



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation	Little Falls Com. Schools High. 10 Prop.	Location	East of Little Falls
On-site Reviewer	John M. Rhodes	Date of Review	September 2015
Information Required	Response Based on Application	Comments	
Total developable land	87.43 acres		
Number of parcels	2 parcels		
Current condition of site	Flat farm land and vacant property		
Title commitment established	Yes	Will have title document in lieu of ALTA survey	
Description of current site owners	City of Little Falls		
Asking Price for Land	Undefined		
Site plan prepared: Y/N	Overall site plan (yes)		
Site plan approved: Y/N	Yes		
Community Profile updated: Y/N	N/A		
Current land use(s)	Currently used for agriculture		
Current/planned zoning designation	Heavy Industrial (I-2)		
Municipal jurisdiction for site	City of Little Falls		
Economic development zone designation for site/adjacent parcels	No		
Environmental Assessment	No	Letter sent from City Engineer in lieu of a Phase I	
Distance to major highway/interstate North/South: East/West:	0.5 miles to US 10 I-35 (78 miles) I-94 (36 miles to the south)		
Rail access to site: (Y/N)	No		
Utility access • Electric power • Gas • Water • Sewer • Telecom	Yes, 34 kV Yes, 4" line @ 15 PSIG Yes, 50 PSIG at the hydrant Yes, 6" line at site to 10" main Yes, cable in the ground		
Storm water control required: Y/N	Yes		

Other Comments:

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Prepared by:	John M. Rhodes	Date:	June 2016
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Little Falls II – School District Property

