

## Site Survey

### Situation Overview:

- A. *How did the team analyze potential sites for construction?* For our team, the construction site was decided during previous business planning with our Center for Dairy Excellence Profit Team. There only was one obvious construction site on the farm for a new facility. The Transformation Team helped with engineering and design.
- B. *What variables did the team consider as they reviewed sites?* The site needed to be in compliance with setbacks, easily accessible and adjacent to a large portion of cropland.

### Challenges and Opportunities:

- C. *During the site survey process, did the farm encounter any problems?* Yes. When land is developed, corner pins must be visible; it's not permitted to go off pin location. Pins were in the fields at Kurtland Farms, and buried over time. To find the pins, a backhoe was brought in to confirm there were no contradictions with the documents.

The township had several “Oh By The Way” policies that were unplanned for during the process including the request for \$96,000 in escrow for site inspections. Township engineers came out to the farm two to three times because the township wanted to make sure they actually saw the pins. For us, it was constant follow-up. Soil probes also were performed to determine soil and rock profiles in about 10 test pits.

We learned that these escrow accounts are becoming more popular, although we were surprised that our township was so high. Everything is becoming so regulated and townships are being cautious. If contractors exit the industry or experience business failure and dissolution, they will leave projects undone. The escrow accounts are protection for the municipality. We also had to prepare probes to determine soil and bank profiles.

We had to perform about 10 test pits for the manure lagoon. The bank also required an environmental survey to determine any environmental liabilities. We were required to remove an underground storage tank that was at least 55 years old. A certified environmental engineer was hired to remove and check for leakage. Some leakage had occurred so it required additional testing and monitoring.

- D. *How long, from start to finish, was the site survey process?* The survey process was 6 to 8 months. The initial survey work was 6 months, but additional testing was required for manure storage.
- E. *Approximately, how much did the site survey work cost?* \$8,000 - \$10,000 was the approximate cost for site engineering. PennDOT requested revisions to the driveway, costing an additional \$14,000.

[A copy of the blueprint is included in the resource section of this case study.](#)