

Duke Energy Indiana Site Development Program

The goals of the DEI Industrial Site Identification Program are to:

- Help LEDO organizations identify and prepare sites.
- Encourage LEDOs to participate in the State's Shovel Ready Program.
- Expand the inventory of Duke Energy Indiana served sites.

Recommended Criteria

- Duke Indiana served "greenfield" site
- Site size
 - Recommended minimum 40 acres
 - Usable area, 5:1 or higher coverage ratio
- Ownership control
 - Development option. Fifty-year title search & letter from property owner/option holder stating that site is for sale/lease.
 - Fixed price established
 - Minimum land option period for 3 years with choice to extend land option for two one-year extensions
- Maps:
 - ALTA Map
 - Site map showing lot layout
 - USGS Topographical Map
 - Aerial Map
- Site must have an adjoining paved road
 - Provide current road weight capacity
 - Ensure entrance to the site is not prohibited by limited access designations
- Phase I Environmental Site Assessment performed by a certified professional within prior 6 months (Phase I Report and supporting information based on ASTM standards E 1527-00 or E 1527-05.) Remediated sites provide documentation of liability protection.
- Secure a copy of the soils map of the site area from the Soil Conservation Service
- Geotechnical report
- Soil borings should be a minimum 20' drilling depth with one hole to firm bearing or refusal
- Plat when required by local subdivision ordinance
- Topographic survey with two-foot intervals preferred
- Updated title record search for ALTA survey
- ALTA boundary survey
 - Survey map
 - Legal description
- Local industrial zoning complete for site
 - Industrial zoning approved

- Infrastructure (water/sewer)
 - Provide current municipal water and sewer reserve capacity
 - No sewer ban for area and city
 - Water and sewer to the site or if water/sewer are not to the site then have an engineering plan prepared; letter of commitment must be written by the community to install infrastructure within 120 days from closing on land
- Wetland delineation demonstrating that impacts to waters of the state will be avoided or mitigation plan approved by IDEM.
- Transportation infrastructure to property line or demonstrate the ability to construct and pay for the infrastructure up to property line.
- Electric infrastructure to property line or demonstrate the ability to construct and pay for the infrastructure up to property line. Capacity clearly identified.
- Natural Gas infrastructure to property line or demonstrate the ability to pay for the infrastructure up to the property line. Capacity clearly identified.
- High speed communications infrastructure to property line or demonstrate the ability to construct and pay for infrastructure up to property line. Capacity clearly identified.

Permitting

- Storm water Drainage Permit: Have the city or county prepare a letter of commitment that the storm water drainage permit will not be an issue in the event a business locates to the site. This permit pertains to runoff, detention, retention, etc. for drainage purposes on the site.
- Sanitary Sewer Permit: Have the city or county prepare a letter of commitment that a sanitary sewer permit will not be an issue in the event a business locates to the site. This permit pertains to the sewer construction which includes: sanitary sewer construction application, title sheet, site/development plan, detail sheet and Certificate of Sufficiency Plan form.
- Driveway / Access Permit: Required for sites fronted by a state highway. Defer to local ordinance if a local road fronts site.

DEI will work with LEDO organizations to identify new Duke served Industrial sites and has limited funds available to assist with site development costs on a case by case basis.