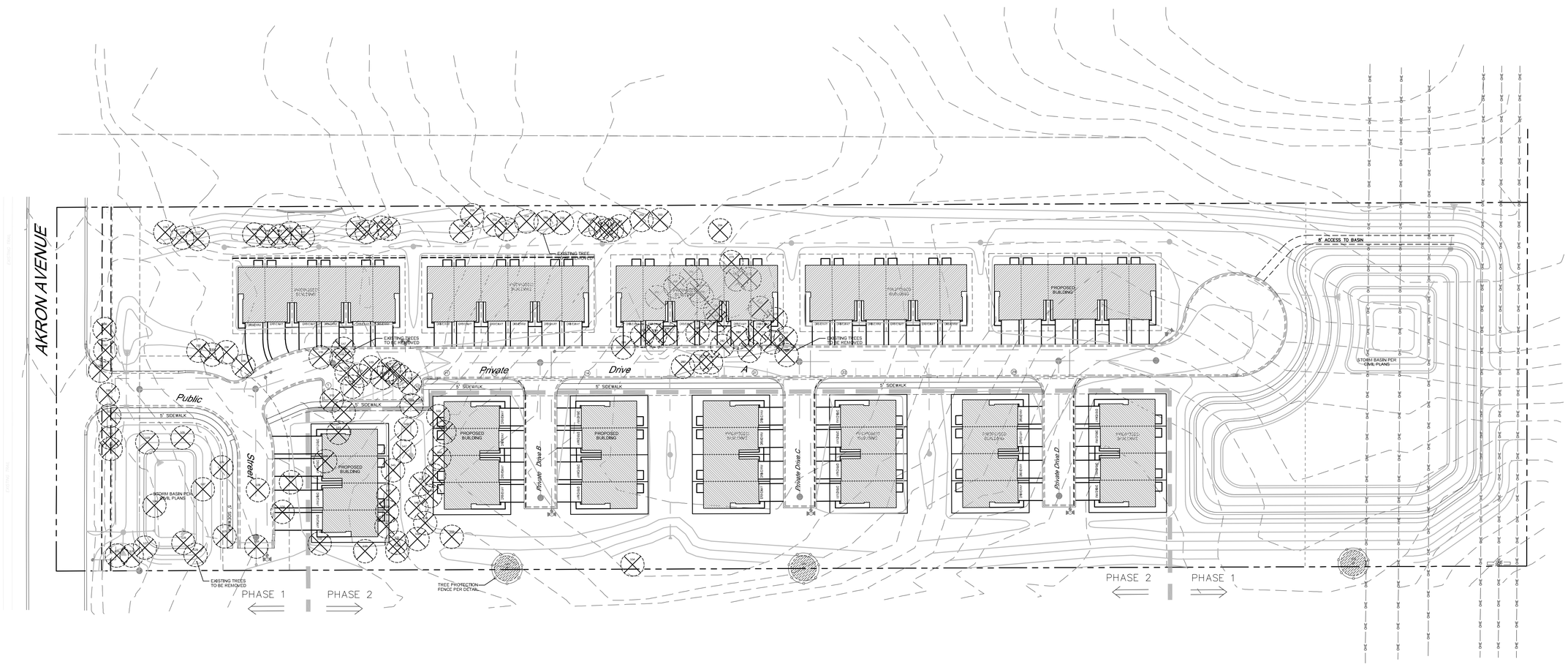
Tree Protection Fencing

GENERAL NOTES:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for tree removals, site clearing, grading layout, utilities, and other requirements
3. Contractor to coordinate any work in the right-of-way with City of Rosemount Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch.
5. Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheets L1.3 for Landscape Details, Notes, Schedules, and Typ. Foundation Planting Enlargement.
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.
9. See Sheet L1.4 for Tree Preservation Notes, Detail, and Existing Tree Schedule.

TREE MITIGATION SUMMARY:

Summary	Inches
Total Significant Tree Inches:	1,443
Heritage Inches:	0
Significant Inches Removed:	1,409
Allowed Removals (25%)	361
Inches Removed Above Allowed:	**1,048**
Mitigation Inches Owed (.5" per Inch Removed)	**524**



0 50' 100'

SCALE: 1" = 50'-0"

NORTH

TREE PRESERVATION PLAN:

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

PRELIMINARY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: Brian Hoffman, Landscape Architect, R.L.A.

Signature:

Date: License No. 48894

AKRON RIDGE
ROSEMOUNT, MINNESOTA
TREE PRESERVATION PLAN
FOR
MAGELLAN LAND DEVELOPMENT
P.O. BOX 302, EXCELSIOR, MN 55331

DRAWN BY
BH

DATE
11/07/2024

REVISIONS

12/30/2024	REV. SITE PLAN

PROJECT NO.
24-151

L1.1

811 Know what's below. Call before you dig.

LANDSCAPE LEGEND:

- New Turf Sod
- New Rock Mulch
- Existing Tree To Remain

MUNICIPAL LANDSCAPE CALCULATIONS:

Minimum Planting Sizes

Coniferous Trees: 6' Hgt.
Deciduous Trees: 2.0"-2.5" Cal.
Deciduous Shrubs: 24"

City of Rosemount: Multi-unit residential sites that contain buildings that are one (1) or two (2) stories shall provide a minimum of eight (8) overstory or coniferous trees plus one (1) tree per unit and multi-unit residential sites that contain buildings that are three (3) stories or higher shall provide a minimum of eight (8) overstory or coniferous trees plus one (1) tree per two (2) units. Spacing between the trees shall be a maximum of fifty (50) feet along the perimeter of the site adjacent to any roadway.

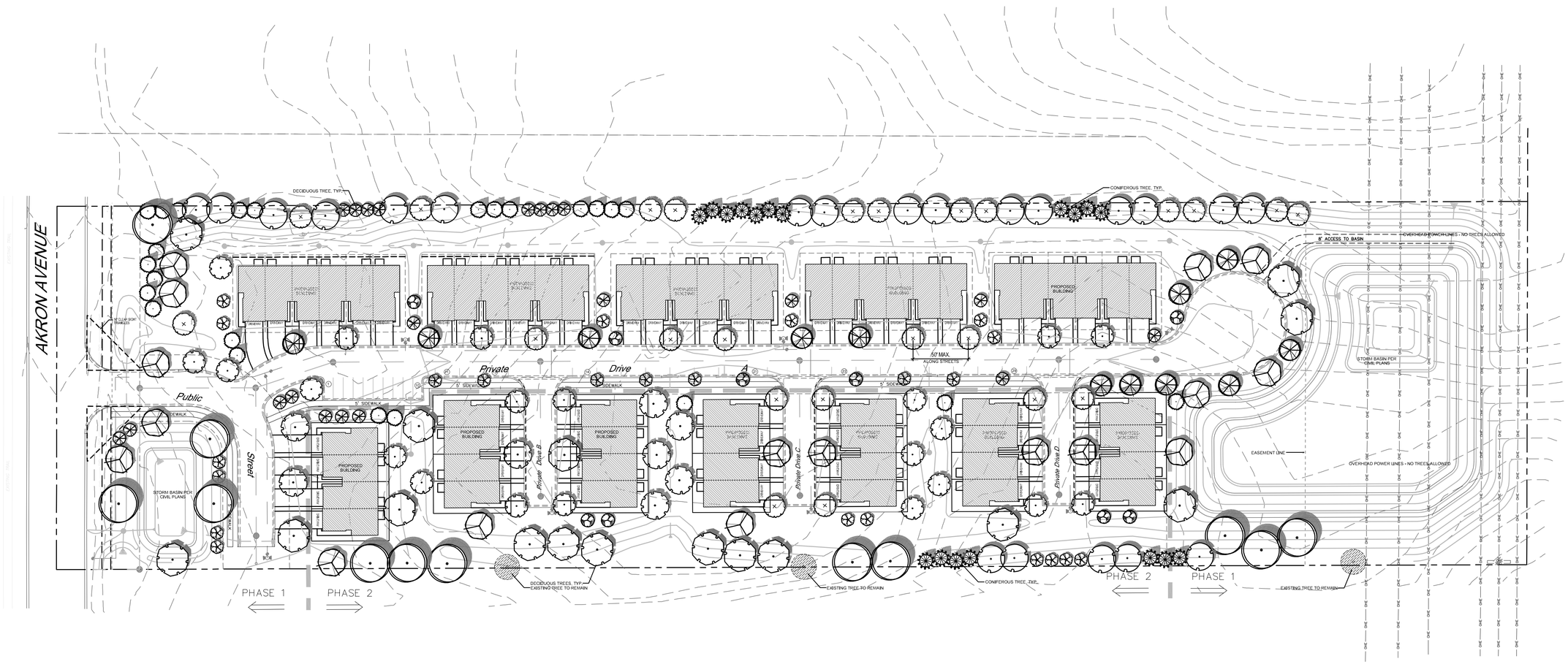
GENERAL NOTES:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for tree removals, site clearing, grading layout, utilities, and other requirements
3. Contractor to coordinate any work in the right-of-way with City of Rosemount Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch.
5. Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheets L1.3 for Landscape Details, Notes, Schedules, and Typ. Foundation Planting Enlargement.
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.
9. See Sheet L1.4 for Tree Preservation Notes, Detail, and Existing Tree Schedule.

PROPOSED TREE SUMMARY:

Overstory Deciduous Trees Provided:	131 Trees / 341.5 Inches
Understory Deciduous Trees Provided:	53 Trees / 106 Inches
Coniferous Overstory Trees Provided:	42 Trees / 105 Inches

TOTAL NEW TREE COUNT:	226.0
TOTAL NEW TREE INCHES:	552.5
MITIGATION INCHES OWED:	524.0



0 50' 100'

SCALE: 1" = 50'-0"

NORTH

LANDSCAPE LAYOUT PLAN:

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

PRELIMINARY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: Brian Hoffman, Landscape Architect, R.L.A.
Signature:
Date:
License No. 48664

AKRON RIDGE
ROSEMOUNT, MINNESOTA
LANDSCAPE LAYOUT PLAN
FOR
MAGELLAN LAND DEVELOPMENT
P.O. BOX 302, EXCELSIOR, MN 55331

DRAWN BY
BH

DATE
11/07/2024

REVISIONS

12/30/2024	REV. SITE PLAN
01/22/2025	CITY CODE UPDATE

PROJECT NO.
24-151

L1.1

811 Know what's below. Call before you dig.

LANDSCAPE NOTES + REQUIREMENTS:

1. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.

4. Plan takes precedence over plant schedule if discrepancies in quantities exist.

5. All proposed plants shall be placed as close to the location(s) indicated on the plan as possible. Contact the landscape architect if discrepancies arise during plant installation that require deviating location(s) from those shown on the plans.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.

8. All plant materials shall be fertilized upon installation as specified.

9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

12. Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod, which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Contractor must bag clippings from initial mowing and remove from the job site. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly lawn maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.

13. The contractor shall guarantee newly planted material through one calendar year from the date punch list review, per City of Rose mount requirements. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.

14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

16. Plant size & species substitutions must be approved in writing by the City of Rosemount prior to installation.

17. Irrigation: The landscape contractor shall furnish a complete irrigation layout plan for review. Design for head-to-head coverage of all landscaped areas. Include underground sleeve locations, irrigation connection location within the building, and locations of all heads, lateral lines, main lines, valves, & controls. Include a wired rain sensor per state plumbing code. See Irrigation Notes for additional information and requirements regarding system controls.

18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

19. All plant beds and trees located outside of plant bed limits to receive Western Red Cedar wood mulch to a depth of 4-inches. Wood mulch tree rings per details. Submit mulch sample for Owner approval. Top dress wood mulch areas with Preen pre-emergent granule to prevent emergent weeds.

20. Edger to be 5.5"X20' Heavy Duty Commercial Grade Polyethylene with 1" round cap. Sleeve joints and anchor every 16". Cobra, EdgePro Valley View, or Equal.

21. All planting areas shall be prepared prior to installation activities with clean, imported loam topsoil. Provide a firm planting bed free of stones, sticks, construction debris, etc.

22. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

23. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.

24. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

25. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

26. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

27. Construction materials, stockpiles, equipment, and vehicles shall not be stored or operated on city boulevards without written permission from the city. Restore disturbed areas off-site to original condition.

28. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall be graded with imported, pulverized topsoil. Slope away from building. See note 29 below.

29. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

30. Apply Preen pre-emergent herbicide to new shrub beds and at wood mulch rings of trees to prevent weed growth.

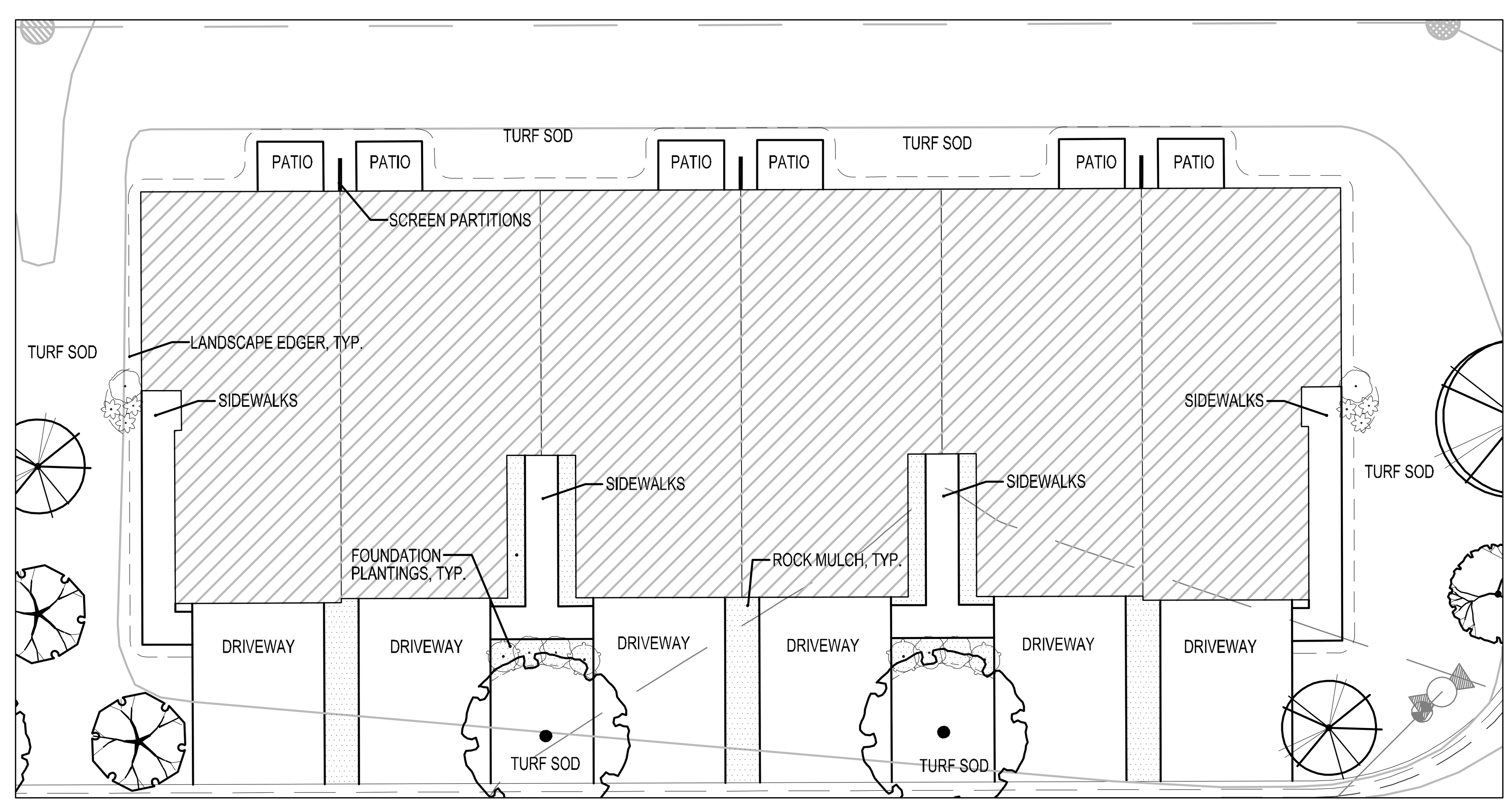
31.Grind or excavate existing stumps (if present) to 30" below grade & backfill with imported topsoil.

32. Rock Mulch: Where noted on the plans, rock mulch shall be 3" depth of 1" dia. river stone rocks over free-draining weed mat. Turn weed mat down at building, walks, and at edger.

33. Landscape Contractor and Excavator shall be responsible for providing 4" depth topsoil under turf areas, 12" depth topsoil in plant beds and 24" in tree pits, with no more than 35% sand. See civil engineer's plans for grading, erosion control, and final grade elevations.

PLANT SCHEDULE

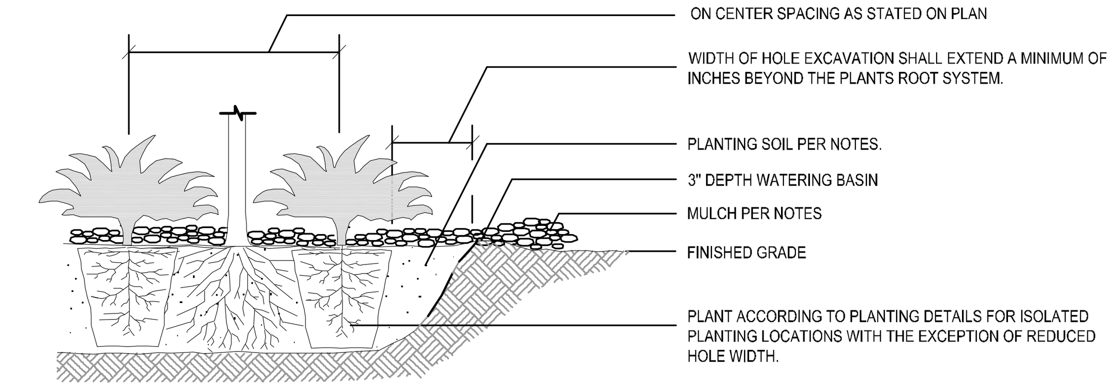
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	PD	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	24
	SP	Pinus sylvestris	Scotch Pine	6` Hgt.	B&B	18
ORNAMENTAL TREES						
	CT	Crataegus x mordenensis `Toba`	Toba Hawthorn	2" Cal.	B&B	9
	MP	Malus x `Prairifire`	Prairifire Crab Apple	2" Cal.	B&B	23
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	21
OVERSTORY TREES						
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	21
	AA	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	12
	BR	Betula nigra	River Birch (Single Stem)	2.5" Cal.	B&B	17
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	21
	QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	16
	QM	Quercus macrocarpa	Burr Oak	3" Cal.	B&B	12
	TL	Tilia americana	American Linden	2.5" Cal.	B&B	8
	UA	Ulmus x `Accolade`	Accolade Elm	2.5" Cal.	B&B	24
SHRUBS						
	HI	Hydrangea paniculata `Little Quick Fire`	Little Quick Fire Hydrangea	3 gal.	Pot	6
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal. (Min. 18" Height)	Pot	4
GRASSES						
	Ce	Calamagrostis x acutiflora `El Dorado`	El Dorado Reed Grass	2 gal.	Pot	6



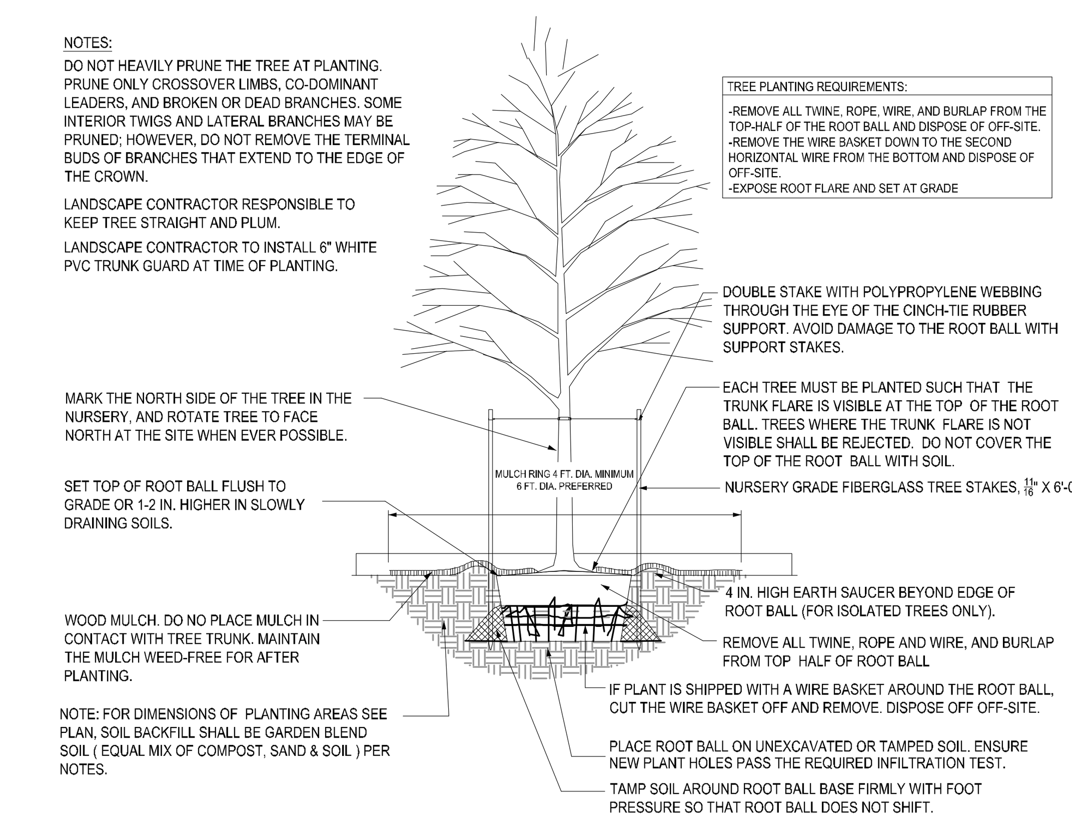
REFER TO LAYOUT PLAN SHEETS FOR TREE LOCATIONS

0 15' 30'
SCALE: 1" = 15'-0"
NORTH

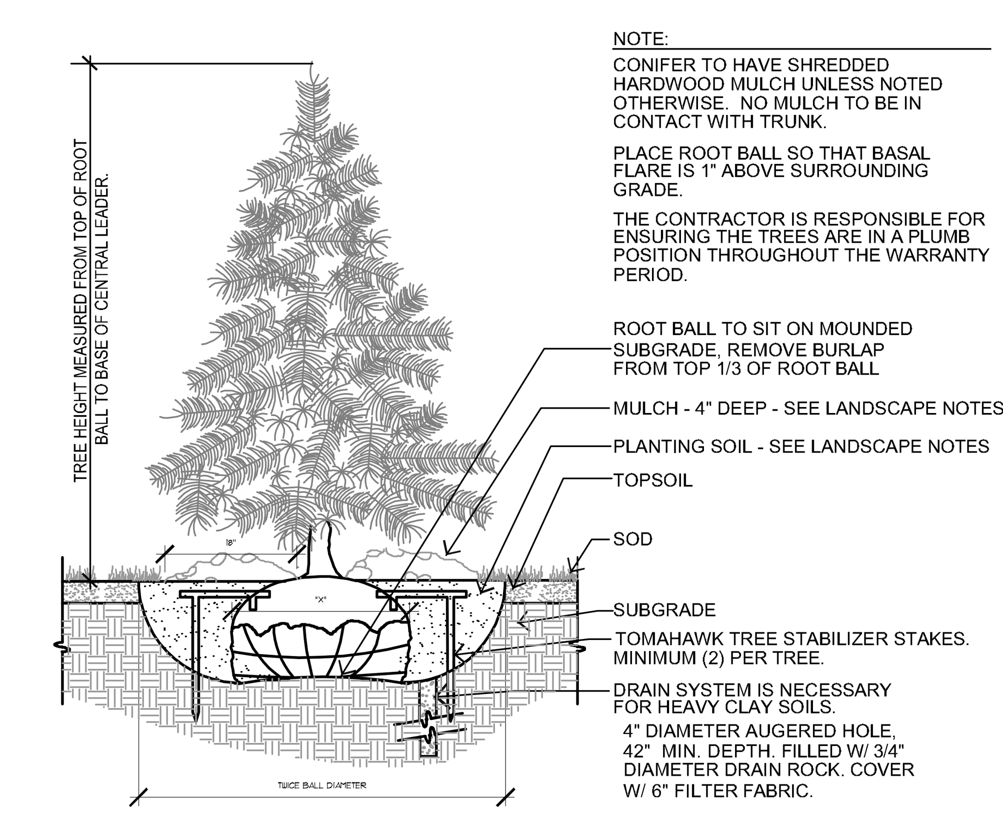
TYPICAL BUILDING FOUNDATION PLANTING PLAN:



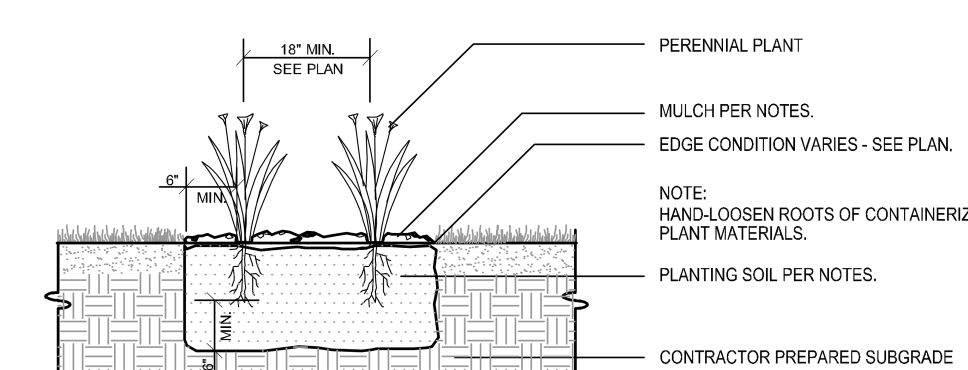
1 / L1.3 TYP. SHRUB PLANTING - SECTION
NOT TO SCALE



2 / L1.3 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE



3 / L1.3 CONIFEROUS TREE PLANTING - SECTION
NOT TO SCALE



4 / L1.3 TYP. PERENNIAL PLANTING DETAIL
NOT TO SCALE

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com
cdg

PRELIMINARY

Print Name: Benjamin Hartberg, PLA
Signature:
Date: License No. 48084

AKRON RIDGE
ROSEMOUNT, MINNESOTA
LANDSCAPE DETAILS
FOR
MAGELLAN LAND DEVELOPMENT
P.O. BOX 302, EXCELSIOR, MN 55331

DRAWN BY
BH

DATE
11/07/2024

REVISIONS

12/30/2024 REV. SITE PLAN

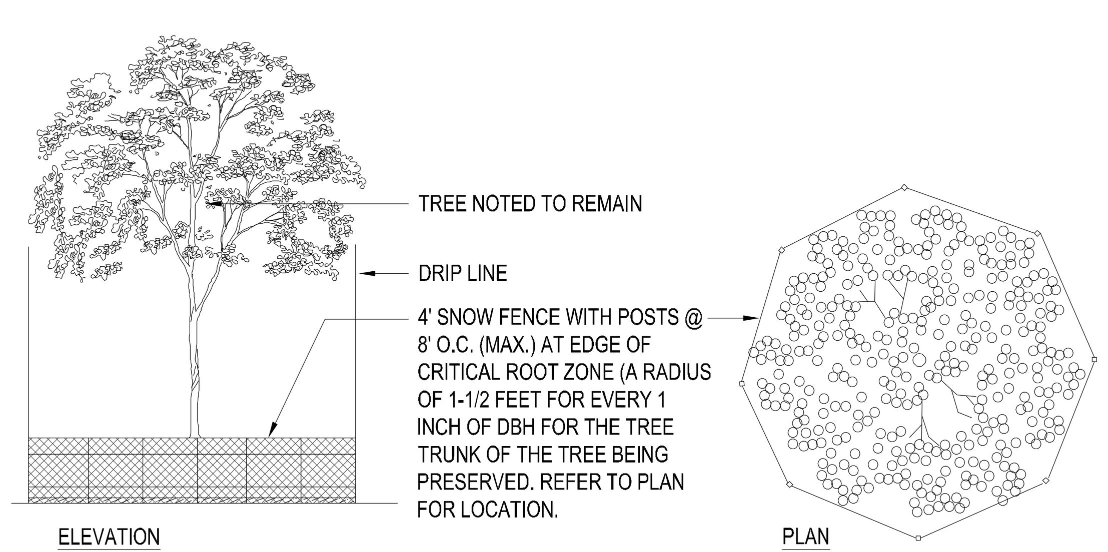
PROJECT NO.
24-151

L1.3

EXISTING TREE DATA:

TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	SIGNIFICANT?	HERITAGE?	REMOVE?
238	12	BLUE SPRUCE	FAIR	Y	N	Y
239	6	BLUE SPRUCE	FAIR	Y	N	Y
240	13	BLUE SPRUCE	FAIR	Y	N	Y
241	7	BLUE SPRUCE	FAIR	Y	N	Y
242	8	BLUE SPRUCE	FAIR	Y	N	Y
243	10	BLUE SPRUCE	FAIR	Y	N	Y
244	8	BLUE SPRUCE	FAIR	Y	N	Y
245	7	BLUE SPRUCE	FAIR	Y	N	Y
246	18	COTTONWOOD	GOOD	Y	N	Y
247	19	COTTONWOOD	FAIR	Y	N	Y
248	16	COTTONWOOD	FAIR	Y	N	Y
249	16	COTTONWOOD	FAIR	Y	N	Y
250	30	COTTONWOOD	GOOD	Y	N	Y
251	6	BOXELDER	FAIR	Y	N	Y
252	21	COTTONWOOD	FAIR	Y	N	Y
253	8	BOXELDER	POOR	Y	N	Y
254	19	COTTONWOOD	FAIR	Y	N	Y
255	16	COTTONWOOD	FAIR	Y	N	Y
256	15	COTTONWOOD	POOR	Y	N	Y
257	22	COTTONWOOD	FAIR	Y	N	Y
258	14	COTTONWOOD	FAIR	Y	N	Y
259	8	BOXELDER	FAIR	Y	N	Y
260	12	COTTONWOOD	GOOD	Y	N	Y
261	8	BOXELDER	POOR	Y	N	Y
262	7	BOXELDER	POOR	Y	N	Y
263	23	COTTONWOOD	FAIR	Y	N	Y
264	27	COTTONWOOD	GOOD	Y	N	Y
265	20	COTTONWOOD	FAIR	Y	N	Y
266	7	BOXELDER	POOR	Y	N	Y
267	8	BOXELDER	POOR	Y	N	Y
268	7	BOXELDER	POOR	Y	N	Y
269	16	COTTONWOOD	POOR	Y	N	Y
270	16	COTTONWOOD	FAIR	Y	N	Y
271	14	COTTONWOOD	FAIR	Y	N	Y
272	15	COTTONWOOD	FAIR	Y	N	Y
273	13	COTTONWOOD	FAIR	Y	N	Y
274	9	BOXELDER	POOR	Y	N	Y
275	22	BOXELDER	FAIR	Y	N	Y
276	15	COTTONWOOD	FAIR	Y	N	Y
277	18	COTTONWOOD	FAIR	Y	N	Y
278	13	COTTONWOOD	FAIR	Y	N	Y
279	18	COTTONWOOD	FAIR	Y	N	Y
280	16	COTTONWOOD	FAIR	Y	N	Y
281	14	COTTONWOOD	FAIR	Y	N	Y
282	18	COTTONWOOD	FAIR	Y	N	Y
283	19	COTTONWOOD	FAIR	Y	N	Y
284	14	COTTONWOOD	FAIR	Y	N	Y
285	9	BOXELDER	FAIR	Y	N	Y
286	17	BOXELDER	FAIR	Y	N	Y
287	9	BOXELDER	FAIR	Y	N	Y
288	19	COTTONWOOD	POOR	Y	N	Y
289	19	COTTONWOOD	FAIR	Y	N	Y
290	22	COTTONWOOD	FAIR	Y	N	Y
291	7	BOXELDER	POOR	Y	N	Y
292	10	BOXELDER	POOR	Y	N	Y
293	11	NORWAY MAPLE	GOOD	Y	N	Y
294	9	WHITE OAK	FAIR	Y	N	Y
295	9	WHITE OAK	FAIR	Y	N	Y
296	12	WHITE PINE	GOOD	Y	N	Y
297	12	WHITE PINE	GOOD	Y	N	Y
298	12	WHITE PINE	GOOD	Y	N	Y
299	12	WHITE PINE	GOOD	Y	N	Y
300	12	WHITE PINE	GOOD	Y	N	Y

TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	SIGNIFICANT?	HERITAGE?	REMOVE?
501	12	WHITE PINE	GOOD	Y	N	Y
502	12	WHITE PINE	GOOD	Y	N	Y
503	10	WHITE OAK	GOOD	Y	N	Y
504	24	SILVER MAPLE	GOOD	Y	N	Y
505	9	WHITE OAK	GOOD	Y	N	Y
506	12	SILVER MAPLE	GOOD	Y	N	Y
507	15	SILVER MAPLE	GOOD	Y	N	Y
508	15	SILVER MAPLE	GOOD	Y	N	Y
509	10	WHITE OAK	GOOD	Y	N	Y
510	14	NORWAY MAPLE	POOR	Y	N	Y
511	9	RED MAPLE	GOOD	Y	N	Y
512	15	SILVER MAPLE	FAIR	Y	N	Y
513	11	NORWAY MAPLE	GOOD	Y	N	Y
514	7	GREEN SPRUCE	POOR	Y	N	Y
515	10	BLUE SPRUCE	POOR	Y	N	Y
516	7	BLUE SPRUCE	POOR	Y	N	Y
517	6	BLUE SPRUCE	FAIR	Y	N	Y
518	9	BLACK HILLS SPRUCE	FAIR	Y	N	Y
519	10	BLACK HILLS SPRUCE	FAIR	Y	N	Y
520	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
521	6	BLACK HILLS SPRUCE	FAIR	Y	N	Y
522	16	COTTONWOOD	GOOD	Y	N	Y
523	26	COTTONWOOD	GOOD	Y	N	Y
524	20	COTTONWOOD	GOOD	Y	N	Y
525	17	SILVER MAPLE	FAIR	Y	N	Y
526	6	BLACK HILLS SPRUCE	FAIR	Y	N	Y
527	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
528	11	BLACK HILLS SPRUCE	FAIR	Y	N	Y
529	11	BLACK HILLS SPRUCE	FAIR	Y	N	Y
530	6	BLACK HILLS SPRUCE	FAIR	Y	N	Y
531	12	RED OAK	GOOD	Y	N	Y
532	6	BLACK HILLS SPRUCE	FAIR	Y	N	Y
533	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
534	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
535	9	BLACK HILLS SPRUCE	FAIR	Y	N	Y
536	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
537	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
538	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
539	6	BLACK HILLS SPRUCE	FAIR	Y	N	Y
540	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
541	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
542	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
543	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
544	10	BLACK HILLS SPRUCE	FAIR	Y	N	Y
545	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
546	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
547	9	BLACK HILLS SPRUCE	FAIR	Y	N	Y
548	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
549	9	BLACK HILLS SPRUCE	FAIR	Y	N	Y
550	8	BLACK HILLS SPRUCE	FAIR	Y	N	Y
551	8	BLACK HILLS SPRUCE	GOOD	Y	N	Y
552	8	GREEN APPLE TREE	FAIR	Y	N	Y
553	10	WHITE PINE	GOOD	Y	N	N
554	7	BOXELDER	POOR	Y	N	Y
555	6	AMERICAN BEECH	POOR	Y	N	N
556	18	BLACK CHERRY	GOOD	Y	N	N



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 / L1.4 TYPICAL TREE PROTECTION DETAIL

NOT TO SCALE

TREE PRESERVATION NOTES:

Existing boundary, location, topographic, vegetation, and utility information shown on this plan is from a field survey provided by the Owner.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone:Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail 1, Sheet L1.4
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

Know what's below. Call before you dig.

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com
cdg

PRELIMINARY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws Of the State of Minnesota.

Print Name: Benjamin Hartberg, PLA

Signature:

Date: License No. 48084

AKRON RIDGE
ROSEMOUNT, MINNESOTA

LANDSCAPE DETAILS
FOR
MAGELLAN LAND DEVELOPMENT
P.O. BOX 302, EXCELSIOR, MN 55331

DRAWN BY
BH

DATE
11/07/2024

REVISIONS

12/30/2024	REV. SITE PLAN

PROJECT NO.
24-151

L1.4

Madison

Elevation 4 Units

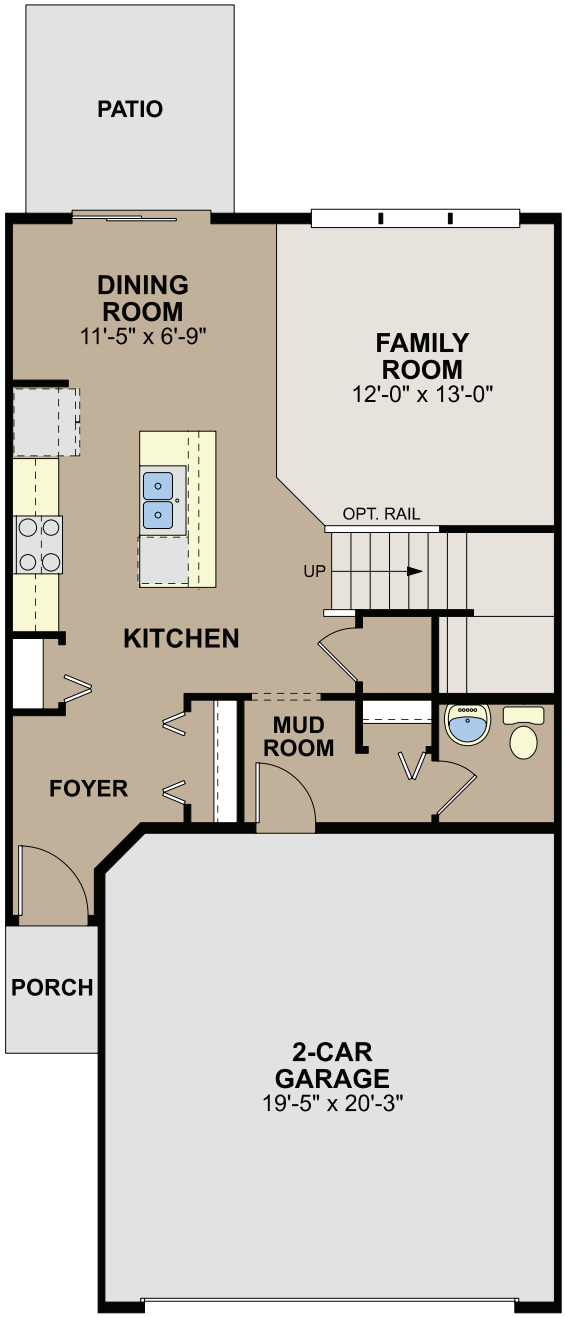
Elevation Unit 2

Elevation Unit 3

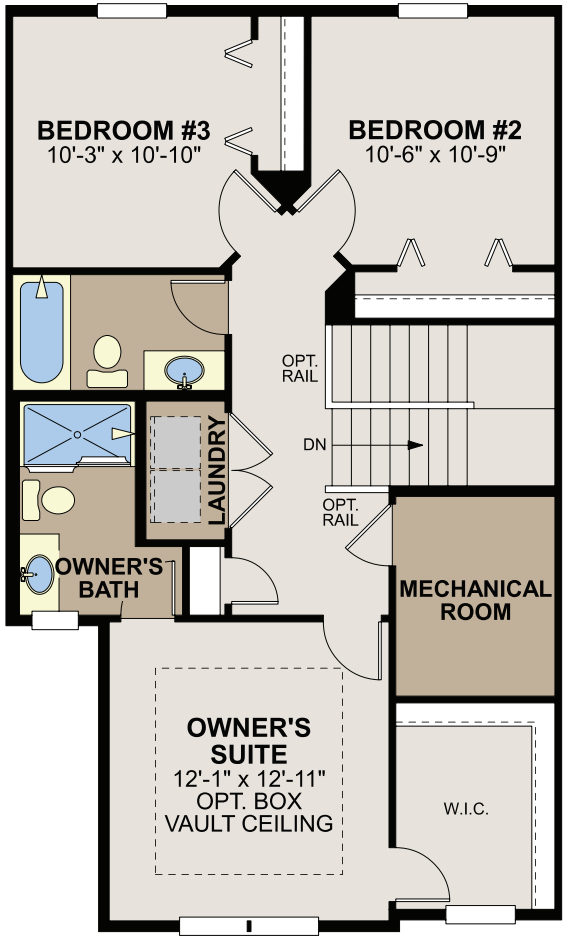
Square Feet: 1,504
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR



SECOND FLOOR

Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details, and designs without notice. In addition, options shown may not be available in all communities. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition. Please see a New Home Consultant for details. Printed 08-23.

EQUAL HOUSING OPPORTUNITY

Bayfield

Elevation 4 Units

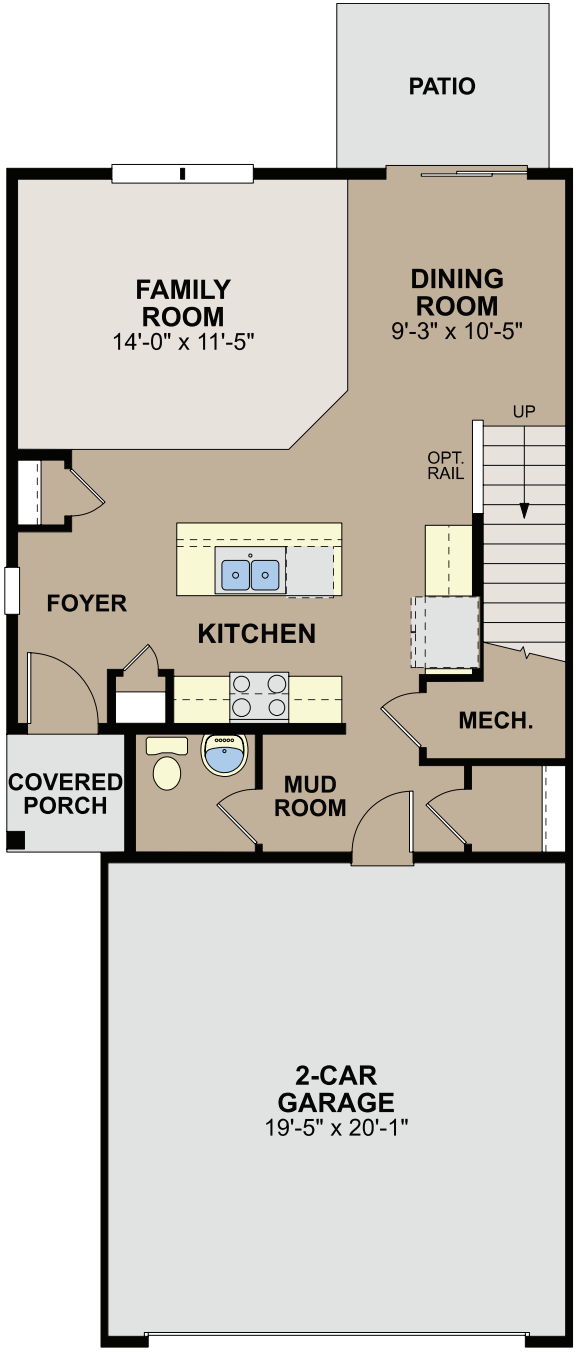
Elevation Unit 1

Elevation Unit 4

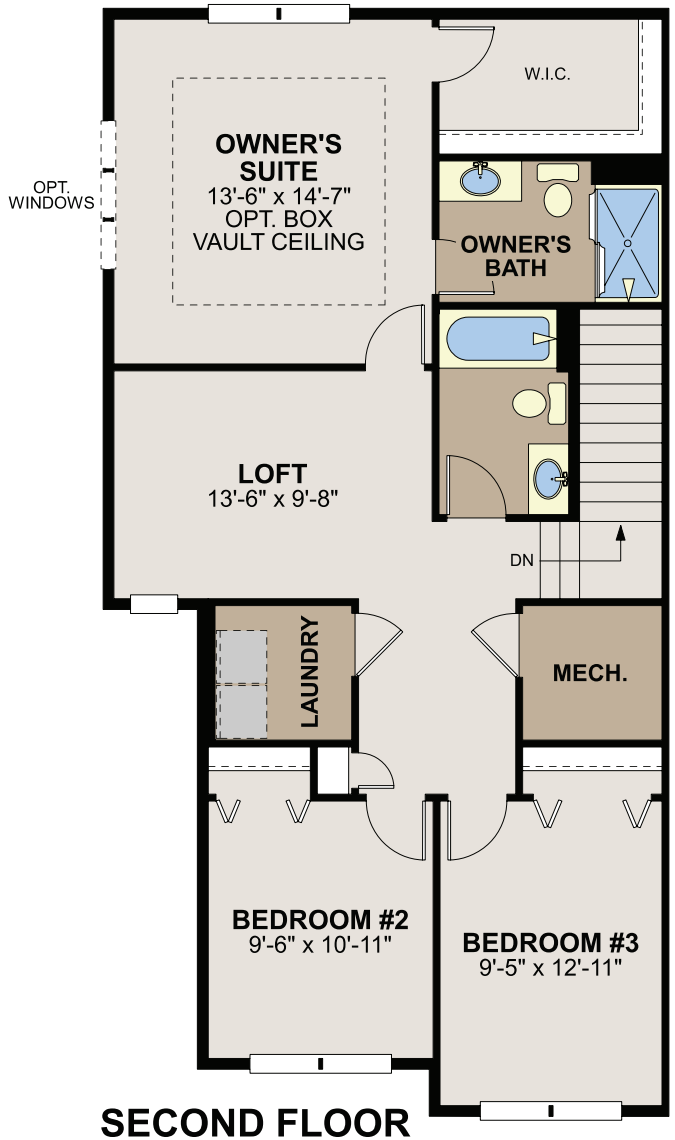
Square Feet: 1,667
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR



SECOND FLOOR

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EQUAL HOUSING OPPORTUNITY

Ashland

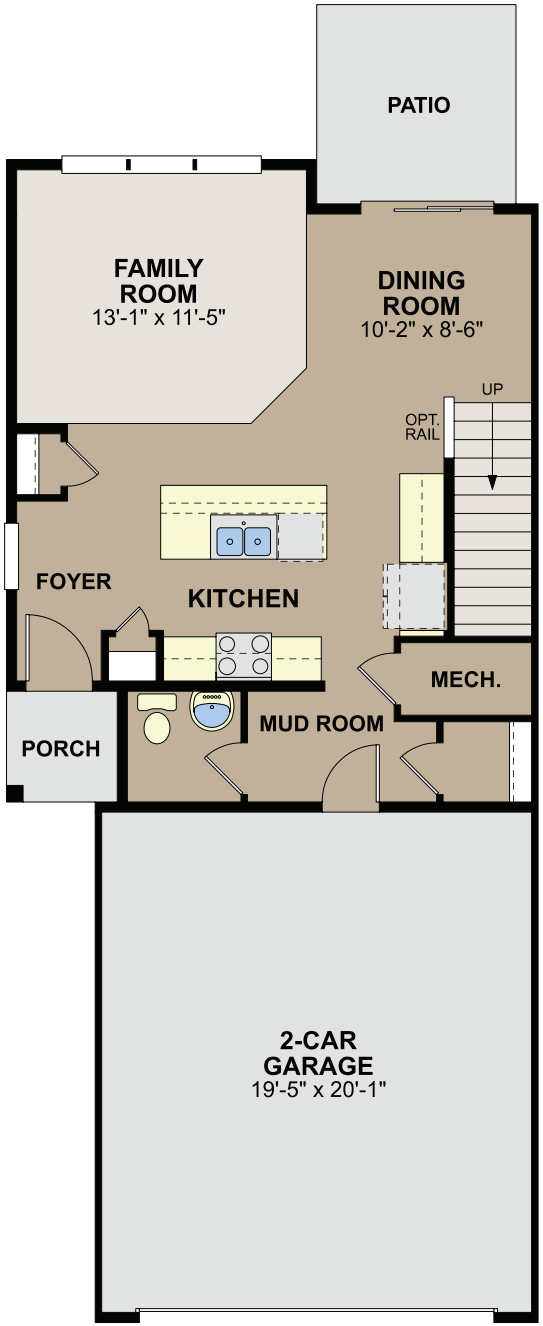
Elevation Unit 1

Elevation Unit 4

Square Feet: 1,506
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



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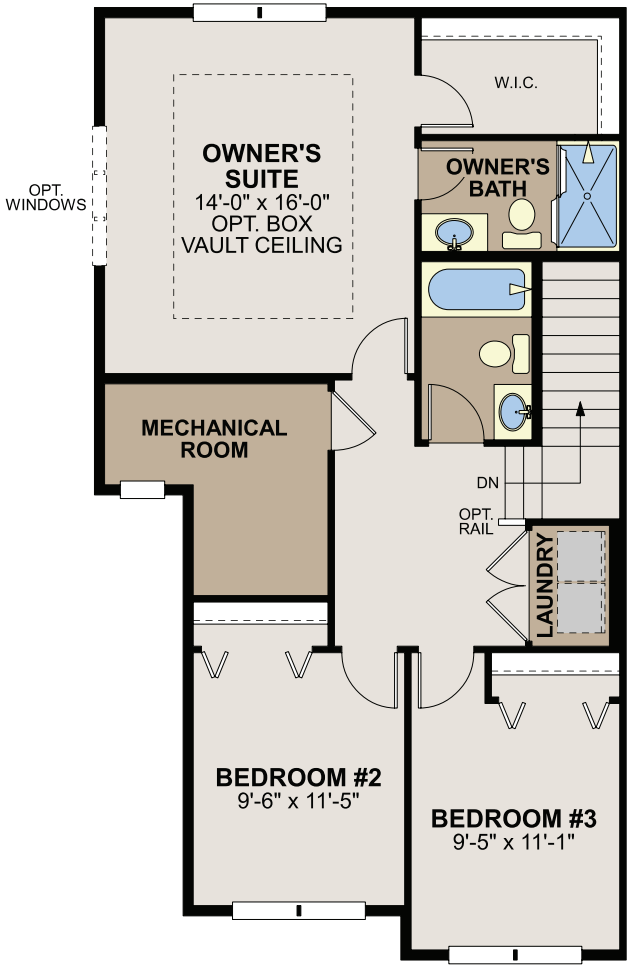

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EQUAL HOUSING OPPORTUNITY

Hayward

Elevation 4 Units

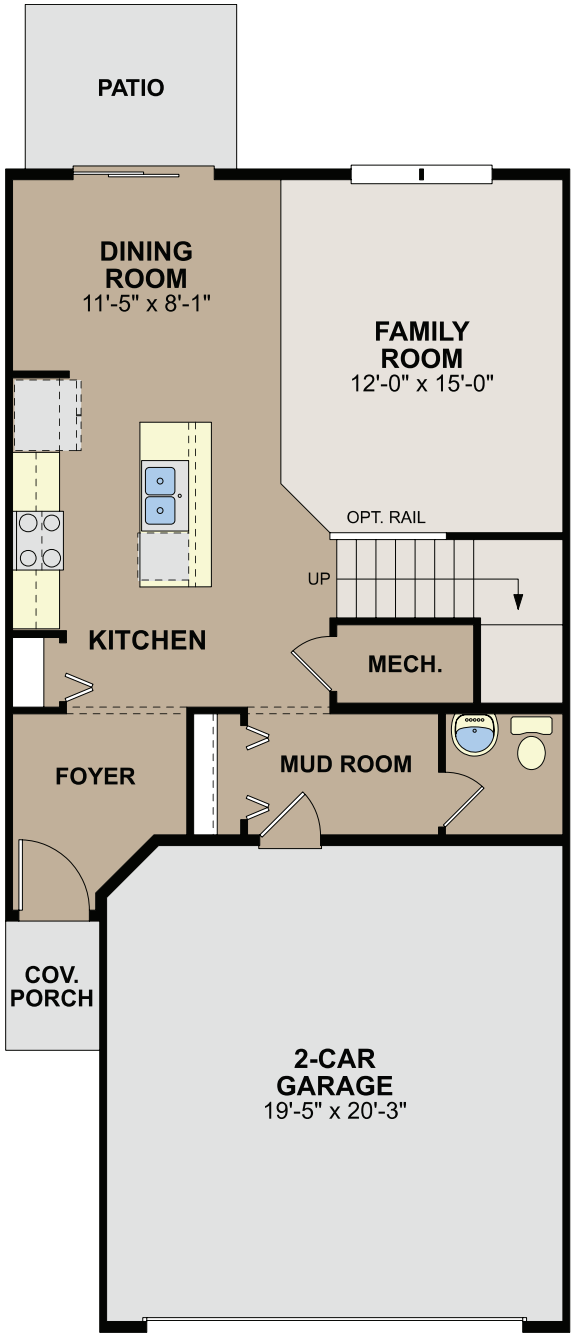
Elevation Unit 2

Elevation Unit 3

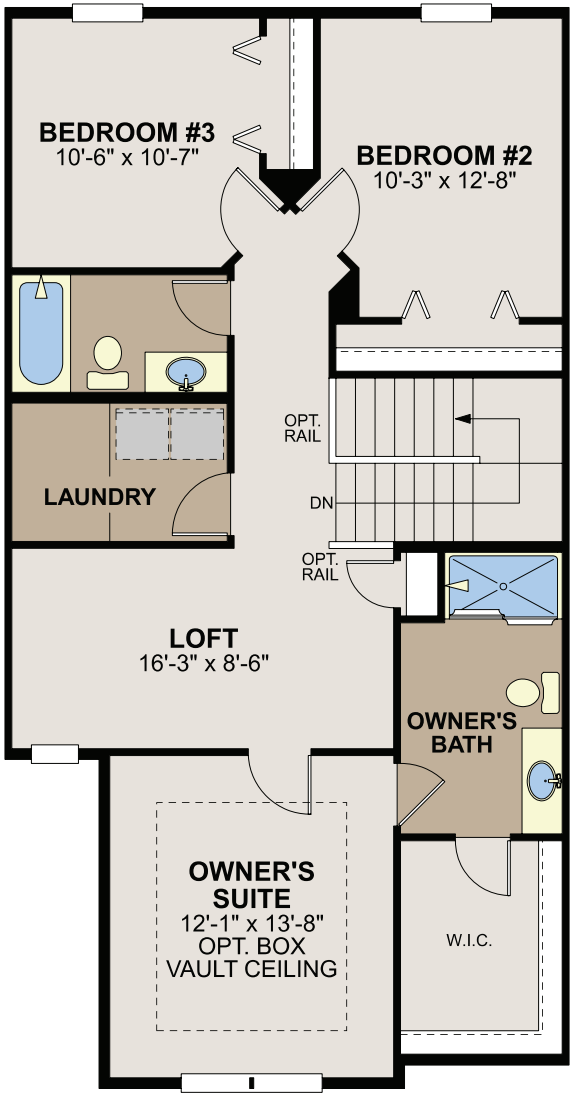
Square Feet: 1,722
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR



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EQUAL HOUSING OPPORTUNITY

Memorandum

To: Brian Erickson, City Engineer
Nick Egger, Director of Public Works
Anthony Nemcek, Senior Planner
Jane Byron, Storm Water Specialist

From: Amanda Sachi, PE
Henry Meeker, EIT
Kris Keller, PE

Date: January 10, 2025

Re: Akron Ridge – Preliminary Plat/Site Plan Review
WSB Project No. 0267331-000

We have reviewed the documents provided by Civil Engineering Site Design on December 31, 2024. Documents reviewed include:

- Akron Ridge Civil Set, dated 12/31/24
- Akron Ridge Strom Sewer Pipe Size Analysis, dated 12/31/24
- Akron Ridge Drainage Analysis, dated 12/31/24

Applicant should provide responses to each comment. We offer the following comments below.

1. General
    a. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, NPDES, etc.)
    b. This site will need to pay some additional regional ponding fees to cover the portion of the site draining to CR 73 ROW.
    c. Address redline comments on attached plan sheets

2. Preliminary Plat & Site Plan
    ~~a. Show all drainage and utility easements.~~
    ~~b. Note locations of B-618 and D-412/Modified 'S' curb use~~
    ~~c. Reference City Standard Detail ST-7 for all valley gutter crossings~~
    d. Provide stop/street name signs
    ~~e. Provide 25' radii at development entrance~~
    ~~f. Label all radii of private drives~~
    ~~g. Call out ADA compliant ped ramps at all sidewalk crossings~~
    h. Provide barricades at private drives A-D for future Phase 2 streets with Phase 1 construction

3. Grading and Retaining Wall Plan
    ~~a. Provide EOF locations, elevations, and routes for all low points in the roadway and green spaces~~

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

        i. ~~EOFs must meet minimum 1' freeboard requirements from adjacent or impacted buildings~~
    b. Coordinate grading in electrical easement with utility provider
        i. Verify clearances are not impacted with fills nor structures undermined with cuts.
    c. ~~Retaining walls exceeding 4' in height shall require a plan prepared by a licensed engineer submitted for review and approval by the Building Official prior to permit issuance.~~
        i. ~~Install fence as required for safety~~
        ii. ~~Provide a maintenance agreement to the City on behalf of the homeowners' association as part of the development agreement~~

    ~~Retaining wall changed to <4' in height.~~

4. Utilities
    a. Provide limits of public and private facilities including storm sewer, sanitary sewer, water supply and surface improvements.
        i. Provide easements for all public improvements
        ii. Provide additional easement for northern storm sewer
            1. Easement should be twice the depth of the utility with a minimum of 20'
    b. All sanitary structures and pipe to be a minimum 6' deep
    c. Show sanitary and water services on plans
        i. Show curb stops and cleanouts
            1. Show or note that Ford A1 (or approved equal) castings are to be installed on curb stops or cleanouts in impervious surfaces
    d. Provide utility profiles for all streets
        i. Show all utility crossings in profile view
        ii. Call out all required adjustments and offsets at utility crossings
        iii. Maintain minimum 18" vertical separation between sewer and water
        iv. Insulate when separation between storm sewer and water is less than 36"
    e. Recommend installing draintile 25' in each direction of the low point catch basins as per City Standard Detail SD-7
    f. Additional gate valves to be installed on private street stubs with Phase 2
        i. Stubbed to the south and plugged with Phase 1
    g. Verify whether there are utility service stubs present
        i. Only penetrations and a cross are shown on the as-built
        ii. Verify if a service stub is present, whether there is an existing gate valve
        iii. Show additional impacts and restoration required for connections if necessary
        iv. Match existing sanitary sewer pipe slope
    h. Realign utilities to the east and north along the future public road
        i. Stub utilities to southern development limits
        ii. Reduces required structures and main lengths
    i. 8" main required to the hydrant lead on the private drives
        i. Gate valves to be installed with Phase 2 extensions

ii. Shift hydrants to the side of the road instead of at the end for snow removal

j. Extend watermain along Private Drive D to the southern development limits for future looping

i. Provide air bleed at the end of the pipe

5. Existing Conditions & Removal Plan
   a. No comments

6. Details
   a. No comments

Stormwater Management

Grading, Drainage, and Erosion Control Comments:

1. General
   a. A NPDES permit will be required since over an acre of disturbance is proposed.
      Remains an open comment.
   b. Soil infiltration testing is recommended to determine design infiltration rates. Rates of up to 3 in/hr will be considered by the City Engineer.
      Applicant continuing use of 0.8 in/hr per SP-SM soils data.
   c. Provide a vegetation restoration/landscaping plan.
      Remains an open comment.

2. Ponds and Wetlands
   a. The pretreatment cell for the proposed BMP must include a clay liner to ensure it does not drain between rain events.
      Infiltration basin cross section shown, should include dead storage and call out liner.

3. Emergency Overflow Routes:
   ~~a. No comments.~~

4. Retaining Walls:
   a. Retaining walls exceeding 4' in height shall require a plan prepared by a licensed engineer submitted for review and approval by the Building Official prior to permit issuance.
      Retaining wall changed to <4' in height.

5. Erosion Control:
   ~~a. Biorolls must surround the entire BMP surface, extend them around the whole 930 contour.~~
   b. Riprap must be specified to the bottom of the pretreatment cell in plan view.
      Remains an open comment.

6. Grading:
   a. The maximum allowable slope above the pond NWL is 4:1, the 3:1 slopes graded above 936 must be revised.
      These slopes are corrected on the grading plan, but must be corrected in cross-section detail.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. Provide a profile view of storm sewer, including callouts for any potential utility conflicts.
        - The minimum vertical separation between utilities is 18" and insulation is needed for any crossings of storm sewer and watermain within 36".

        Remains an open comment.
    ~~b. The pipes from FES-34 to CB-33 and CB-21 to FES-B must be revised to provide sufficient flow capacity.~~
    c. It is preferred that roof drains flow over pervious surface prior to capture in storm sewer. Provide reasoning for or revise roof drainage for units 19-36 north of Private Rd E.
    Response requested.
    d. Crown matching is recommended where pipes increase in diameter.
    Remains an open comment.
    ~~e. Catchbasin inlets must not exceed 3 cfs of inflows for the 10-year storm event. Flows to each CB must be included in the capacity calculations.~~
    ~~f. Flows through intersections should be reduced to the maximum extent practical, catchbasins should be shifted upgradient of intersections to capture flows.~~
    g. City standard practice is to have a drop inlet instead of a flared end section at FES-34.
        - All yard inlets should be reduced as much as feasible.

        Remains an open comment. This also extends to FES-F and FES-I
    h. Storm sewer outfalls must route to a pretreatment cell, it is recommended to route CBMH-13 to CBMH-32 to consolidate storm sewer and route to the pretreatment cell.
    Remains an open comment.
    ~~i. The BMP must have a City standard OCS, including a weir wall set to at least the 100-yr HWL elevation and sluice gate to open for emergency operation. See attached detail.~~
    j. Permission is needed from Dakota County to outlet western BMP into the existing CBMH.
    k. Ensure weir wall is constructable with only 0.15' of elevation difference to the OCS grate.

2. Water Quantity
    a. Required modeling events are the 2-, 10, and 100-year 24-hour events and the 10-day snowmelt event of 7.2 inches. The 1-year event is not required to be modeled.
    Remains an open comment.
    b. HydroCAD runoff modeling must be set to "Calculate separate Pervious/Impervious runoff (SBUH weighting)" rather than Weighted-CN.
    Remains an open comment.
    c. HydroCAD drainage areas must match between models, there is a 0.38 acre decrease from existing to proposed conditions.

3. Rate/Volume Control
    ~~a. BMP outflows are not allowable for any rainfall events besides the 10-day snowmelt. This should be achieved with the City standard OCS referenced above.~~

4. Freeboard
    a. Please confirm that proposed buildings are slab on grade. If basements are proposed, the low floor must be 1' above the BMP EOF and HWL.
    Response requested.

5. Water Quality
    a. Infiltration calculations must be provided based on City requirements of basin area (not counting basin side slopes) sized to 1/12 ac-ft/ac/day for the entire site area. The following formula can be used to determine this area:

$$Required\ Area\ (ac) = \frac{Site\ Area\ (ac)}{Infiltration\ Rate\ ({}^{in}/_{hr})} * 0.0416\ (conversion\ factor)$$

        - The current infiltration surface appears to be undersized for the ~19 ac tributary area.

    Applying the above formula for the 9.62 site acres and 0.8 in/hr infiltration rate results in a required infiltration area of 0.50 acres. The proposed infiltration area of 0.36 acres (excludes side slopes and dead pool surface area) is not large enough.

    ~~b. The pretreatment cell within the BMP must be designed according to NURP standards. This includes a 10' safety bench and dead storage volume of at least the 2.5" storm event runoff volume.~~

6. Easements
    a. The proposed BMP must be fully contained in a drainage and utility easement.
    Extend D&U easement to cover entire east BMP up to HWL.

General

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

ROSEMOUNT
PARKS AND RECREATION

M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: January 21, 2025

Subject: Akron Ridge Development

The Parks and Recreation Department recently reviewed the plans for the Akron Ridge Development and has the following comments:

Local Trails and Sidewalks
The sidewalk amenities appear to be designed in a manner that works toward the City's goal of having a well-connected community. Staff does recommend that an 8-foot-wide trail be benched in on the west side of development along Akron Avenue. The developer will also provide the City with a payment to cover the cost of installing the trail. The amount that is paid will be agreed upon by City staff and the developer.

Parks Dedication
Because the City is not looking to acquire parkland in this development, the parks dedication for this development would be cash in-lieu of land. The cash dedication for 58 medium density units @ $2,850 per units would be $165,300.

The Parks and Recreation Commission will review the preliminary plat on Monday, January 27.

Please let know if you have any questions about this memo.

---------- Forwarded message ---------
From: **Horner, Kristina** <kristina.horner@fhr.com>
Date: Tue, Feb 4, 2025 at 3:29 PM
Subject: Re: Akron Ridge
To: Jason Palmby <jason@palmby.com>

Jason,

Thank you for contacting Flint Hills Resources. We have reviewed your request for a bike path on Flint Hills Resources property to help connect with the community park. At this time, we need to conduct significant additional research. The area you inquired about is over a pipeline, which necessitates further investigation and discussions with our Pipeline department to determine feasibility. If your development wishes to explore this matter further, please let me know.

Thank you,

Kristina Horner

---------- Forwarded message ---------
From: **Chapek, Jacob** <Jacob.Chapek@co.dakota.mn.us>
Date: Wed, Jan 29, 2025 at 4:23 PM
Subject: CSAH 73 (Akron Ave) - East Trail
To: Jason Palmby <jason@palmby.com>

Afternoon Jason,

Per request, I am following our phone discussion regarding the Akron Ridge proposed development on CSAH 73 (Akron) in Rosemount. The County does not have any current projects programmed in our 5-year Capital Improvement Program (CIP) to add a trail along the east side of CSAH 73 in front of the parcel the Akron Ridge is proposing to develop. The trail gap along the east side of CSAH 73 in relation to your parcel is identified in our 2040 Transportation Plan to be completed with a future road realignment that was adopted with the Pine Bend Arterial Connector Study (2016). The future road realignment occurs just north of the property in question.

Thanks,

Jake

Jake Chapek, PE

Assistant County Engineer

Dakota COUNTY

Transportation Department

P 952-891-7104

W www.dakotacounty.us

A 14955 Galaxie Ave, Apple Valley, MN 55124

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TO: Rosemount Planning Commission
M/I homes
Magellan Land Development

FROM: Greg and Beth Bergacker
13080 Akron Avenue, Rosemount MN

DATE: 2/3/2025

RE: Rezoning of 13040 Akron Ave, Rosemount MN

Thank you for taking the time to consider our concerns as a homeowner which we feel could become alarming liabilities upon our property with the rezoning of 13040 Akron Avenue. Our 10 acre parcel located at 13080 Akron Avenue (on the south side of 13040 property) is currently zoned A2 agricultural. We were told in 1990 that development of the land around us would not be less than 2.5 acres. To keep similar properties near each other.

On February 26, 2019 we attended the city meeting regarding the 2040 Comprehensive Land Use Plan. This is when we learned the plan for our property, land across the street and just north of us, changed to Low Density Residential which we were told was 3 single family homes per acre.

In November, my son-in-law approached someone in our back woods riding his bike with an unleashed dog running alongside the bike, the rider lied and said he had permission. We also have trail cameras that have people walking in our woods even though we have several DO NOT TRESPASS signs on the south side of our property, they want to walk into our woods when it leads nowhere. That is when we spoke to Dan Schultz, Rosemount Park And Rec Director, regarding trespassers entering our property from the park and voiced our concern that with the greenway bike path closer to our property line that this will continue to happen. Dan assured us that a fence would be installed and it would be obvious that no one should enter our private property. As of that day, the city was not aware of 13040 Akron selling their property to a developer.

When we returned from vacation on 1/19 we had the letter dated 2024 with no return address in our mail postmarked 1/10/25, that would explain why only 2 people showed up with such a short notice. See last page. A few days later we received a letter from the City of Rosemount regarding the zoning change to accommodate 58 townhouses on the property.

During the Tuesday, January 28th meeting we voiced our concern regarding people entering our property to get to the park which consists of playground equipment, several ball fields, a pavilion and a picnic shelter. See images below. We asked that in the Homeowners Association (HOA) that there be a clause to not allow rentals. As most properties are originally occupied by the owners, but then they move and turn the home into a rental property. Which will degrade our property even more. The HOA my parents have in their Rosemount Townhouse development specifically states that the property is not to be rented out. It must be owner occupied. We see no reason that can’t be added.

We also suggested a privacy fence from Akron all the way to the east side of the development bordering our property. That would be a small cost to keep people from entering our property. A line of trees will not stop them from entering and playing in our woods.

After attending the 1/28/25 It appeared the committee had already made up their mind without seriously considering our concerns. Also, no one addressed the issue regarding the access road heading south to possibly being able to handle our 10 acres when or if we develop it. With 116 townhouses in and out onto Akron Ave., which will only get busier once all the apartments are full and the school is open, common sense this will be a dangerous intersection.

It was obvious that neither the developer or planning commission had done their due diligence to become familiar with the lay of the land along Akron Avenue as they suggested putting a path along the east side of Akron to allow people to safely get to the park. There is a steep embankment which would require retaining walls and handrails to get to the greenway path. Something that should have been done when Akron was paved.

We would like the City to honor their commitment to build a fence on the north side of the park. We also believe that neither the City nor developer considered providing safe access for the future townhouse resident to the park.

See you at the next meeting,
Beth and Greg Bergacker
beth.bergacker@gmail.com

January 8, 2024

Dear Neighbors,

You are invited to join a Community Meeting hosted by Magellan Lad Development and M/I Homes to provide information regarding the proposed development of the property located at 13040 Akron Ave.

This community meeting is being held to provide initial information to our neighbors regarding the proposed plan submitted to the City of Rosemount to build 58 townhomes on the property located at 13040 Akron Ave.

The meeting will be held at Fire Station 2, 2047 Connemara Trail West from 5pm to 7pm on January 15th.

M/I Homes and Magellan Land Development will be providing visuals of the homes along with an overview of the project.

If you have any questions please feel free to reach out to the contacts below.

Sincerely,

Jason Palmby

jason@palmby.com

612-220-6641

Emily Becker

ebecker@mihomes.com

320-333-6459

SAINT PAUL MN 550

10 JAN 2025 PM 6 L

GREGORY T & BETH BERGACKER

13080 AKRON AVE

ROSEMOUNT MN 55068-5812

From: DARREN TRZYNKA
To: Anthony Nemcek; city council members; Julia Hogan
Subject: Proposed Townhome Development on Akron Ave East of Meadow Ridge
Date: Friday, February 21, 2025 9:17:13 AM

Hello,
I'm emailing to voice my concerns about the proposed townhome development across from the Meadow Ridge neighborhood. Many of my neighbors are emailing and/or are planning to attend the February 25 planning commission meeting. From the past meeting, that did not give adequate time for attending the original discussion as it was sent out a few days before the meeting and as such, the neighbors in the general area have concerns that need to be brought up prior to the February 25 planning meeting.
I am adamantly against this development for many reasons including the following but not limited to: lack of planned infrastructure (sidewalks, intersections), public safety, resource strain, noise, potential tax increases on single family home owners, and loss of community character this side of town is already experiencing with the plethora of multi-family developments already underway being just a mass amount of infa with no green space anymore! With the addition of the elementary school traffic and nearby development of homes across the street, this amount of people/traffic into this area could be overwhelming where Akron/Bonaire has had many accidents already.
Further, it is our understanding the neighbor (SFH) directly to the south is opposed to this development as they are already experiencing increased instances of trespassing due to the activity at the Flint Hills Athletic Complex, and despite their best attempts, the city has not worked to address their concerns. This development may exacerbate these issues for this neighbor. I am adamant in this regard as I don't to bring more crime into our area and don't believe this plan as been thought out enough.
I am hopeful the planning commission will not recommend rezoning for a multi-family development, and if they should, that the city council will consider the unresolved issues and potential negative outcomes as a result of this rezoning and send it back to the planning commission for reconsideration that would seed additional public input to the project.
Thanks
Darren Trzynka
12922 Amiens Circle

From: David McConnell
To: Anthony Nemcek; city council members; Julia Hogan
Subject: Proposed townhomes on Akron
Date: Thursday, February 20, 2025 4:54:16 PM

I am writing this email to express my concern and disappointment with the proposed townhomes off Akron.

My concerns are that we all bought or built our homes in this Lennar neighborhood for the peacefulness and the nice area. We already have apartments going up close by. We want to keep Rosemount a nice family friendly area where we can raise our kids with minimal worries.

Adding more less expensive housing options to our city is not the right answer. This will lower home values and potentially cost the city more in police related calls. If Rosemount continues evolving into what the city of Burnsville has become, nobody will want to live here. Burnsville has a bad reputation with all the low income housing and issues that come with it like the shootings and other crimes that often plague the city. Please don't let Rosemount turn into that.

We were told that the area across from the Lennar neighborhood was zoned non-residential when we bought our house. It feels like we're getting duped here.

There is already a crazy amount of traffic on Akron, adding townhomes there will make it worse and also makes it less safe for not only pedestrians but motorists as well.

We very much enjoy the small town feel of our city and neighborhood. Adding more housing here will degrade that. I can guarantee if you keep building apartments and townhomes in our city and close to nice neighborhoods, some of those people will get fed up and move to other cities. They may get replaced with less desirable people.

Please put the interests of the city and its citizens first when deciding what changes to make to the city.

Thank you for your time.

David McConnell

From: Jeremie Bellenir
To: city council members; anthony.nemecek@rosemountmn.gov; Julia Hogan
Subject: Akron Avenue Townhome Development
Date: Thursday, February 20, 2025 2:57:36 PM

Hello,

I'm emailing to voice my concerns about the proposed townhome development across from the Meadow Ridge neighborhood. I believe that many of my neighbors are already emailing and/or are planning to attend the February 25 planning commission meeting.

For many reasons (i.e., unknown, unclear, or lack of planned infrastructure, public safety, resource strain, potential tax increases on single family home owners, and loss of community character this side of town is already experiencing with the plethora of multi-family developments already underway) —— I am against this development. Further, it is our understanding the neighbor (SFH) directly to the south is opposed to this development as they are already experiencing increased instances of trespassing due to the activity at the Flint Hills Athletic Complex, and despite their best attempts, the city has not worked to address their concerns. This development may exacerbate these issues for this neighbor.

While it might not have been intentional, this development has caught many of us by surprise, and we are requesting additional time for public input with the developer, planning commission, and council. I am hopeful the planning commission will not recommend rezoning for a multi-family development, and if they should, that the city council will consider the unresolved issues and potential negative outcomes as a result of this rezoning and send it back to the planning commission for reconsideration that would seed additional public input to the project.

Jeremie Bellenir
12572 Ardmore Avenue
763.232.9482

ROSEMOUNT MINNESOTA

EXECUTIVE SUMMARY

Planning Commission Regular Meeting: February 25, 2025
Tenative City Council Meeting: March 18, 2025

AGENDA ITEM:	Request by Riveter Real Estate LLC for a major amendment to the Omni Orchards Farm Winery PUD Agreement and a final site and building plan.	**AGENDA SECTION:** PUBLIC HEARINGS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 6.a.
ATTACHMENTS:	Site Location, Site Plan, Building Elevations, Landscape Plan, Lighting Plan, Engineer's Review Memo Dated February 14, 2025, Staff Report from the August 2021 Planning Commission Meeting, Original PUD Agreement	**APPROVED BY:** AK

RECOMMENDED ACTION: Motion to recommend the City Council approve a Major Amendment to the Omni Farm Winery planned unit development agreement expanding the PUD area to include the property located at 15675 Biscayne Avenue.

Motion to approve a final site and building plan for an event space at the Omni farm winery located at 15675 Biscayne Avenue, subject to the following conditions:

1. Submittal of a landscape surety equal to 110% of the value of trees planted on the property.
2. The landscape plan shall be updated to relocate 13 trees to the landscaped areas of the parking lot.
3. Compliance with the requirements of the City Engineer dated February 14th, 2025.

BACKGROUND

The Planning Commission is being asked to consider requests by Riveter Real Estate, LLC for a major amendment to the Omni Orchards Farm Winery PUD and for approval of a PUD Final Site and Building Plan. The PUD amendment request proposes expanding the Omni Orchards Farm Winery PUD area to include the property immediately north of the existing Omni Winery. The applicant is proposing a new building on that site to host events. Staff finds the proposed site plan to meet the standards of the Code should certain conditions included in the recommended action section above be met.

Applicant and Property Owner	Riveter Real Estate, LLC
Site Location	15675 Biscayne Avenue
Site Area in Acres	5.0
Current Zoning	B-2 Employment

Land Use Designation	Business Park
Neighboring Uses	East - Mineral Extraction South - Omni Winery North - Business Park/Agriculture West - Business Park/Agriculture

The subject property is located immediately north of the current Omni Winery and Taproom. Existing structures on the site, which consist of a dwelling and a pole barn, will be removed to accommodate Omni's expansion onto the property. The City Council approved the Omni Orchards Farm Winery Planned Unit Development agreement in September 2021. The PUD agreement contains two deviations from the City Code related to exterior materials and signage. Specifically, the PUD agreement allows for the use of metal paneling as an exterior material and vinyl decals as signage. At the time, justification was made for this deviation due to the agricultural nature of the winery operation and the planting of vineyards and orchards. The vineyard and orchard components will be expanded upon with the proposed project. The applicant is not proposing any additional deviations from the City Code, they are only requesting to amend the PUD to also include the newly acquired parcel north of the existing operation. The applicant would like to use the same exterior materials on the new building being proposed. Vinyl decals used as wall signage would also be allowed. Staff is supportive of keeping the buildings and signage consistent across the entire site.

ISSUE ANALYSIS

Legal Authority. Amendments to Planned Unit Developments are legislative in nature due to the proposed deviations from the zoning ordinance. Therefore, the Planning Commission has broad discretion in making recommendations to approve or deny a request, although consideration should be given to prior PUD approvals. Site Plan reviews are quasi-judicial in that the Planning Commission acts as a judge to determine if the zoning ordinance is being met. If the proposed site plan meets the standards of the zoning ordinance, it should be approved.

Land Use and Zoning

The site is zoned B-2 Employment, and farm wineries are a permitted use in that zoning district. The Zoning Ordinance defines a farm winery as follows: A winery operated by the owner of a Minnesota farm with a majority of the ingredients produced on the premises as regulated by Minnesota statutes, as may be amended, and may or may not include associated event spaces, retail, and restaurants without drive-through facilities. Therefore, expanding the existing farm winery operation to include an event space is consistent with the Zoning Ordinance.

The proposed site plan meets the setback standards for parcels in the B-2 zoning district. The table below shows the site setbacks in comparison to the zoning district minimums.

Side	Required	Provided
East/Front	Structure: 30' Parking: 20'	Structure: 161' Parking: 94'

West/Rear	Structure: 10' Parking: 10'	Structure: 150' Parking: 124'
South/Side	Structure: 10' Parking: 10'	Structure: 325' Parking: 27'
North/Side	Structure: 10' Parking: 10'	Structure: 33' Parking: 16'

Parking and Access

The site will be accessed from Biscayne Avenue via the existing curb cut. A paved driveway will extend south from the site to provide a connection to the existing winery taproom. A parking lot containing 120 stalls will be constructed south of the new building. An additional 12 parking stalls are located in front of the new building for a total of 132 parking stalls. A loading area is located at the rear of the building, separate from the off-street parking and drive aisles. The zoning ordinance requires one stall per 2 persons of the maximum occupancy, plus 7 stalls. The requirement for an additional seven stalls is to accommodate employees. Based on the parking plan provided, the site could accommodate 250 attendees, but ultimately the maximum occupancy is determined by the City's building official through the building permit process. Staff also acknowledges that, while this review is looking at the subject property as an individual site plan, the proposed development will be part of a larger Omni complex and there will exist an opportunity for parking to be shared between the two parcels.

Parking Requirement	Parking Provided	Anticipated Capacity Based on Parking Provided.
1 stall per 2 people, plus 7	132 Stalls	250 guests plus 7 employees

Building Materials and Massing

The Omni Orchards Farm Winery Planned Unit Development contains a deviation from the zoning code related to building materials. Specifically, the PUD agreement allows for metal as an exterior material and vinyl decals for wall signage. The applicant is proposing the PUD area be expanded to include this site, so the proposed building can be consistent with the existing Omni Winery and Taproom building. The elevations provided by the applicant show a single-story building with exterior materials similar to the existing Omni building. The eastern elevation that faces Biscayne Avenue will feature brick wainscoting and storefront windows extending to down to the grade. The south elevation shows a covered patio area.

Landscaping

The applicant's landscape plan shows a row of trees being planted as a windbreak along the western and northern property lines. Lilacs are also shown planted along the western property line to add to the windbreak. Areas providing habitat for bumblebees will be planted in various locations throughout the site. A row of trees and shrubs along the eastern border of the parking lot area will provide screening from the public right of way. In addition to plantings used to augment the landscape, orchard trees and grape vines will be planted on the site. Eight existing mature trees will be retained.

The zoning ordinance also requires 1 foundation planting per 10 linear feet of building exterior. The plan contains 12 hydrangea bushes and 22 dogwoods. Staff finds that these plantings, in addition to the vines and bumblebee habitat, meet the requirement of the zoning ordinance for foundation plantings.

The zoning ordinance contains a standard requiring 5% of the parking lot area to be landscaped with peninsulas and islands. Given the size of the parking lot areas, this equals 2,000 square feet of landscaped area. Staff finds that the peninsulas and areas in the corners of the parking lot achieve this standard, but the code also requires one tree per 10 spaces within these landscaped areas. Therefore, staff is recommending the landscape plan be updated to place 13 of the trees from elsewhere on the site into those areas. The table below depicts the code standards in comparison with the landscape plan.

Standard	Requirement	Provided
Trees	73 trees (1 per 3,000 s.f.)	95 plus 8 significant trees retained
Foundation Plantings	43 (1 per 10 feet of building perimeter)	34 plus 4 bumblebee habitat beds and 6 rows of vines
Parking Lot Landscaping	2,170 s.f. (5% of parking lot area) and 1 tree per 10 stalls	2,307 s.f. (no trees shown in these areas)

Trash Enclosure
The applicant's site plan shows a trash enclosure at the rear, western side of the building near the loading area. The applicant provided an elevation that shows the trash enclosure will be constructed of materials that, while not identical to the principal structure, will be constructed of burnished concrete block and is consistent with the character of the B-2 zoning district.

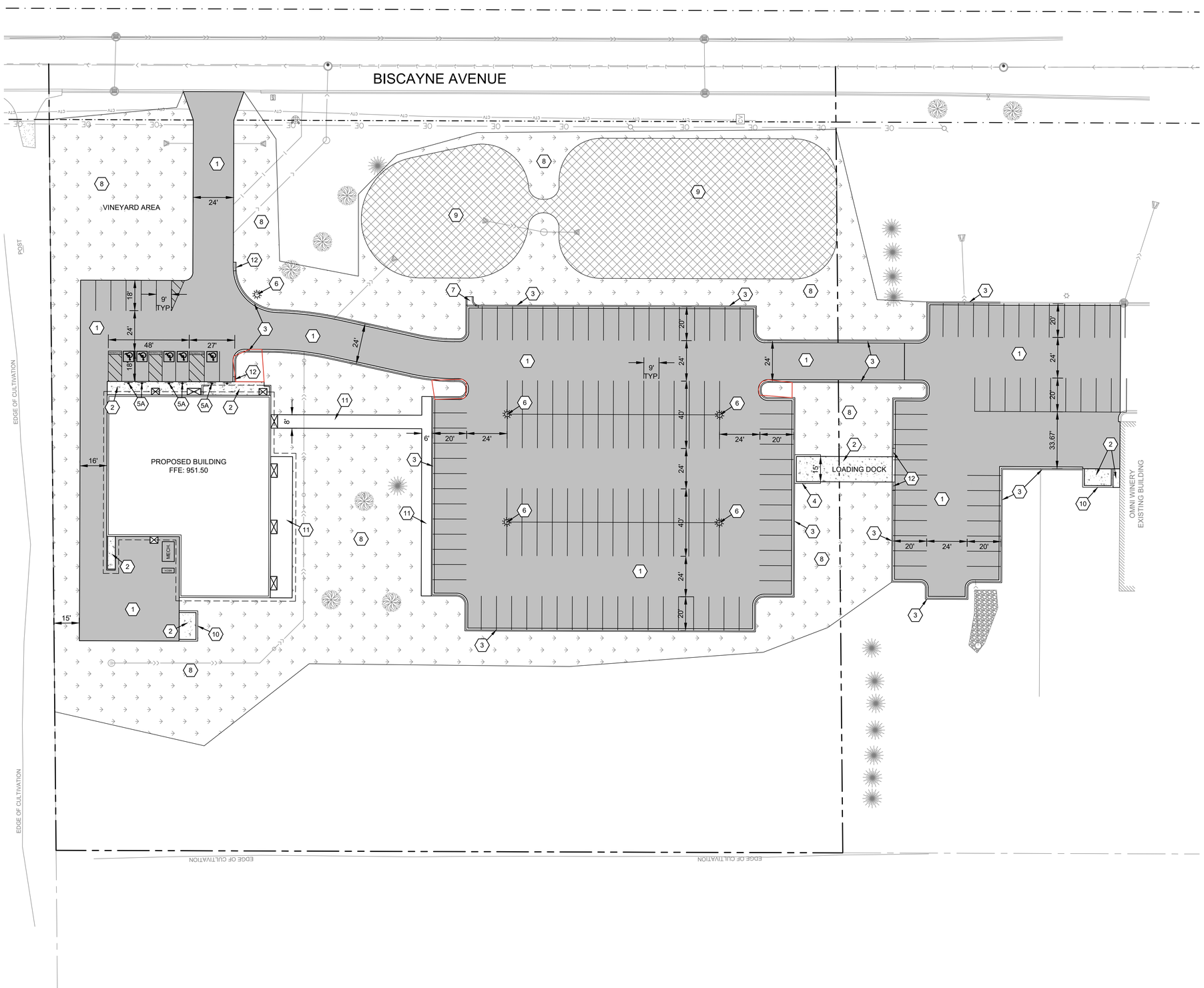
Site Lighting
The applicant has provided a lighting plan with photometric study. The plan indicates pole-mounted lights within the parking areas. The photometric study included demonstrates that the lumen fall below 1.0 within 40' of all pole-mounted lights, well before the property boundaries.

Engineering
The City's engineering staff has conducted a review of the plans and submitted a memorandum, which is attached, containing comments related to the site plan. Some of the comments have already been addressed, such as the paving of the northern parking area in the existing Omni site. The majority of the comments within the memorandum are related to stormwater management. Stormwater will be managed onsite in a pond located east of the parking area. The site is already served by sanitary sewer and water utilities located within Biscayne Avenue, so no new public utilities will be required for this project.

RECOMMENDATION

Staff is recommending approval of a major amendment to the Omni Orchards Farm Winery Planned Unit Development Agreement that would allow the proposed new buildings to be consistent with the existing Omni Winery and Taproom structure. Staff is also recommending approval of the final site and building plan for the proposed expansion, subject to the conditions listed in the recommended action.

Camfield Park
148TH ST W
149TH ST W
150TH ST W
BUSINESS PKWY
BOULDER TRL
BOULDER AVE
ROBERT JR
46
AVE



SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT DETAIL 1/C500
- NEW CONCRETE PAVEMENT DETAIL 2/C500
- NEW STOOP
- GENERAL SEED MIX WITH 4" NEW/SALVAGED TOPSOIL (TYPICAL OF ALL DISTURBED AREAS UNLESS OTHERWISE NOTED)
- STORMWATER SEED MIX WITH 6" PRE-MIXED PLANTING MEDIUM DETAIL 6/C502
- PAVEMENT MARKINGS (WHITE)

KEY NOTES

1. NEW BITUMINOUS PAVEMENT, DETAIL 1/C500
2. NEW CONCRETE PAVEMENT, DETAIL 2/C500
3. NEW B612 CONCRETE CURB, DETAIL 4/C500
4. NEW RETAINING WALL, DETAIL 6/C500
5. NEW SIGN, POST, AND BOLLARD DETAIL 5/C500
   _A: ADA PARKING
6. NEW LIGHT POLE, SEE ELECTRICAL
7. NEW CURB CUT, DETAIL 7/C500
8. GENERAL SEED MIX WITH 4" NEW/SALVAGED TOPSOIL (TYPICAL OF ALL DISTURBED AREAS UNLESS OTHERWISE NOTED)
9. STORMWATER SEED MIX WITH 6" PRE-MIXED PLANTING MEDIUM, DETAIL 6/C502
10. NEW TRASH ENCLOSURE
11. NEW PATHWAY/PATIO
12. TRANSITION CURB TO FLUSH

NORTH

0 15 30 60

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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Client:
RIVETER REAL ESTATES LLC.
14962 64TH AVE N.
OSSEO, MN 55311

2025.02.14 - PUD SUBMITTAL - NOT FOR CONSTRUCTION

Project Title:
OMNI WINERY AND TAPROOM PARKING IMPROVEMENTS
ROSEMOUNT, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Nathan Nohner, P.E.

Date: Lic. No.:

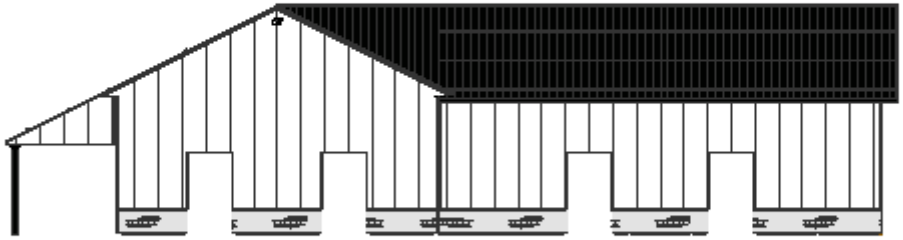
Rev.	Date	Description

Project #: 12246066.000
Drawn By: JTM
Checked By: NJN
Issue Date: XX.XX.24

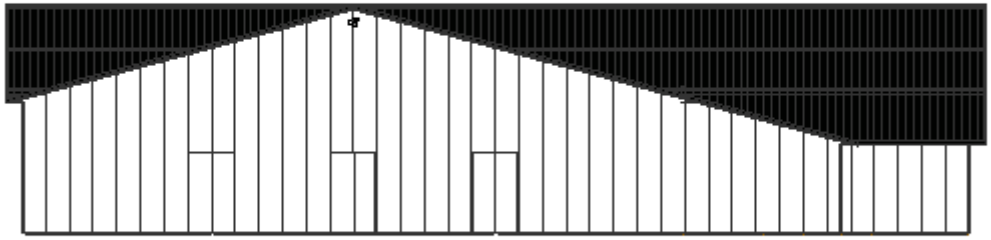
Sheet Title:
SITE PLAN

Sheet:
C200

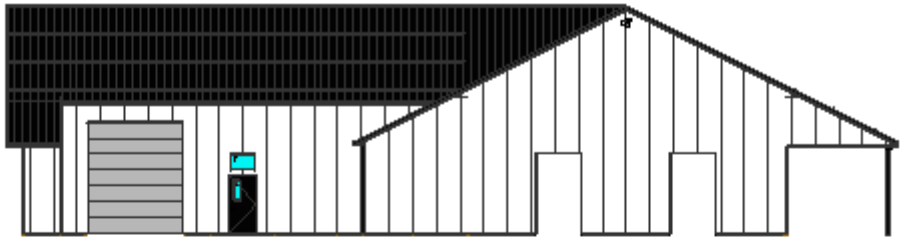
W:\2024\Civil\12246066 - OMNI Winery And Taproom Parking Improvements\2. Design\B. Drawing Files\12246066 - C200 - Site Plan.dwg



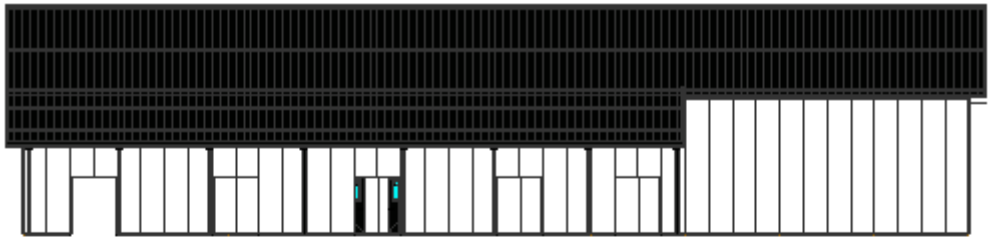
A2 ENDWALL 1 ELEVATION



B2 SIDEWALL 1 ELEVATION

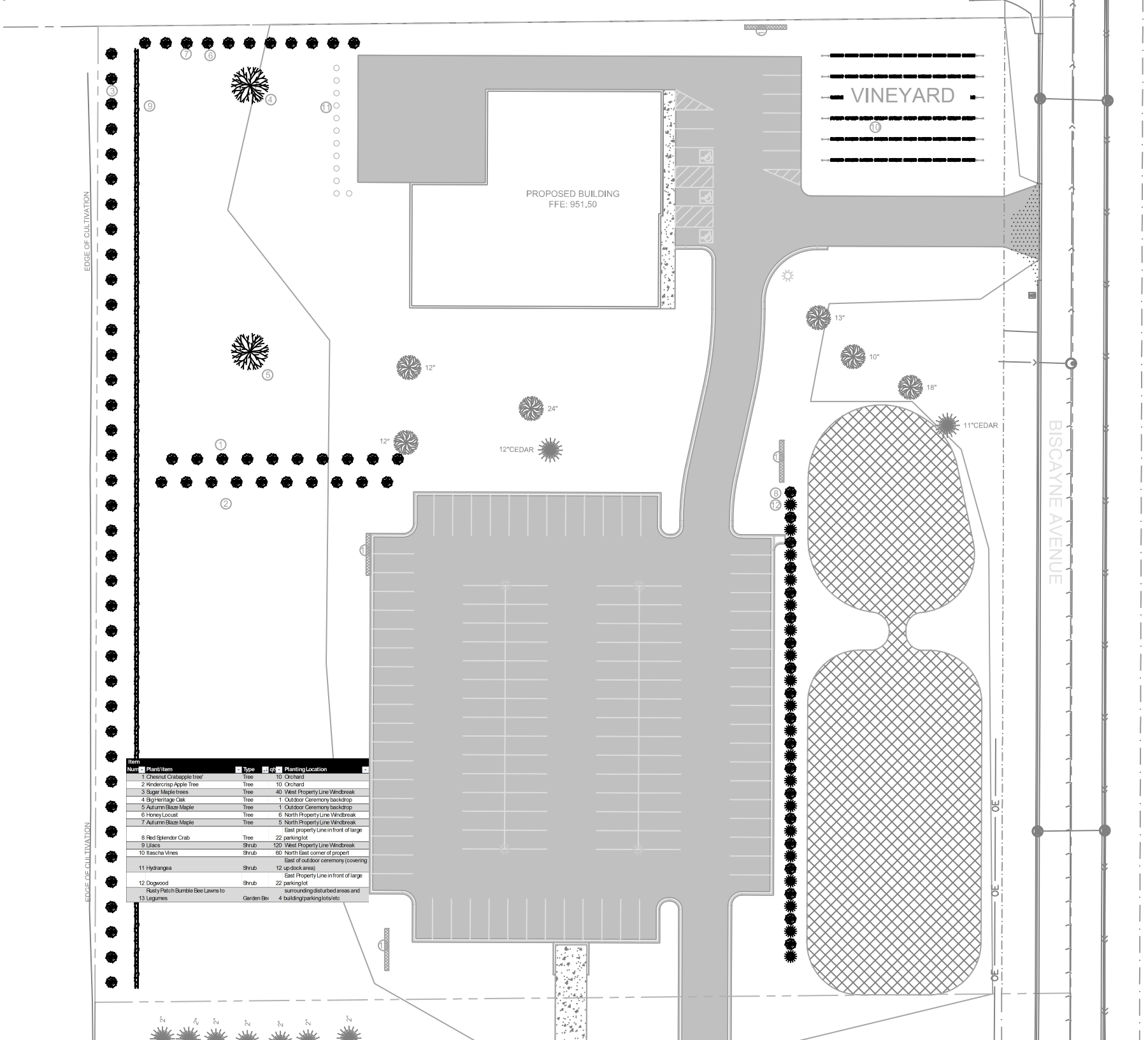


C2 ENDWALL 2 ELEVATION



D2 SIDEWALL 2 ELEVATION

	DEALER INFO.	CUSTOMER INFO.	COMPLEX BUILDINGS	Cplx Direction	
LESTER BUILDINGS	Corey Larsen 1732 Valley View Drive Winona, MN 55987	Lester Building Systems 1111 2nd Ave Ssss Winona, MN 55987	055A-14661-06-00 055A-14661-04-00 .	Grid North	CPLX. 055A-14676-00-00 PROPOSAL DRAWINGS ONLY Not provided for Construction Purposes The information contained in this drawing is considered a electronic diagram, for proposal purposes. The final design is subject to local engineering review.



Item Num	Plant/item	Type	qty	Planting Location
1	Chesnut Crabapple tree'	Tree	10	Orchard
2	Kindercrisp Apple Tree	Tree	10	Orchard
3	Sugar Maple trees	Tree	40	West Property Line Windbreak
4	Big Heritage Oak	Tree	1	Outdoor Ceremony backdrop
5	Autumn Blaze Maple	Tree	1	Outdoor Ceremony backdrop
6	Honey Locust	Tree	6	North Property Line Windbreak
7	Autumn Blaze Maple	Tree	5	North Property Line Windbreak
8	Red Splendor Crab	Tree	22	East property Line in front of large parking lot
9	Lilacs	Shrub	120	West Property Line Windbreak
10	Itascha Vines	Shrub	60	North East corner of propert
11	Hydrangea	Shrub	12	East of outdoor ceremony (covering up dock area)
12	Dogwood	Shrub	22	East Property Line in front of large parking lot
13	Rusty Patch Bumble Bee Lawns to Legumes	Garden Bed	4	surrounding disturbed areas and building/parking lots/etc

Scale: 1 inch= 20 Ft.

The Lighting Analysis, estayout, Energy Analysis and/or Visual Simulation ("Lighting Design) provided by ROUZER GROUP ("ROUZER") is intended to be a representation of lighting performance based upon design parameters and information supplied and/or approved by the client. Actual results may vary from the Lighting Design due to factors including, but not limited to, variations in lamp and ballast performance, installation, maintenance, and environmental factors. Lighting Design results have not been field verified by ROUZER and therefore actual measured results may vary from the Lighting Design. Lighting Design results may also be affected by factors which ROUZER has no control over and which ROUZER has not been asked to evaluate or address. Lighting Design results are provided "as is" and "as available" and are subject to change without notice. ROUZER makes warranties, either implied or stated, for equipment that is manufactured by others only to the extent such warranties are passed through to the purchaser by the manufacturer of those specifically stated on drawings created and submitted by ROUZER. The Lighting Design is intended for use in conjunction with other drawings and specifications for the purpose and is not intended for construction not as being part of a project's construction documentation package.

Scale: as noted

Date:10/25/2024

Filename: Omni Winery.AGI

Drawn By: Eric Nephew

Job Name:
Omni Winery
Lighting Layout
Version A

Prepared For: Viking

ROUZER GROUP

Filename: C:\Users\Eric\Rouzer Group\Rouzer Inside - Rouzer Inside Documents\RAB\Rouzer Layouts\Erics AGI\Omni Winery.AGI

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
CalcPts_1	Illuminance	Fc	0.44	9.3	0.0	N.A.	N.A.		10	10	Horizontal
Event Space Small Lo	Illuminance	Fc	0.97	4.8	0.0	N.A.	N.A.				
Existing Lot	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.				
Main Lot	Illuminance	Fc	2.54	9.3	0.4	6.35	23.25				

Luminaire Schedule												
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**Filename**
	1	A	A17-4T100	SINGLE	13696	13696	1.000	A17-4T100	97.56	97.56	97.56	a17-4t100.ies
	4	A2	A17-4T100 2 @ 180	BACK-BACK	13696	27392	1.000	A17-4T100	97.56	195.12	780.48	a17-4t100.ies

******LAYOUT AND BOM ARE SUBJECT TO APPROVAL******

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A2	292	327	23	90	0
1	A2	292	323	23	270	0
3	A2	408	327	23	90	0
3	A2	408	323	23	270	0
6	A2	292	257	23	90	0
6	A2	292	253	23	270	0
7	A2	408	257	23	90	0
7	A2	408	253	23	270	0
8	A	128.2	304	23	180	0
Total Quantity: 9						

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

The Lighting Analysis, estayout, Energy Analysis and/or Visual Simulation ("Lighting Design) included herein, if any, represents the Lighting Design(s) requested by the customer based upon design parameters and information supplied by the customer. Lighting Design(s) may vary from the actual installation due to factors beyond the control of ROUZER such as, but not limited to, ceiling heights, ceiling reflectances, furniture, fixtures and other obstructions. Field verified to reduce variables, ROUZER makes warranties, either implied or stated with regard to actual lighting levels, coverage patterns, or any other aspect of the Lighting Design(s) beyond those specifically stated on drawings created and submitted by ROUZER. The Lighting Design is intended for use as a guide only and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted

Date:10/25/2024

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Drawn By: Eric Nephew

Job Name:
Omni Winery
Lighting Layout
Version A

Prepared For: Viking

ROUZER GROUP

Filename: C:\Users\Eric\Rouzer Group\Rouzer Inside - Rouzer Inside Documents\RAB\Rouzer Layouts\Erics AGI\Omni Wineryy.AGI

Memorandum

To: Brian Erickson, City Engineer
Nick Egger, Director of Public Works
Anthony Nemcek, Senior Planner
Jane Byron, Storm Water Specialist

From: Amanda Sachi, PE
Henry Meeker
Kris Keller, PE

Date: February 14, 2025

Re: OMNI Phase II – Preliminary PUD/Site Plan Review
WSB Project No. 028071-000

We have reviewed the documents provided by Larson Engineering on January 31, 2025. Documents reviewed include:

- OMNI Phase II Civil Set, dated 1/31/25
- OMNI Phase II Stormwater Report, dated 1/31/25

Applicant should provide responses to each comment. We offer the following comments below.

1. General
    a. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, NPDES, etc.)
    b. Address redline comments on attached plan sheets

2. Preliminary Plat & Site Plan
    a. Pave all parking areas and the access road connection in the Phase I OMNI site
    b. Provide emergency /fire access turning movements/routes
    c. Extend building sidewalk to southern parking area
    d. The access route on the north side is narrow
        i. Show the turning movements of the vehicles that will be accessing that area
        ii. Show proposed loading areas, doors, etc. in the northwest area
    e. We recommend protecting the perimeter pavement edge with curb and/or wheel stops to prevent deterioration
    f. Call out all curb transitions and terminations
    g. Extend seeding to cover areas disturbed for utility installation
    h. Clarify the use of the concrete ramp with retaining wall at the south end of the southern parking area.
    i. Provide garbage enclosure location and turning movements to access.

3. Grading and Retaining Wall Plan

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

a. Review the 947.4 EOF for the NURP/Basin
    i. A large portion of the parking lot would be inundated with water and it would be 3'+ deep in the northeast corner
    ii. Grade a swale along the north edge of the southern parking area to drain to the west, which will allow the EOF to drop to 945.19 at the NE corner of lot, which reduces ponding and EOF distance
b. Provide 1.5' freeboard between EOF and LOE/FFE
c. We recommend draining the low point northwest of the building to the east with a ditch instead of storm sewer
d. Currently water is shown being trapped in the northeast corner of the southern parking area due to the proposed gutter line elevations.
e. Provide drainage and utility easement for all stormwater BMPs and the EOF route.
f. The existing catch basin shown in the low area of the gravel parking lot in OMNI Phase I looks like it would deposit a lot of sediment
    i. Pave all existing gravel parking areas
g. Retaining walls exceeding 4' in height shall require a plan prepared by a licensed engineer submitted for review and approval by the Building Official prior to permit issuance.
    i. Currently the retaining wall is proposed at 3.5'

4. <u>Utilities</u>
    a. Applicant to submit for Minnesota Department of Labor plumbing plan review and provide approved plans to City prior to permit issuance.
    b. Provide additional details regarding the utility connections
        i. Verify existing gate valve shown on the as-built or provide gate valve at connection
        ii. Verify and maintain the existing sanitary sewer service slope to the structure before changing.
    c. Provide casting (Ford A1) for cleanouts in paved surfaces
    d. Verify building is sprinklered to mitigate hydrant requirements
        i. Otherwise, additional hydrant may be required
    e. Recommend shifting cleanouts to just upstream of storm sewer bends
    f. Recommend removing curb cut and drain the parking lot with catch basins and a flared end.
        i. This would reduce the amount of flow crossing and accumulating in the driving routes
    g. Label pipe sizes for structure SAN-1

5. <u>Existing Conditions & Removal Plan</u>
    a. No comments

6. <u>Details</u>
    a. No comments

Stormwater Management

Grading, Drainage, and Erosion Control Comments:

1. General
    a. A NPDES permit will be required since over an acre of disturbance is proposed.
    b. Provide onsite soil testing results once available.
    c. Please provide HydroCAD modeling files with future submittals for ease of review.
    d. The City standard is to require a BMP with a constructed outlet control structure, however based on the landlocked nature of the site and lack of neighboring buildings with freeboard limitations, a designated EOF is an acceptable alterative to a piped outlet.

2. Ponds and Wetlands
    a. It is recommended to consolidate the site infiltration basin with the existing basin to the south on the original OMNI site. This will reduce excavation volumes and simplify future maintenance.
    b. Site grading may be simplified by regrading the NURP cell to function with the infiltration basin as an overflow bench set at 941.0, instead of building up a berm, connecting pipe, and riprap overflow.

3. Emergency Overflow Routes:
    a. The site EOF route should be shortened if possible, ponding within a large portion of the parking lot before overflowing is not ideal. See recommended changes marked up in the plans.

4. Retaining Walls:
    a. The current retaining wall on the south end of the parking lot is under 4’ tall. However in case grading changes result in the retaining wall exceeding 4’ in height, a plan prepared by a licensed engineer must be submitted for review and approval by the Building Official prior to permit issuance.

5. Erosion Control:
    a. Restoration seeding is needed over all disturbed areas, current extents do not cover disturbances for installation of proposed sanitary and water utilities.
    b. Riprap at outfalls into the NURP basin must extend down to the bottom of the dead storage.

6. Grading:
    a. Show grading limits on grading plan sheet.
    b. Call out the EOF for the low point north of the site driveway.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. It is recommended to drain the low point west of the proposed building to the east via a ditch rather than an extended 8” storm sewer run.

b. Catchbasins on curblines and storm sewer are preferred over a curb cut to route drainage from the parking lot. See suggested design marked up in plans.
    - Additionally, the current grading plan would result in trapped water in the NE corner of the parking lot.
c. Provide pipe capacity and velocity calculations for proposed storm sewer. There must be capacity to convey the 10-year storm event. Flow velocities must not exceed 6 ft/s for outfalls to BMPs. The maximum 10-year flow to a single inlet is 3 CFS.
d. Site storm sewer must be upsized to a minimum of 15” diameter pipe. RCP is recommended under driving surfaces.

2. Water Quantity
    a. HydroCAD runoff modeling must be set to “Calculate separate Pervious/Impervious runoff (SBUH weighting)” rather than Weighted-CN.
    b. Drainage area delineations must be expanded to capture offsite runoff from the north.
    c. As there does not appear to be any backflow from Pond 2P into 1P, Dyn-Stor routing is recommended for the HydroCAD modeling.
    d. Exfiltration is not allowed in modeling to determine site HWLs.

3. Rate/Volume Control
    a. It is recommended that the site area flowing to the BMP is maximized, any acreage within property limits such as Drainage Area F that is not routed to a BMP is subject to City offsite ponding fees.

4. Freeboard
    a. The EOF for the low point west of the proposed building is exactly 1.00’ below the FFE, grading must be closely monitored here to ensure the EOF is not constructed above the noted elevation.

5. Water Quality
    a. Infiltration calculations must be provided based on City requirements of basin area (not counting basin side slopes) sized to 1/12 ac-ft/ac/day for the entire site area. The following formula can be used to determine this area:

$$Required\ Area\ (ac) = \frac{Site\ Area\ (ac)}{Infiltration\ Rate\ (\,{}^{in}/_{hr}\,)} * 0.0416\ (conversion\ factor)$$

        - The current infiltration surface of 6,730 square feet appears to be properly sized for the inflow area, but these calculations are needed in future submittals to continue to confirm compliance.

6. Easements
    a. The proposed BMP must be contained in a drainage and utility easement.

General
Infrastructure design shall be completed in accordance with the City of Rosemount’s Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City’s General Specifications and Standard Detail Plates for Street and Utility Construction.

ROSEMOUNT
PLANNING COMMISSION

EXECUTIVE SUMMARY

Planning Commission Meeting Date: August 24, 2021
Tentative City Council Meeting Date: September 21, 2021

AGENDA ITEM: Case 21-42-CUP and 21-43-MS Request by Omni Orchards Farm Winery for a Conditional Use Permit and PUD Master Development Plan to Allow Construction of an 8,000 Square Foot Farm Winery Tasting Room and 4,000 Square Foot Patio.	**AGENDA SECTION:** Public Hearing
PREPARED BY: Eric Van Oss, Economic Development Coordinator	**AGENDA NO.** 4.a.
ATTACHMENTS: Site Plan, Landscape Plan, Architectural Plans, Grading Plan, Exterior Elevations, Photometric Site Plan, Accent Wall Materials, ALTA Survey, City Engineer Memorandum	**APPROVED BY:** AK

RECOMMENDED ACTIONS:

1. Motion to recommend Council adopt a resolution approving a Conditional Use Permit for a winery facility with tasting room in the BP-Business Park District at 15700 Biscayne Avenue.

2. Motion to recommend Council approve the Planned Unit Development Master Development Plan, Site Plan and building design review for Omni Brew Holdings, LLC to allow the construction of a of an 8,000 SF winery facility with tasting room, a 4,000 SF outdoor front patio, and parking lot at 15700 Biscayne Avenue, subject to the following conditions:

1. A landscape surety for 110% of the site landscaping is required.
2. Execution of a PUD agreement.
3. Conformance with all conditions of the City Engineer as outlined in the memo dated August 12, 2021 prior to issuance of a building permit, including compliance with the stormwater standards and removal of the spillways.
4. Dedicate all easements listed in the City Engineer's memo dated August 12, 2021.
5. Review and approval of the trash enclosure by City staff, including use of complementary materials to the principal structure.
6. A deviation from City Code Section 11-4-15-1 G.3 to allow for the exterior wall surface to be metal paneling in lieu of brick, natural stone, specialty integral colored concrete block, tile, architectural textured concrete panels cast in place, or precast concrete panels.
7. A deviation from City Code Section 11-4-15-1 G.9 to allow for the use of vinyl decal signage.

SUMMARY

The Planning Commission is being asked to consider an approval from Omni Brew Holdings, LLC to a new community winery and tasting room within the City of Rosemount. The proposed facility, located at 15700 Biscayne Avenue, will be multi-phased with the initial phase consisting of an 8,000 SF winery facility with tasting room, a 4,000 SF outdoor front patio, and parking lot. Future phases will include outdoor amenities such as a rear patio, event space, orchard – vineyard, game areas, additional paved parking, and an outbuilding. Food and drink will be available to the public as well as opportunities for special events such as live music, competitive lawn games, weddings, and other celebratory milestones. The winery building will contain a private event room, tasting room with bar, office, commercial kitchen, production area, restrooms, and storage areas.

BACKGROUND

Applicant & Property Owner(s):	Omni Brew Holdings, LLC
Location:	15701 Biscayne Avenue
Area in Acres:	4.23 Acres
Comp. Guide Plan Designation:	BP – Business Park
Current Zoning:	BP – Business Park

PUD Master Development Plan, Site Plan and Design Review

The purpose of a site plan review is to evaluate the project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional and multi-family development projects. In this case, the applicant is proposing to construct an 8,000 square foot commercial building with a 4,000 square foot patio that is subject to the site plan review process.

Legal Authority. Conditional Use Permit requests are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance are being followed. Generally, if the application meets these requirements it must be approved. The Planned Unit Development Master Development Plan is a legislative decision because of the Code deviations being requested. Legislative decisions give the Planning Commission more latitude, but consideration should be given to the PUD standards of previously approved developments in the City as well as the PUD standards of the nearby business park. The purpose of a Planned Unit Development review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional, and multi-family development projects and is also considered a quasi-judicial action.

As a Planned Unit Development Master Development Plan, the winery and tasting room is subject to the general PUD standards outlined in Section 11-10-6(E). These standards evaluate the City's land use and zoning performance standards and the potential impact of the proposed use on the surrounding neighborhood; draft findings for each are provided below.

1. Compatibility of the proposed plan with this chapter and the goals and policies of the comprehensive plan.

The proposed plan is consistent with 2040 Comprehensive Plan, which anticipated development on this site. The amendment would help meet the Economic Development Element Goals and Policies from the Rosemount 2040 Comprehensive Plan by providing a lot to "promote development of businesses with a large number of employees that offer wages to support an entire family and that are further constructed of high-quality buildings providing both beauty and tax base to the community."

2. Effect of the proposed plan on the neighborhood in which it is to be located.
The development is consistent with the type of development anticipated in the BP-Business Park. The business will help grow Rosemount's business community and will be a positive addition to the community.

3. Internal organization and adequacy of various uses or densities, circulation and parking facilities, public facilities, recreation areas, open spaces, screening and landscaping.
The parking and landscaping are consistent with both BP district standards.

4. Consistency with the standards of section 11-10-3 of this chapter pertaining to site and building plan review.
The plan is consistent with the standards in Section 11-10-3 of the zoning ordinance.

5. Such other factors as the planning commission or city council deems relevant.
The applicant has stated they will work with the City to address any concerns about the project.

Land Use & Zoning. The subject property is guided for BP-Business Park uses in accordance with the current 2040 Future Land Use Plan, which is intended to provide for the establishment of corporate headquarters, businesses, healthcare offices and related professional and service uses that do not require outdoor storage in an environment that provides a high level of amenities. The present zoning of the property BP-Business Park is consistent with the land use designation, and the proposed farm winery use is consistent with the land use plan and compatible with other professional services in the vicinity.

Lot and Building Standards. As proposed, the subject property is consistent with the BP – Business Park lot and building standards. The subject property is an existing lot of record and exceeds the minimum lot requirements. In addition, the proposed building exceeds all setback requirements. The lot and building standards for the BP district are detailed in the table below.

Building Performance Standards for the BP – Business Park District		
Standard	**Required**	**Proposed**
Minimum Lot Size	1 acre	4.23 acres
Front (South)	30 ft.	180 ft.
Side (East)	10 ft.	166 ft.
Side (West)	10 ft.	177 ft.
Rear (North)	10 ft.	126 ft.
Maximum Lot Coverage	75%	20.55%

Exterior Building Materials. The majority of the building is metal panel siding and includes burnished concrete masonry block as a wainscot to be on the most public sides of the building – the east elevation along Biscayne and the south elevation along the new public street. The specialty integral colored block aligns with the City's intent for exterior materials for the business parks. The architectural appearance has a "360 degree" design achieved by utilizing a vocabulary of window bays, metal panel, garage doors, perforated panels, steel members, plane changes, change in materials (metal/CMU block) and "cut-outs." The roof and walls are extended on the south edge of the building so that the corners on each side have a distinctive "piano leg" feature. The southeast corner is wider and greets the public prominently with a vertical Omni logo. The building footprint is 100' x 80' and is 44' at the peak of the gable and 26' at the eaves. While the Biscayne elevation is less than one hundred feet long and not subject to the façade articulation required by the City code the building mass is subdivided using panel color change, signage, windows, and the accent block base. The south façade is an articulated one hundred feet wide elevation using a combination of building plane change, window and garage door bays, material breaks (metal, concrete block, perforated panel, and landscape feature), and sloping roof plane.

While metal panel siding is not normally permitted in a business park zone, this Planned Use Development application is requesting metal panel siding be allowed. Metal panel siding is not permitted to discourage the use of outdoor storage sites, such as pole barns. However; in this instance metal panel façade is of a quality considered "equal to or better" the permitted materials. Additionally, there is not any outdoor storage associated with the metal panel building. The exterior metal building panel fits a farm-agricultural aesthetic envisioned by this project and is incorporated into an attractive aesthetic with many other visual upgrades. Metal buildings are present throughout the Rosemount community and Minnesota at-large and the winery endeavors to respect its historic roots in the agricultural community and surrounding architectural context.

Access & Parking. The public will access the site via Biscayne Avenue onto the newly proposed city street (i.e., 157th Street) and turn north into the Omni Orchard paved parking lot, which will be striped for 38 parking stalls, including 3 accessible stalls. There is a new public street planned along the southern property boundary utilizing a 60-foot easement, with 22% (i.e., 1.3 acres) of the total property dedicated towards this city road easement. Utilities and sewer will follow the new street before continuing onto the proposed facility. The driveway access into the parking lot is setback approximately 133' from Biscayne to center of the driveway. As previously discussed with the City, overflow parking would be allowed on grass up to an additional 33 stalls (shown as proof of parking). Delivery trucks will pull up to the dock doors on the north and east side of the building. The north dock is for straight trucks up to 40' in length; those will back down 4' in elevation so that the bed is level with the dock floor. The east dock is for smaller box trucks. Beyond the paved parking lot, trucks will be driving on class 5; the owner intends to pave the class 5 and grass overflow parking areas in the future. The applicant is also proposing temporary parking at the "dead end" of what will become a new public street. Staff find this acceptable with the acknowledgement the temporary parking spots will go away when construction of the public road (157th Street) moves forward.

Landscaping. The City's landscape ordinance (Section 11-6-3) requires that new developments include a minimum amount of landscaping, which includes a minimum number of trees based on the size of the site and exterior dimensions of the building. These requirements, and the amount provided on the landscape plan, are as follows:

Trees Requirement:	1 tree per 3,000 square feet of land area
Trees Required/Provided	*48/48 (30 Phase 1 and 18 for Phase 2)*
Foundation Plantings Requirement:	1 per 10 feet of building perimeter
Foundation Plants Required/Provided:	*36/66 (44 Phase 1 and 24 Phase 2)*

All of the trees meet the City's requirements for at least 75% deciduous trees on the site, with a mix of Maple, Oak, Hackberry, and Honey Locust. Various other ornamental trees and shrubs will be used for landscape islands, foundation plantings, and screening of the parking lot. From a staff perspective, it appears that the applicant has prepared a landscape plan that provides a good mix of plants that will provide screening of parking and storage areas and will break up any larger expanses of pavement, walls, and similar elements from the public roadway. Due to the nature of the winery setting and stormwater requirements, much of the property will be developed as open space; the building itself will be 8,000 square feet on a 184,000 square feet site. The building coverage plus impervious areas will be 21.8% of the site leaving 78.2% as landscaped areas. Guests will be able to typically wander through the vineyards, orchards and event areas A landscape surety for 110% of the site landscaping is required.

Signage. Omni is asking for a deviation from 11-8-6 C.3.(2), "(2) All permanent wall signs shall be individual channel letters mounted flush with the building or on a raceway. Channel letters shall have a minimum depth of at least three inches (3"). Box or panel signs are prohibited." The applicant is proposing the use of vinyl decal signage that is not compliant with the 3" deep channel requirement. After consulting with Omni, staff supports a deviation from the signage ordinance. The farm winery is not a traditional Business Park office or industrial facility and the vinyl signage is more in line with the existing agriculture use and feel. Additionally, the vinyl siding will not take up more than 20% of wall space.

Exterior Lighting. The attached site photometric plan indicates that the site lighting will comply with code height (30' max), business hour, and light level limits. While there are grandfathered-in single family homes to the north and south of the subject property, there are no residence districts within 100'. The adjacent districts are BP and AG (across Biscayne). Lights will be downturned to be sensitive to the existing neighbors; light levels will drop to no more than 0.5 lumens at the property boundaries. The design will include a combination of building wall packs and site light fixtures to accent/define patio edges.

Trash Enclosure. The trash enclosure will be located on the north side of the building, meeting minimum setback requirements, and will be consistent with the exterior materials of the primary structure, see the attached renderings.

Engineering. The applicant has provided stormwater information which has been reviewed by our engineering group. The ALTA survey identifies a private easement to Mid-America Pipeline Company that is undefined as to its location. This easement must be defined or vacated. The ALTA survey also identifies a temporary easement located in the north east corner of the parcel. This easement needs to be vacated. A 10-foot drainage and utility easement should be dedicated along the perimeter of the parcel and along the north side of the existing street easement. The proposed building is identified to be a foot lower than the access elevation from the future street on the south side of the project. It is recommended to raise the first-floor elevation.

Detailed grading, erosion control, and storm water management plans have been submitted with the application, and these plans have been reviewed by the City's Project Engineer. The Engineer's comments and recommendations are included in the attached memorandum. The applicant will have to revise some of the stormwater infrastructure to comply with City requirements. These modifications should not adversely impact the project and require significant changes to the site plan.

Lot Development Fees. The City has adopted a fee schedule that includes various access charges that apply any development of the subject property. This property will not be platted. The applicant will be required to pay these fees at the time the Conditional Use Permit and building permit are issued; these fees include the following:

- Sanitary Sewer Trunk Charge: $1075/acre
- Watermain Trunk Charge: $6,500/acre
- Storm Sewer Trunk Charge: $6,865/ net developable acre

Conditional Use Permit

Legal Authority. Conditional use permits (CUP) are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements it must be approved.

Purpose. The purpose of conditional use permits is to allow for those uses which are not generally suitable by right within a given zoning district but may be suitable under some circumstances. The burden of demonstrating the proposed use meets the criteria for granting a conditional use permit and meeting all applicable standards lies with the applicant.

As a conditional use, the farm winery is subject to the general CUP standards outlined in Section 11-10-7 as well as the standards specific to this use in Section 11-4-7 (C), of which there are none. These standards evaluate the City's land use and zoning performance standards and the potential impact of the proposed use on the surrounding neighborhood; draft findings for each are provided below.

1. **Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.**

   Finding: The proposed winery and tasting room space will not be detrimental to the public health, safety, or general welfare of the neighborhood or the City of Rosemount. The use will function similar to other permitted Business Park uses. The addition of a new commercial and outdoor community gathering space will enhance the general welfare of the City.

2. **Will be harmonious with the objectives of the comprehensive plan and city code provisions.**

   Finding: The subject property is guided Business Park Planned Unit Development, BP-PUD. City code dictates farm winery space is a conditional use in this zoning district.

   According to the comprehensive plan, the Business Park land use designation is intended to promote development of businesses with a large number of employees that offer wages to support an entire family and that are further constructed of high-quality buildings providing both beauty and tax base to the community. Establishments within the business park district are intended to have little or no outdoor storage, with the majority of the business activities occurring completely indoors. The proposed winery and tasting room largely fits within the purpose of the land use designation. All business activities will take place in the enclosed space and the new facility will bring new employment with competitive wages to Rosemount.

3. **Will be designed, constructed, operated, and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.**

   Finding: The building fits a farm-agricultural aesthetic that combines the historic use of the property with surrounding Business Park uses. Metal buildings are present throughout the Rosemount community and the winery endeavors to respect its historic roots in the agricultural community and surrounding architectural context. The project incorporates an attractive aesthetic with many other visual upgrades that fits within the existing character of the Business Park and general vicinity.

4. **Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.**

   Finding: The proposed winery is served adequately by existing essential public facilities and services. At a future date a new public street is planned along the southern property boundary utilizing a 60 feet easement; however, staff determined the construction of the new street can be delayed until future surrounding parcels are developed.

5. **Will not involve uses, activities, processes, material equipment and conditions of operation that will be hazardous or detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.**

   Finding: The proposed use will not generate any additional external impacts that would be expected from the Business Park. The winery is compatible with the existing uses in the building and the adjacent property. There are grandfathered-in single family homes to the north and south of the property; however, there are no residence districts within 100 feet. All other surrounding uses are either agricultural or Business Park.

6. **Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.**

   Finding: Vehicular circulation will be designed for ingress and egress to the property so that that does not create traffic congestion or interfere with traffic on surrounding public streets. It will comply with the City access spacing and design requirements.

7. **Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance and will comply with all local, state, and federal environmental quality standards.**

   Finding: The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance and will comply with all local, state, and federal environmental quality standards.

8. **These standards apply in addition to specific conditions as may be applied throughout this code.**

   Finding: The zoning ordinance does not include specific standards for a farm winery.

RECOMMENDATION

Staff recommends approval of the Planned Unit Development and Conditional Use Permit for Omni Brew Holdings, LCC to allow the construction of an 8,000 square foot winery and tasting room at 15700 Biscayne Avenue near the Rosemount Business Park. This recommendation is based on the plan submitted by the applicant, the findings made in this report and the conditions outlined in the Recommended Actions section above.

DECLARATION OF COVENANTS
AND RESTRICTIONS

OMNI ORCHARDS FARM WINERY
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS DECLARATION made this _____ day of _____, 2022, by Omni Wine Holdings, LLC. (hereinafter referred to as the "Declarant");

WHEREAS, Declarant is the owner of the real property as described on Attachment One, attached hereto and hereby made a part hereof (hereinafter collectively referred to as the "Subject Property"); and

WHEREAS, the Subject Property is subject to certain zoning and land use restrictions imposed by the City of Rosemount (hereinafter referred to as the "City") in connection with the approval of an application for a final site and building plan planned unit development for a farm winery development on the Subject Property; and

WHEREAS, the City has approved such development on the basis of the determination by the City Council of the City that such development is acceptable only by reason of the details of the development proposed and the unique land use characteristics of the proposed use of the Subject Property; and that but for the details of the development proposed and the unique land use characteristics of such proposed use, the master development plan planned unit development would not have been approved; and

WHEREAS, as a condition of approval of the master development plan planned unit development, the City has required the execution and filing of this Declaration of Covenants, Conditions and Restrictions (hereinafter the "Declaration"); and

WHEREAS, to secure the benefits and advantages of approval of such planned unit development, Declarant desires to subject the Subject Property to the terms hereof.

NOW, THEREFORE, the Declarant declares that the Subject Property is, and shall be, held, transferred, sold, conveyed and occupied subject to the covenants, conditions, and restrictions, hereinafter set forth.

1. The use and development of the Subject Property shall conform to the following documents, plans and drawings:

a. City Resolution No. 2021-80, Attachment 1

b. Overall Utility Plan (Sheet C1), Attachment 3

c. Site Plan-Overall (Sheet CS01), Attachment 4

d. Grading Plan-Overall (Sheet C1), Attachment 5

e. Landscape Plan (Sheet L1.01), Attachment 6

f. Architectural Plan and Renderings, Attachment 7

All of which attachments are copies of original documents on file with the City and are made a part hereof.

2. Development and maintenance of structures and uses on the Subject Property shall conform to the following standards and requirements:

a. Maintenance of the stormwater basins, infiltration basins and associated stormwater infrastructure necessary for the long term operation and function will be performed by the City. All other maintenance including but not limited to garbage collection, or landscape replacement or the like shall be the responsibility of the of the private property owners. All maintenance of the stormwater basin and infiltration basin shall be the responsibility of the City after the basins have been established.

b. Maintenance and replacement of trees and landscaping other than that associated with the stormwater basin and infiltration basin described in standard a. shall be the responsibility of the Declarant.

3. The Subject Property may only be developed and used in accordance with Paragraphs 1 and 2 of this Declaration unless the owner first secures approval by the City Council of an amendment to the planned unit development plan or a rezoning to a zoning classification that permits such other development and use.

4. In connection with the approval of development of the Subject Property, the following deviations from City Zoning or Subdivision Code provisions were approved:

a. **Section 11-4-15-1 G.3.:** The exterior wall surface shall allow metal paneling in lieu of brick, natural stone, specialty integral colored concrete block, tile, architectural textured concrete panels case in place, or precast concrete panels.

b. **Section 11-4-15-1 G.9:** The tarping station shall allow for the use of vinyl decal signage.

In all other respects the use and development of the Subject Property shall conform to the requirements of the Paragraphs 1 and 2 of this Declaration and the City Code of Ordinances.

5. The obligations and restrictions of this Declaration run with the land of the Subject Property and shall be enforceable against the Declarant, its successors and assigns, by the City of Rosemount acting through its City Council. This Declaration may be amended from time to time by a written amendment executed by the City and the owner or owners of the lot or lots to be affected by said amendment.

IN WITNESS WHEREOF, the undersigned as duly authorized agents, officers or representatives of Declarant have hereunto set their hands and seals as of the day and year first above written.

DECLARANT
Omni Wine Holdings, LLC.

By_____
Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____, the _____, for and on behalf of _____, a _____, by and on behalf of said _____.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
CITY OF ROSEMOUNT
2875 145TH STREET WEST
ROSEMOUNT, MN 55068
651-423-4411