



INDIANA OFFICE OF
Community & Rural Affairs

Shovel-Ready Site

Documentation of all of the following:

- ALTA, USGS Topographical, layout, and plat maps
- Clear title
- Defined boundaries
- Established price
- Executive-Level local government official support
- Indiana Geological Survey
- Letter of support from property owner/option holder
- Phase I Environmental Assessment
- Utility capacity defined
- Wetland delineation

Shovel-Ready Silver

Shovel-Ready plus documentation of the following:

- Current documents
- Infrastructure to the property line or on the property
- No environmental concerns/Phase II Environmental Assessment
- No wetland issues
- Proper zoning

Shovel-Ready Gold

Shovel-Ready Silver plus documentation of the following:

- Five miles from two-lane highway transportation
- Minimum of 20 acres
- No environmental concerns
- Seismic data
- Soil borings

Indiana Shovel Ready

The Indiana Shovel Ready designation certifies sites that are ready for economic development. Communities of any size may apply for the designation through the Indiana Office of Community and Rural Affairs (OCRA).

Indiana recognizes three tiers of readiness: Shovel Ready, Shovel Ready Silver, and Shovel Ready Gold. The base level defines boundaries with a clear title, establishes a price, demonstrates executive level local government support, defines utility capacity, and provides documentation such as Phase I environmental assessment, ALTA, topographical, property layout, and plat maps.

Shovel Ready Silver builds upon those attributes by maintaining documentation that is less than one year old, has proper zoning, and has infrastructure built to the property.

Shovel Ready Gold expands beyond Silver by being less than five miles from a two-lane highway, has seismic data, soil borings, a minimum of 20 acres, and has no environmental concerns.

Certified Shovel Ready, Silver, and Gold sites are featured on Indiana's Site Selector Database and will be included in the Indiana Economic Development Corporation's (IEDC) marketing materials.

Site data and documentation is reviewed annually by OCRA. Sites are responsible for providing updates in order to maintain a current inventory.

Applications for certification are accepted on a rolling basis. The first step is to contact your OCRA Community Liaison who will be able to offer current program details, evaluate readiness to proceed, and provide application instructions. OCRA, on behalf of the community, will engage the multiple state agencies called Indiana's Fast Access Site Team (FAST), for prompt approval and certification.

[over for more information ▶](#)

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ALTA Map: Survey map including boundary lines, location of the main building with improvements, location of ancillary buildings, identification of easements (access rights by service companies such as water, gas, telephone, railways, and other utilities).

Clear Title: The fifty-year title search found no liens, mortgages, judgments, encumbrances, or unpaid taxes.

Current Documents: Completion of annual updates ensuring the status and information on the Site and Building Database is accurate.

Established Price: Letter from the property owner includes a sale and/or lease price.

Executive-level local government official support: The chief elected official from the local unit of government has submitted a letter of support for the project.

Five miles from two-lane highway transportation: The site must be a minimum of five miles from an INDOT designated state or federal highway.

Indiana Geological Survey: Survey of issues of soil types, seismic vibration, fault lines, sinkholes, past undermining and comparable risk factors completed by Indiana Geological Survey.

Infrastructure to the property line or on the property: The site must have water, wastewater, electric, natural gas and high speed communications to the property line or located on the property.

Letter of support from property owner/option holder: The letter from the property owner or option holder states the site is for sale or lease.

Layout Map: Site map showing the lot layout of the site.

Minimum of 20 acres: The site has a minimum of 20 acres of land available for purchase.

No environmental concerns: The Phase I Environmental Assessment returned without any Recognized Environmental Conditions (REC) or documentation demonstrates all contaminants have been cleaned up.

No wetland issues: Future construction will avoid impacting wetlands.

Phase I Environmental Assessment: Report identifying potential or existing environmental contamination liabilities. Includes examination of potential soil contamination, groundwater quality, and surface water quality. Must be based on ASTM standards E 1527-00 or 1527-05.

Phase II Environmental Assessment: Report following the identification of a Recognized Environmental Condition (REC) during the Phase I Environmental Assessment. Includes collection of soil samples and/or groundwater and surface water. Only required if the Phase I Environmental Assessment identified REC (s).

Plat Map: Map of site which has been divided into smaller parcels.

Proper Zoning: Site is located in a jurisdiction that has a planning department established in compliance with IC 36-7-4 and the selected industry profile (s) is/are consistent with the local zoning ordinance.

Seismic Data: Inclusion of mapping of the site based on predicted response of Geologic Materials to Seismically Induced Ground Shaking (<http://goo.gl/sgZfaJ>) and Liquefaction Potential of Surficial Materials in Indiana (<http://goo.gl/BywQzu>).

Soil Borings: Study investigating sample soil borings taken at site to obtain information on the physical properties of the site's soil and rock to determine the strength and properties of a required building foundation. Report will determine any known risk factors including seismic vibration/activity, fault lines, sink holes and past undermining. Must meet the requirements of one soil boring for every ten acres of land and each soil boring must be a minimum of 20 feet in depth.

USGS Topographical Map: A type of map characterized by large-scale detail and quantitative representation of relief, usually using contour lines in modern mapping. Traditional definitions require a topographic map to show both natural and man-made features.

Utility capacity defined: Letters from utility providers identify the site's capacity for water, wastewater, electric, natural gas and high speed communications to the property line or located on the property or the community has demonstrated the ability to construct and pay for the infrastructure up to the property line.

Wetland Delineation: Report performed by a certified professional determining wetland boundaries or locations on the property.

