

Great River Energy Economic Development – Data Center Site Assessment Program

Project Documentation: required supporting documentation

Site Identification

Site Delineation	<ul style="list-style-type: none"> ▪ Aerial photograph showing site boundaries and surrounding uses ▪ Site Plan, or if the site is part of a larger planned industrial park, provide Master Site Plan showing lot layout of proposed site ▪ Aerial photograph showing site boundaries and identifying all uses of surrounding land
Ownership and Sale / Lease of Land	<ul style="list-style-type: none"> ▪ ALTA Survey completed within the last 5 years ▪ Existing documentation of title to the property (certificate of title) ▪ Current asking price for sale or lease of the land to an industrial user
Zoning	<ul style="list-style-type: none"> ▪ Documentation of current zoning of site and applicable zoning ordinance, indicating the suitability to support data center end use ▪ or, a letter from municipal authorities communicating support for change of zoning and timing required for the process
Surrounding Uses	<ul style="list-style-type: none"> ▪ Zoning map of the entire area proximate to the site, indicating existing or planned zoning for all parcels proximate to the site ▪ Submit a general location map of the site and the surrounding community (including existing road infrastructure and with boundaries indicated)

Physical Characteristics

Absence of flood plain	<ul style="list-style-type: none"> ▪ Submit a FEMA-produced FIRM map of area identifying exact position of proposed site
Wetlands	<ul style="list-style-type: none"> ▪ Submit results of a wetland delineation report completed within the past 5 years covering the area of the entire site
Easements / Contracts	<ul style="list-style-type: none"> ▪ Submit a map illustrating any easements, rights-of-way, mineral rights or any other contractual impediments that could impact development of the site in any way
Topography	<ul style="list-style-type: none"> ▪ Submit a Topographic map with clearly defined contour intervals of 5' or less

Environmental Characteristics

Environmental Assessment	<ul style="list-style-type: none"> ▪ Submit Phase I Environmental Site Assessment results performed by a certified professional within the past 5 years <ul style="list-style-type: none"> - Remediated sites provide completed Phase II and documentation of liability protection
Geotechnical	<ul style="list-style-type: none"> ▪ Submit Geotechnical Study results indicating minimum of 10 soil borings; no presence of sink holes or limestone caves; suitable water content / water table depth
Archaeological / Historical	<ul style="list-style-type: none"> ▪ Submit Archaeological / Historical study results indicating no known archaeological / historical impediments to immediate industrial development
Endangered Species	<ul style="list-style-type: none"> ▪ Submit Endangered Species study results (completed within the past 5 years) indicating no known impediments to immediate industrial development related to endangered species

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Workforce Accessibility

Roadway	<ul style="list-style-type: none"> ▪ Submit transportation maps of surrounding region illustrating proximity to interstate and other highways and distances and access routes
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Electric Power

Current Demand Capacity	<ul style="list-style-type: none"> ▪ Submit an Electric Utility map indicating current size and location of proximate transmission lines, distribution lines, and substations
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General Utilities (Water, Gas, Wastewater)

Water, Gas, Wastewater	<ul style="list-style-type: none"> ▪ Submit utility maps indicating current presence of all existing lines (distribution and transmission) in proximity to the site
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