WHAT DOES IT MEAN TO BE SHOVEL READY?

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GEOTECHNICAL REPORTS

- Required to determine if the soil can support a building, and what development might cost
- Must go deep enough to be well below future building footings
- Cost of the borings
- Borings per site recommendations
- Can do about six 20-foot borings in one day
GEOTECHNICAL REPORTS

Soil Layers – Depths and Types Will Vary
ALTA SURVEYS

- Encumbrances
- Ownership
- Boundaries
- Location of utilities
- Required for title insurance

505 Plat is not the same:

Not accepted because it does not show all encumbrances, nor obtain title insurance.

Though having this plat completed makes an ALTA survey much cheaper.
RECOMMENDED ALTA SURVEY INFORMATION GATHERED

• Monuments

• Addresses

• Flood zone depicted by scaled map location and graphic plotting only.

• Gross land area (and other areas if specified by the client).

• Vertical relief with information on (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified.

• Substantial features observed in the process of conducting the fieldwork.

• Location of utilities
PHASE I & II ENVIRONMENTALS

WHAT IT SHOWS:
- Historical use
- Contamination
- Avoids project delays
- Does not involve testing/sampling

OTHER USES: SBA LOANS
- Must be 1 year old or less

MISCONCEPTIONS:
- If under agricultural use for “as long as anyone can remember” this survey is unnecessary
- Other documents not accepted: Regulatory Desktop Review of MPCA’s “What’s in My Neighborhood” – though this is a good place to look before a Phase I

ASTM Standard E 1527-13
ARCHEOLOGICAL STUDIES

- Review of known sites in SHPO
ENDANGERED SPECIES

- Desk audit of previous sightings
- DNR
  - This is also required for an EAW
- USFWS
WETLAND IDENTIFICATION

- Review of known wetlands through USFWS
- **EAW**
  - Most common, determines if EIS is necessary
  - About 5 months to complete

- **EIS**
  - Large projects only, fairly uncommon
  - Takes 1-2 years to complete

- **AUAR**
  - Completed by municipals, specific development for a large area, can mean avoidance of EAW/EIS
  - Allows for several development scenarios
  - Must be updated every 5 years
  - Takes 10-12 months to complete
CONTACT US!

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