



Build-Ready Standards

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All Build-Ready sites must first meet the KCED's criteria for Shovel-Ready Industrial Sites. In addition, the Build-Ready approval is based on an additional set of standards. (Please see Shovel-Ready Site Criteria first).

Site Prep

Site Control

Site and tract of building pad where proposed building is to be developed must have a simple ownership clear of any encumbrances.

Plat

A plat of the property must be prepared by a licensed surveyor. Plat must show restrictions, building setbacks and easements. Plat also must illustrate land topography.

Zoning

Propose property must be located in a principal use zone for industrial or mixed uses. If community has no zoning, then covenants or surrounding uses must be conducive to industrial use.

Building Pad

The site must have completed a building pad that would allow for the construction of a building, with a minimum size of 50,000 square-feet, expandable to 100,000 square-feet or more that could be built on the tract. The tract must be graded to include the area of the proposed building and any proposed expansion. The pad construction must be certified by a licensed engineer.

Aerial Imagery

Current aerial image of the property must be provided.



Environmental Studies

All necessary environmental studies must be completed and on file. All studies must state that the property is clear of any environmental issues that might inhibit development on the tract. Necessary environmental studies include:

- Phase I
- Geotechnical
- Archeological & Historical Site Assessment
 - Not required if site is already zoned and prepared for industrial use.
 - Strongly encouraged if site has not been zoned & prepared for industrial use, or if the site is suspected to contain historical significance or artifact(s).

Stream and Wetland Mitigation

All streams and wetlands on tract must be cleared and mitigated. The development plan must clearly define how streams and wetlands can be avoided.

Permits / Approvals

All permits and approvals required by state and local government must be completed with documentation. Necessary permits and approvals and the responsible organizations are:

Site Plan

A site plan of the property must be approved by local government. This plan must show the building footprint, locations of all utilities, parking areas, contours, erosion control, etc.

- Storm Water Construction Permit – Energy & Environment Cabinet
- Utility Line Extension Permit (if necessary) – Energy & Environment Cabinet.

Infrastructure

A Build-Ready site must have the following infrastructure available:

Road Access

The property must be accessible by a AA rated truck route. A plan must be in place to extend access to the property. Documentation of a road extension plan that includes cost and funding details must be provided.

3-Phase Power

The site should be served by 3-phase power adequate to support industrial/commercial usage.

Water and Sewer

Water and sewer lines capable of serving industrial users, must serve the site and/or the industrial park in which it is located. A commitment letter from the utility provider must be provided that includes a written plan detailing cost estimates, funding plans and development schedule.

Gas

Gas line capable of serving industrial users must serve the site and/or the industrial park in which is located. A commitment letter from the utility provider must be provided. That includes a written plan detailing cost estimates, funding plan and development schedule.



Telecommunications

The site must be served by a telecommunications provider able to provide T-1 or greater service.

Building Plans

While a Build-Ready site will not have an actual building, the following requirements for a building must be met.

Preliminary Design

Detailed architectural plans for interior and exterior of building with real cost estimate and construction timeline must be provided.

Construction Plan

The community must identify a process by which the project would move to construction. Plan may include a bid process to identify a contractor.

Cost & Schedule Projections

First cost estimates with detailed and realistic timeline for work must be established.

Project Funding

Detailed plan for how project would be funded and completed must be provided. Buildings must be marketed for sale, lease, or both. For a building to be marketed for lease, the community must provide documentation of ability to finance the proposed building. If adequate documentation is not provided, the proposed building can be marketed as for sale only.

Rendering

Color renderings of proposed building must be provided for marketing purposes.

More than just shovel-ready. Kentucky is Build-Ready.