

# Indiana Site Certified



The Indiana Site Certified program 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).

The Indiana Site Certified Program has three main goals:

1. Illustrate the community's commitment to economic development.
2. Mitigate risks for businesses who want to locate or expand in Indiana.
3. Serve as a marketing tool to promote sites that are ready for development.

## Indiana Site Certified Silver



- No size limit
- No proximity to state highway
- Support from Local Unit of Government and Chief Elected Official
- Clear Title-50 YR Title Search
- Zoning not required
- ALTA Survey
- Topo map using LiDAR
- Aerial Map
- Phase 1
- Wetland Delineation
- Letter from INDOT addressing appropriate use of site
- Utility Service capacity and distance defined

## Indiana Site Certified Gold



- 20 contiguous acres
- No more than 5 miles from state highway
- Zoning required
- Geo tech study
- Seismic hazard map
- Be free of recognized environmental concerns
- Records Review
- Utility to property line or future build located in public right of way

## Indiana Site Certified Prime



- 30 contiguous acres
- No more than 2.5 miles from state highway
- Zoning required
- Geo tech study
- No recs or site clear
- Phase 1a Archeological Reconnaissance
- Utility to property line or future build located in public right of way
- Local Unit of Government, Local Economic Development Organization, or Regional Economic Development Organization must own property or have agreement with property owner

Contact your OCRA Community Liaison with questions at [www.in.gov/ocra](http://www.in.gov/ocra)

Turn to the back page for a list of Indiana Site Certified Key Definitions.

Last updated 2.25.16

# Indiana Site Certified Glossary



**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). <http://ow.ly/YNDB4>

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

**Contiguous Acres:** All acreage must be uninterrupted, touching or connected throughout in an unbroken sequence.

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

**Documents Review:** Also known as Desktop Archeological Review is an inventory of known historic and archeological resources as provided by the State Historic Preservation Officer (SHPO).

**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.

**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 1a Archeological Reconnaissance:** Also known as Full Archeological Investigation is work completed in accordance with standards defined by the State Historic Preservation Office and submitted to DHPA. Standards can be found at <http://www.in.gov/dnr/historic/files/hp-ArchaeologyDraftGuidebook.pdf> These standards meet all National Environmental Policy Act (NEPA) requirements.

**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 ground- water 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.

**Public Right of Way:** an easement granted or resected over the land for transportation purposes. This could be a highway, public footpath canal, or pipelines.

**Records Review:** also known as a Phase 1 Literature or a Desktop **Archeological**, is a desk-top assessment which will include a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from the local Historic Environment Record (HER) and DHPA.

**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 under- mining. 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:** LIDAR mapping is a technological form of mapping that uses high-resolution to project deep set imagery that collects data via LIDAR and provides a detailed image. <http://ow.ly/YNDLJ>

**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.