



SWED Shovel-Ready Site Program

The purpose is to better compete for large scale economic development projects by reducing the time to construction by encouraging shovel-ready sites through upfront and creative financing.

General Terms, Conditions and Eligibility

- Minimum of ten acres or ability to support a minimum of 100,000 sf facility (ideally expandable to 200,000 sf)
- All utilities exist and are at site (electric, natural gas, municipal water/sewer, fiber/internet)
- All utilities have capacity to accommodate a significant new development
- Transportation network exists with capacity to accommodate significant new development
- Zoning is light industrial, heavy industrial, industrial park or planned development district
- Applicant must evidence legal site control
- Proposed site improvements must be offered for lease or sale
- Targeted economic sectors include manufacturing, logistics or other industrial
- Targeted minimum number of jobs = 100
- Targeted number of users = 1

General Loan Terms & Conditions

- Loan must be fully collateralized as determined by committee
- Final loan terms are determined by committee and based on project risk
- Typical loan includes interest only for a period of time and a principal payment once the property is sold or leased
- Loan amount is typically determined by scope of work estimate provided by a licensed site development firm or individual
- Program subject to fund availability

Please see the following Shovel Ready Checklist for Completion

For more information please contact Dave Ryan

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SWED Shovel Ready Checklist

General Information	
Name of Project	
Land Owner	
Date	
Tax Map Number	
Parcel Number	
Lot, Block, Subdivision	
Name of Consultant / Surveyor	
Name of Engineering Firm	
Deed & Plat References	
Zoning Classification	
Street address	
Zip code	
Lot Size	
Land Surveying	
Condition report	
Boundary survey	
Topographic survey	
Plan Formulation, Sketching	
Concept plan	
Comprehensive Development Plan	
Preliminary and final Comprehensive Development Plans prepared and delivered to Planning and Zoning Department	
Architectural plans provided at this stage	
Concept Stormwater Management Plan	
Submittal will satisfy the design in any applicable stormwater management ordinances	
Plans, calculations, and reports submitted to municipality	
Forest Conservation Plan	
Proposal includes forest stand delineations, plans, paperwork, waivers	

Construction Drawings	
Plan includes: land use summary, key map locating the parcel with respect to its position in community, delineation of existing improvements, parking, access drives, and overall dimensional analysis of proposed improvements	
Stormwater drainage and management plan	
Erosion/ sediment control plan	
Grading, Drainage, and Utility Plans	
Construction Details Plan	
Site lighting and landscaping plan	
Traffic control plan	
Fire Marshall site plans	
Wetlands Delineation	
Title Research	
Property Markers Installed	
Geotechnical testing	
Architectural Design	
Traffic Study	
Record Plat	
Final Record Plat prepared	