



**SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT**

Site designation: Lonsdale Business Park		Location: Lonsdale, MN
On-site Reviewer: John Rhodes		Date of Review:
Information Required	Response Based on Application	Comments
Total developable land (acres)	40	
Number of parcels	4	
Current condition of site	Cleared flat land	
Title commitment established	Owned by the City	City will get ownership status on ALTA form
Description of current site owners	City of Lonsdale	
Asking Price for Land	\$65,340 to \$130,680	There is retail lots available in front of the site and some residential behind the site.
Site plan prepared: Y/N	Yes	
Site plan approved: Y/N	Yes	
Community Profile updated: Y/N	To be updated by week of 6/22/2014	
Current land use(s)	Agriculture	
Current/planned zoning designation	Medium Industrial	
Municipal jurisdiction for site	City of Lonsdale	
Economic development zone designation for site/adjacent parcels	No	
Environmental Assessment	Yes	No issues identified
Rail access to site: (Y/N)	No	
Utility access • Electric power • Gas • Water • Sewer • Telecom	7,200/12,470 3-phase Yes 52 PSI, 700 GPM at hydrant 8" line at site Service near site	
Storm water control required: Y/N	No, water management pond planned.	

**Other Comments:**

Because soil have been substantially altered during excavation and some fill put in place, the City will engage in soil borings to redefine the soils profile of the site.

Prepared by:	John M. Rhodes	Date:	6/11/2014
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# Lonsdale Shovel Ready Site

