

BEMIDJI SUSTAINABILITY COMMISSION REGULAR MEETING AGENDA

Thursday, July 10, 2025

City Hall – 317 4th Street NW
3:30 PM



- 1) **CALL MEETING TO ORDER**
- 2) **APPROVAL OF AGENDA**
- 3) **APPROVAL OF MEETING MINUTES**
 - A) May 8, 2025
June 12, 2025
- 4) **OLD BUSINESS**
 - B) Work Session for Sustainability Efforts (Jordan)
 - C) GreenStep Cities (Anna)
 - D) MN Climate Adaptation Partnership (Linda)
 - E) Comprehensive Planning
- 5) **NEW BUSINESS**
 - F) Citizen Comment - Bylaw Amendment
 - G) Request for Comment - Planning Case SUB-2025-002 Preliminary Planned Unit Development (PUD) - Railroad Corridor
- 6) **ADJOURN**

Bemidji Sustainability Commission

Minutes of May 8, 2025 meeting

Commissioners Present: Jordan Lutz, Anna Carlson, Lisa Weiskopf, Ken Grantier, Charles Biberg, Linda Kingery

Commissioners Absent: Jo Li

Others Present: Audrey Thayer, City Council, Dave Welenberg, Compliance officer

Chair Jordan Lutz called the meeting to order at 3:32. The new starting time for the Commission is 3:30pm

M/S by Linda/Lisa to approve the agenda, adding one update from HRDC; motion carried.

Business:

- A) Recap Earth Day Events
 - a) Earth Day Luncheon and Tabling at Sanford Medical Center: Charles and Anna reported that the people who attended were interested, and tabling reflects an effort to meet people where they are. Great way to get caught up with other organizations in the community. Discussion about how to amplify - a newspaper article, Facebook posts about the event. More broadly, get scheduled on Lakeland's local show, Cross Currents, or on radio show. (Linda wrote an article for the CCL series in the Pioneer copied in below)
 - b) Info session on Northern Township Wastewater Treatment: Jordan and Anna noted hearing, "This was the most informative presentation I've heard". Legal battle around annexation is underway.
 - c) Empower your Home: Charles and Linda noted a small number of participants, Kevin Rogstad, Otter Tail's Residential Auditor gave an interesting presentation, tabling brings the partners together.
- B) Work Session with the City Council re Sustainability Efforts
 - a) Jordan will reach out to Richard requesting a work session. Work sessions are held on 2nd and 4th Mondays at 6pm.
- C) HRDC Update : Emmy Prince and Sami Trana provide an update on two events, the May 19 Emerging Farmer Network event and the June 4 Energy Stakeholder event. They also noted that on Oct 22, there will be a conference in Bemidji in partnership with Fresh Energy. Audrey noted that at the Red Lake State of the Nation, local foods and energy featured prominently.
- D) MN Climate Adaptation Partnership
 - a) Linda will reach out to Amanda Ferris and/or Nate Meyer to organize a session with Bemidji. Bemidji is one of a few cities involved in the Regional Indicator Group.
- E) Comp planning

- a) Local foods – Lisa note there is no lack of options for addressing local foods. We need input from the comp planning process. Farmers note a lack of infrastructure. Need a clear vision and leader.
- b) Jean Claude Hamanyurukundo, BSU grad student, is working on asset mapping project related to local foods.
- c) Sam Anderson is working with Moore Engineering on a Climate Action Plan, perhaps with an emphasis on storm water.
- d) Anna reported that the interviews with staff and council are complete. Next step is meeting with businesses and organizations, and county commissioners. Dates and locations for community gathering (picnic) events will be determined soon. How and where to get the word out?

F) Green Step Cities

- a) Take aways from Eric Howd's Thesis Presentation
 - i) Enthusiasm is great, leadership matters in marking progress.
 - ii) Value of a student in the community for a number of years.
 - iii) Need to have greater buy-in from all city staff and leadership, and the comp plan, work session, etc offer an opportunity
- b) Communicate Green Step Efforts - Draft Letter for inclusion in City Newsletter. Suggested that Anna ask Eric to draft this, perhaps as contractor on comp planning process.
- c) B3 Benchmarking - tabled until next meeting as Richard was not in attendance.

Citizens' Address our Changing Climate Earth Month - a community round-up

Last month was Earth Month, and organizations in and around Bemidji hosted a series of events that celebrate progress and highlight opportunities toward a cleaner and healthier community. Alison wrote last month, there are many actions that we can do as individuals to protect water and habitat, use less energy and reduce waste. Working together with a group or a coalition multiplies the impact. So this month, we're offering a community round-up to share a few stories about some things that are happening, and who's involved.

Sanford's Go Green Committee hosted an event on Earth Day on April 22nd. Several local organizations were present for tabling and presentations including the Bemidji Sustainability Commission, BSU's Sustainability Office, Otter Tail Power Company, Citizens' Climate Lobby, Headwaters Audubon Society, Indivisible Bemidji and Birds, Bees and Butterflies. Dr. William Dicks, Sanford Go Green Committee Chair and Sanford Physician, welcomed the participants and introduced speakers.

Brandon Johnson, Certified Energy Manager for Otter Tail Power and Derek Snyder, Project Engineer presented the story of the solar array installed at Sanford Medical Center in

partnership with Otter Tail Power. The 38-kilowatt system produces electricity for the local system near Sanford. This site is one of fifteen small-scale solar arrays constructed in 2024. Three of which are in the City of Bemidji demonstrating Otter Tail Power's commitment to the community. Otter Tail Power's small-scale solar partnership projects showcase the potential for solar energy throughout their Minnesota service area. Learn more at otpc.com/solar. It is expected to produce 57,000 kWh annually.

Jordan Lutz, Sustainability Project Manager at BSU and also Chair of the Bemidji Sustainability Commission highlighted a new opportunity for diverting organic waste from the landfill. Sanford has experience in managing its large organic fraction of waste because it participated in a pilot project earlier. The composting facility in Polk County will turn organic waste into compost, saving space in the landfill and keeping this wet material out of the incinerator.

Patrick Welle, Ph.D. BSU Professor Emeritus of Economics and Environmental Studies summarized four policy pillars advocated by Citizens' Climate Lobby. These include a price on carbon, electrification and efficiency, healthy forests and permitting reform. Learn more about these policies and how to support them at <https://citizensclimatelobby.org/get-loud-take-action/>. Pat also highlighted the importance of civic engagement for the common good.

Allen Beford, Mississippi Headwaters Audubon Society Vice President provided a report on the current activities of this organization, including promotion of pollinator habitat.

On May 1, Beltrami Electric Cooperative hosted the Empower You Home event. OtterTail Power Company, Naylor Electric, Citizens' Climate Lobby, Bemidji Sustainability Commission and Clean Energy Resource Team (CERTs) and the Headwaters Regional Development Commission were on hand to inform community members about the benefits of improving efficiency in homes and buildings. They also provided information about tax credits and rebates that are available to make these improvements more affordable. If you missed this event and want to learn more, start with a call to your local electric utility - either Otter Tail Power Company or Beltrami Electric Cooperative.

The Headwaters Regional Development Commission is convening a regional energy stakeholder group. The group represents communities and tribal governments in the region and identifies projects with a positive impact. It is an opportunity to learn about local issues. The next meeting will be June 4th from 11am to 1pm. HRDC also hosts an emerging farmer network, with the next event on May 19th. Contact Sami Trana at the HRCD for more information.

Bemidji Sustainability Commission Minutes

June 12, 2025 3:30pm to 5pm

Commissioners Attending: Jordan Lutz, Lisa Weiskopf, Ken Grantier, Linda Kingery, Charles Biberg, Anna Carlson

Commissioners Absent: Jo Li

Others Attending: Students: Jean Claude, Elise Monson; Council member Audrey Thayer, Assistant Planner Melissa F, Guest: CT

1. CALL MEETING TO ORDER at 3:38
2. APPROVAL OF AGENDA M/S by Lisa/Charles adding item G Energy Ambassador, motion carries.
3. APPROVAL OF MEETING MINUTES
 - a. May 8, 2025, Sustainability Commission Meeting M/S to approve May and June minutes. Motion carries
 - b. M/S by Lisa/Charles to approve April minutes, motion carries.
4. OLD BUSINESS
 - a. Work Session for Sustainability Efforts (Jordan) Charles and Jordan will follow-up with Richard to schedule this. Charles requested in a 3 minute update to the city council making the request for a work session, Anna will be at the next meeting and will repeat the request and extend an invitation to July 10 meeting.
 - b. GreenStep Cities
 - a. Communicate GreenStep Efforts: Draft Letter for Inclusion in City Newsletter. Anna will ask Erik, Linda and Anna will review.
 - c. MN Climate Adaptation Partnership (Linda) (add summary of Linda's comments)
 - i. Jordan will check with Jaman Carlson to organize a joint meeting of P&Z Commission plus the Planning Board (City Council). Might be separate from the work session, or might be combined.
 - d. Comprehensive Planning
 - a. Other Updates (Anna) Survey tool to gather input from community. One of the ways. HRDC/BSU will develop a survey tool. Beta test next week. May need to focus on specific issues. Melissa will check on how to share with SC members for review. Building a HUB site to share information with the community, asset mapping for a variety of topics, and sharing info from various departments.
 - b. Local Food Initiatives (Lisa) Information will be loaded in the drive. Lisa noted that one of the main suppliers was hacked - very disruptive! Shows how dependent we are on a centralized supplier, and the value of a local and regional food system.
 - c. Housing Study (Melissa) - presenting to Rotary (Rotary if interested in hearing from Sustainability Commission - Jordan will confirm August 11)
- 5) NEW BUSINESS
 1. F) APA National Conference. (Melissa)

- a. Melissa attended the national conference in Colorado recently. Last year, when APA met in Minnesota, Melissa focused on the Housing questions. Housing Accelerator Handbook. This year, she focused on Energy, Climate and Land Use. Comp planning and climate. Climate, energy and housing. Loss of commercial in residential to make a neighborhood walkable. Inspirational, lots of learning.

From CT

1. Sanford Center - encourage reducing the use of single use containers.
2. Plastic Bags - how to address these bags
3. Pollution discharge

Moved by Anna second by Lisa to adjourn, motion carried. `

CITY OF BEMIDJI CHARTER COMMISSION BYLAWS

Article I. Name

The name of the organization shall be the City of Bemidji Charter Commission.

Article II. Purpose

The Bemidji Charter Commission's purpose is to review and recommend amendments to the City Charter; fulfilling the duties prescribed for Charter Commissions under the laws of the State of Minnesota.

Article III. Membership

- Section 1.** The membership of the Charter Commission shall be eight (8) members as fixed by Minnesota State Law and City Ordinance or Resolution.
- Section 2.** Members shall attend all meetings. Members who miss a meeting must notify the Chairperson and or the City Clerk.
- Section 3.** Members shall acquaint themselves with the needs of the city with a view to make recommendations to this Commission.

Article IV. Officers

- Section 1.** The offices of this Commission shall be Chairperson, Vice-Chairperson, and Secretary, who shall be members of the commission.
- Section 2.** The Chairperson, Vice-chairperson, and Secretary shall be elected at each annual meeting.
- Section 3.** Election to vacant offices shall be made from the membership no later than the first meeting after the vacancy.
- Section 4.** Officers of the Commission shall be elected by a simple majority vote of those present and voting.
- Section 5.** Duties:
- A. The Chairperson shall have the following duties:
 - 1. Call all regular and special meetings,
 - 2. Preside at all meetings,
 - 3. Appoint all committees,
 - 4. Determine the agenda,
 - 5. Implement the decisions of the Charter Commission,
 - 6. Participate and vote in all matters before the Commission as if a regular member.
 - B. The Vice-Chairperson shall have the following duties:
 - 1. Assist the Chairperson,

2. Assume the duties of the Chairperson in the absence of the Chairperson.
- C. The Secretary shall have the following duties:
1. Assist the Chairperson,
 2. Assume the duties of the Chair in the absence of both the Chair and the Vice-Chair.
 3. Act as Secretary in the absence of City Staff support.

Article V. Meetings

- Section 1.** As required by state law, the Charter Commission shall meet at least once per year. The Annual Meeting of the Charter Commission shall be held in the month June, at City Hall or another public meeting location as designated by the Chairperson.
- Section 2.** Special meetings may be called by the Chairperson, or upon the written request of three (3) members of the Commission who shall notify the Chairperson of such request. The Chairperson shall call the meeting and the City Clerk shall notify all members at least 10 days prior to the meeting.
- Section 3.** The Charter Commission may, at any meeting, set the date of future meetings.
- Section 4.** The Charter Commission, and any committees of the Charter Commission, shall conduct all meetings in accordance with the "Minnesota Open Meeting Law".
- Section 5.** Fifty percent of all members plus one shall constitute a quorum. This quorum is fulfilled by filled seats not vacant seats.
- Section 6.** If a member fails to perform the duties of the office and has failed to attend four (4) meetings without being excused by the commission, the City Clerk shall file a certificate with the district court setting forth those facts. The district court shall thereupon make its order of removal and the Chief Judge shall fill the vacancy created thereby.
- Section 7.** Anyone, who wishes to address the Charter Commission at any meeting thereof, shall do so according to the same rules, procedures, and limitations as those established for addressing the Bemidji City Council. Such address shall happen at the designated agenda time for public comments.
- Section 8.** Commissioners may attend meetings by electronic means in accordance with Minnesota Open Meeting laws.

Article VI. Committees

- Section 1.** There shall be no standing committees.
- Section 2.** The Charter Commission may create such ad-hoc committees as it deems necessary to assist the Commission in the conduct of its business.

Article VII. Voting

Section 1. All motions require a simple majority of those present unless otherwise required by these bylaws.

Section 2. Absentee and Proxy Voting is prohibited.


Article VIII. Parliamentary Authority

The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Charter Commission in all cases to which they are applicable and in which they are not inconsistent with the Laws of the State of Minnesota or these Bylaws.

Article IX. Method of Amending Bylaws

These bylaws may be amended at any meeting of the Charter Commission by a two-thirds (2/3) vote of all the members of the Charter Commission. Notice of any proposed bylaw changes must be posted at city hall for no less than thirty (30) days before final adoption.


These bylaws were amended and adopted on June 22, 2022, by the following duly appointed Charter Commission members.



Char Blashill




Donald Heinonen



Rita C. Albrecht




Randi S. Tanem



James Dodds



Pamela Jorstad



Michael Meuers



James Ravnikar

ATTEST:


Michelle R. Miller, City Clerk

BYLAWS SUSTAINABILITY COMMISSION
City of Bemidji, Minnesota

I. Name

The name of the organization shall be the Sustainability Commission.

II. Purpose

The purpose of the Sustainability Commission is to serve as an advisory Commission to the Bemidji City Council. The By-laws shall be constructed to assist the commission to make meaningful recommendations to the City Council, Mayor, City Manager, or department heads. Its purpose is to promote resiliency, sustainability, and green initiatives in the Bemidji community, to promote, develop, recommend community sustainability partnerships and networking, to review and recommend to the City Council activities on City owned or controlled property, as well as property owned or controlled by the Bemidji Economic Development Authority (BEDA), and to advise the City Council generally on sustainability related matters.

III. Membership

The membership of the Sustainability Commission shall be Seven (7) members as fixed by Bemidji City Ordinance No. 190, 3rd Series.

- A. All members shall be expected to attend all meetings, but in the event of absence, shall be required to inform either the Chairperson or the Secretary.

IV. Officers

A. Election of Officers

- a. The officers of the Commission shall be elected by nomination as soon as practicable after annual appointments and shall serve until their successors have been duly elected. The officers of the Commission shall be elected by a majority vote of the voting members present. No officer shall serve more than two consecutive one-year terms in a particular office.
- b. If a vacancy occurs before the end of a term, an election to fill the un-expired term shall be held from the membership no later than the next meeting after the vacancy occurs.
- c. The procedure for the selection of officers shall be in the following order: Chair, Vice Chair, and Secretary. A voice vote shall be taken unless a majority of the Membership chooses another process. Officers of the Commission shall be declared duly elected by a simple majority vote of those present and voting.

B. Duties of Officers

1. The Chairperson shall have the following responsibilities:
 - Set the agenda and preside at meetings of the Commission.
 - Call additional meetings as needed.
 - Assign duties to Commission members.
 - Arrange meetings with other commissions, boards and organizations from the public, private and non-profit sectors.
 - Communicate with the city council and staff as needed.

- Provide overall leadership to the Commission in carrying out its purposes and responsibilities.
2. The Vice-Chairperson shall preside at all meetings in the event of the absence of the Chairperson, and shall assume all responsibilities thereunto and shall assist the Chairperson in the performance of the duties of that office.
 3. The Secretary shall keep an accurate record of attendance, minutes of all meetings, promptly distribute minutes to members within a reasonable time, and retain a file of all correspondence and related resource material concerning this Commission. The secretary shall serve as correspondent for the Commission. Copies of the minutes of all meetings shall be filed with the Bemidji City Clerk. The Secretary may delegate these responsibilities to Staff.

V. Meetings

- A. The Commission shall meet with such frequency as the Commission deems appropriate, but at least annually. The Chairperson or any two members may schedule additional meetings to effectuate the purposes and policies of this ordinance. Meetings of the Commission shall be open to the public.
- B. The Commission shall adopt bylaws to govern all other matters relating to the Commission including resiliency, sustainability, and green initiatives policies and procedures and amendment of the bylaws. The bylaws shall be submitted to the City Council for approval, and a copy thereof shall be filed in the office of the City Clerk.
- C. The Commission, at any meeting, may set the date of future meetings.
- D. The chair or majority of the commission may call special meetings of the commission with at least 72 hours written notice. The call shall state the subject matter to be considered at the meeting and considerations shall be limited thereto.

VI. Committees

- A. A record of the action of each committee shall be kept by a member of said committee and reported to the Commission at its next meeting for action by the Commission if the Commission so desires.
- B. The Commission may create such ad-hoc committees as it deems fit to assist the Commission in the conduct of its business.

VII. Voting

- A. For the transaction of business at any meeting of the Commission, a quorum consisting of at least 51% of all voting members shall be required. Each Commission member present shall be entitled to one vote in the actions and decisions of the Commission.
- B. The City Manager, or their designee and 1 (one) Bemidji City Council Member may participate as 2 (two) non-voting members of the Commission.

VIII. General Rules

- A. All meetings shall be conducted in accordance with general parliamentary rules, as given in Robert's Rules of Order, as modified by rules and regulations of the Commission shall be observed in conducting meetings of the Commission.

- B. All recommendations approved by a majority of the voting members of the Commission to the City Council shall be in the form of a motion duly adopted by said Commission.
- C. The Commission may, from time to time transmit data, findings, the results of studies, surveys, etc., to the City Council without recommendation.
- D. Additions to the agenda, as prepared by the Chair, may be made by a majority vote of the Commission at any meeting.

IX. Amendment of By-laws

- A. These by-laws may be amended at any regular meeting of the Commission by a majority vote of the Commission, providing further that the amendment is part of the agenda for the meeting and the membership has been notified in writing.

Adopted the 6th day of March, 2023 as required by Bemidji City Ordinance, and by the following duly appointed members:

Charles Biberg

Jordan Lutz

Kenneth Grantier

Aili Kultala

Sarah Blake

Anna Carlson



Planning and Zoning Department
City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

City of Bemidji – SUB-2025-0002: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a **Preliminary Planned Unit Development & Plat (PUD/PLAT)** to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, July 24th, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, Jamin Carlson's attention at the Planning office at 317 4th Street NW, or by email at **SGAdmin@ci.bemidji.mn.us**. If possible, your comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **SUB-2025-0002**.

Respectfully,

Jamin Carlson
Planning Director
City of Bemidji Planning and Zoning Department

EXISTING	PROPOSED

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTERFLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS.
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (GW, GP, GM, GC, SW, SP, SM, SC) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE INFILTRATION AREA(S) SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOGATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
- SOIL BENEATH THE INFILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
- A FLOOD TEST OR DOUBLE RING INFILTROMETER TEST SHALL BE COMPLETED FOR THE INFILTRATION SYSTEM TO VERIFY INFILTRATION RATES ARE WITHIN THE ACCEPTABLE RANGE OF X.X IN/HR TO X.X IN/HR.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMP'S.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SO2. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANUP OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall remain confidential. These CADD files shall not be used for any other project without the written consent of the Consultant. The Consultant's approval is required for any use of these files for any other project. The Consultant shall not be held responsible for any use of these files for any other project.

SUBMITTAL/REVISIONS

05-30-25 PRELIM PLAT & PUD

FURTHER DISCUSSION

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer for the laws of the State of Minnesota.

Licor Date: 19624 05/30/2025

QUALITY CONTROL

Looucks Project No. 17343B
Project Lead: JDK
Drawn By: SJH
Checked By: JAS
Review Date: 05/29/2025

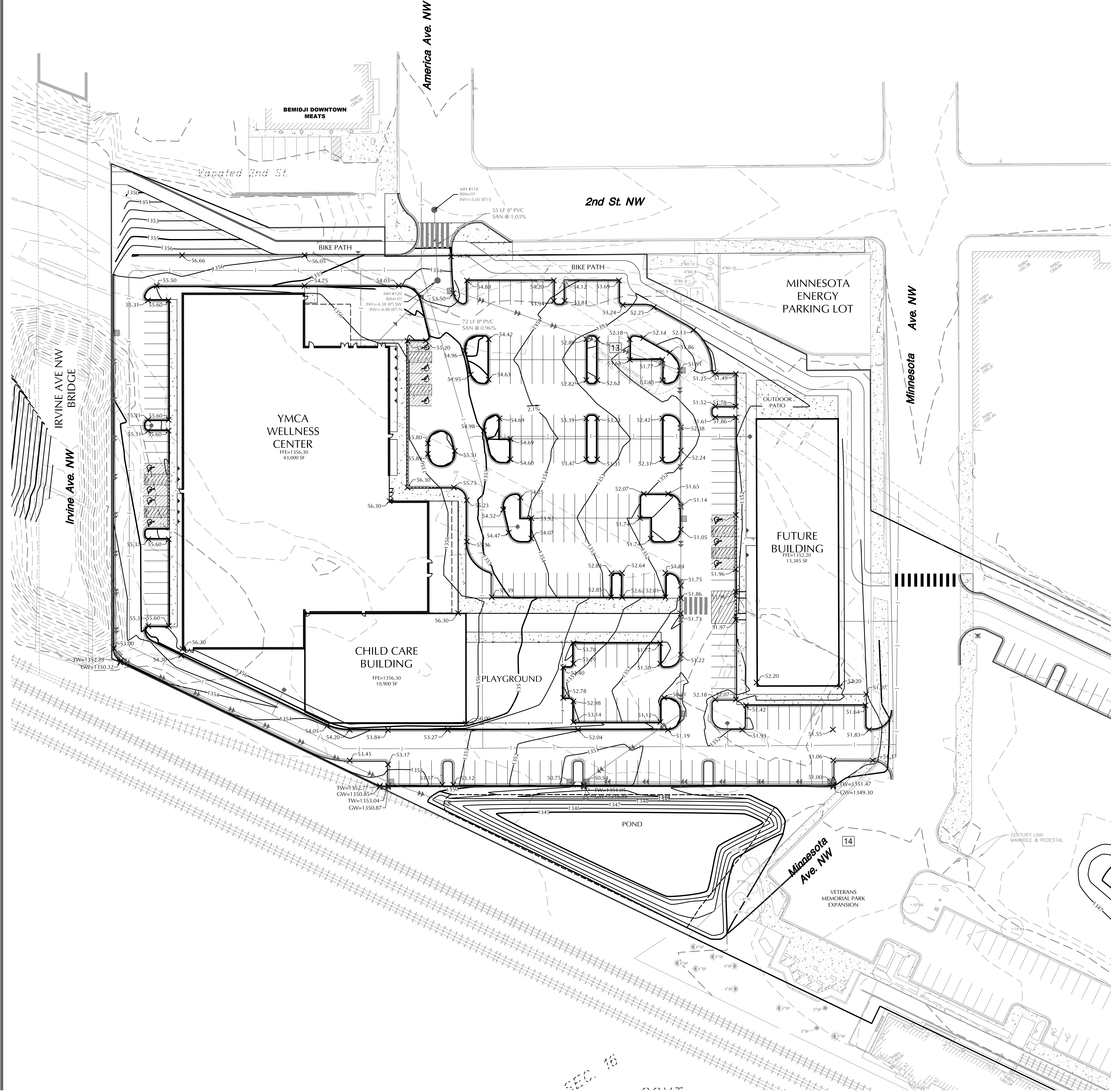
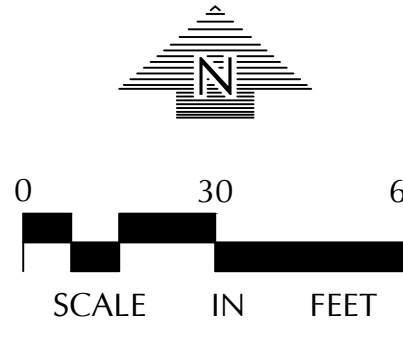
SHEET INDEX

C1-1	EXISTING CONDITIONS
C1-2	SITE DEMOLITION PLAN
C2-1	SITE PLAN
C2-2	FIRE TRUCK TURNING PLAN
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1	SAN SEWER AND WATER PLAN
C4-2	STORM WATER PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS

CALL BEFORE YOU DIG! Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-251-1166

WARNING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Plotfile: 05/30/2025 12:56 PM W:\3070\17343B\CADD\DATA\CADD\DWG\3070\Films\G3-1.GRADING.PLAN

SEC. 16



Application

SUB-2025-0002

SUBDIVISION PLAT/CIC/PUD

SITE ADDRESS: 101 MINNESOTA AVE SW BEMIDJI
PRIMARY PARCEL: 800034499
PROJECT NAME: RAILROAD CORRIDOR PUD PRELIM

ISSUED:
EXPIRES:

APPLICANT: Marco, Tim
102 1st St
Bemidji, MN 56601
262-391-5604

OWNER: CITY OF BEMIDJI
317 4TH ST NW
BEMIDJI, MN 56601

BUSINESS CONTACT: Greater Bemidji, Inc.
1021st St W
Bemidji, MN 56601
(218) 444-5757

Detail Name	Detail Value
Number of Lots or Acres Numeric (Need for Fee)	3.00
Escrow Deposit	2500.00
Number of Lots/Units or Acres	3
Is there one acre of contiguous land on the property?	Yes
Have there been any Variances/Use Permits granted on this property?	No
Is property within 1000 feet of a public water?	Yes
Select application type from the list:	PUD
Describe the existing use of your property including number of existing buildings:	Former rail yard, three buildings are currently on the property.
Describe the proposed use of your property including number of existing and proposed buildings:	YMCA community wellness center and future development.
How many total acres/sq. feet are included in the plat?	14
How many existing parcels are part of this proposal?	1-2
How many proposed parcels are suggested?	3.00
Does this require a rezone of the zoning district of all or part of the property?	Yes
Will this proposal include mixed uses (Commercial/Residential)?	Yes
How many Residential units are proposed? (Enter N/A if not applicable)	TBD
How many Commercial units are proposed? (Enter N/A if not applicable)	1 in phase 1, potential for more in future phases
How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.	TBD



Will your proposal generate an increased amount of traffic? Yes - please explain

Total Number of Off Street Parking Spaces N/A

Total Number of PROPOSED Off Street Parking Spaces 200-230

What is the distance to the nearest public water & sewer utilities? utilities are adjacent to site boundary.

Does your proposal include increased water usage? Yes - please enter the number of gallons per day

How many gallons per day? TBD

Will your proposal generate additional waste? Yes

Describe your disposal method . TBD

Does your proposal include additional lighting that can be seen from roads or adjacent properties? Yes - please explain

If including additional lighting, please explain here. new site lighting plans to be identified with final PUD documents.

Does your proposal include signs? Yes - please describe

If your proposal does include signs, please describe here. Sign locations to be identified with final PUD documents.

Does your property contain low areas, wetlands, or areas with standing water? Yes - Please explain below if you intend to drain, fill or otherwise alter this area for any reason

Please explain if you intend to drain, fill or otherwise alter this area for any reason Fill will be brought in to bring the site level with the street.

Enter Escrow Payer's Name and Mailing Address (where escrow funds are to be returned when the project is completed) GREATER BEMIDJI, INC. 102 1ST ST W STE 101 BEMIDJI MN 56601

I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid. I Certify

I also authorize the City of Bemidji Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day. I Authorize

CONDITIONS

* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the City that the project is complete or expired, the City will return the remaining escrow deposit to the applicant.

* No building permits shall be issued until said COS has been filed with the Beltrami County Recorder, and a new parcel identification number has be issued for each new parcel created.



City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560

<https://www.ci.bemidji.mn.us/>

FEES:	<u>Paid</u>	<u>Due</u>
Planning Escrow Deposit	\$2,500.00	\$0.00
Planning CIC/PUD/Plat/Subdivision Fee	\$1,575.00	\$0.00
Totals :	\$4,075.00	\$0.00



Bemidji Rail Corridor Bemidji, MN

CONCEPT PUD/PLAT REVIEW NARRATIVE March 28, 2025

Project Overview

This application focuses on the portion of the Bemidji Rail Corridor Site that is 14.6 acres of land south of 2nd Street, east of Irvine Ave bridge, and north of the railroad tracks. The land is currently owned by the City of Bemidji and abuts an additional property owned by BNSF. The BNSF property is being acquired by the City of Bemidji as a part of the Minnesota DEED grants that were approved for the project. It is currently contemplated that the private property for development in phase 1 and future development areas will be conveyed to Greater Bemidji under the terms of a development agreement that will be negotiated and approved with the final plat.

Project Phasing

The project is anticipated to be split into two phases that include multiple development opportunities within each phase. These phases align with the MN DEED Grants that were awarded and approved by City Council.

Phase 1

The initial phase of the project includes all work approved under the MN DEED grants and the construction of the YMCA Community Wellness Center west of Minnesota Ave. The future development site west of Minnesota Ave, and east of the YMCA parking lot, would be ready for immediate development within the phase 1 portion of the project. These are depicted on the Phasing Plan Exhibit as Phase 1A and 1B.

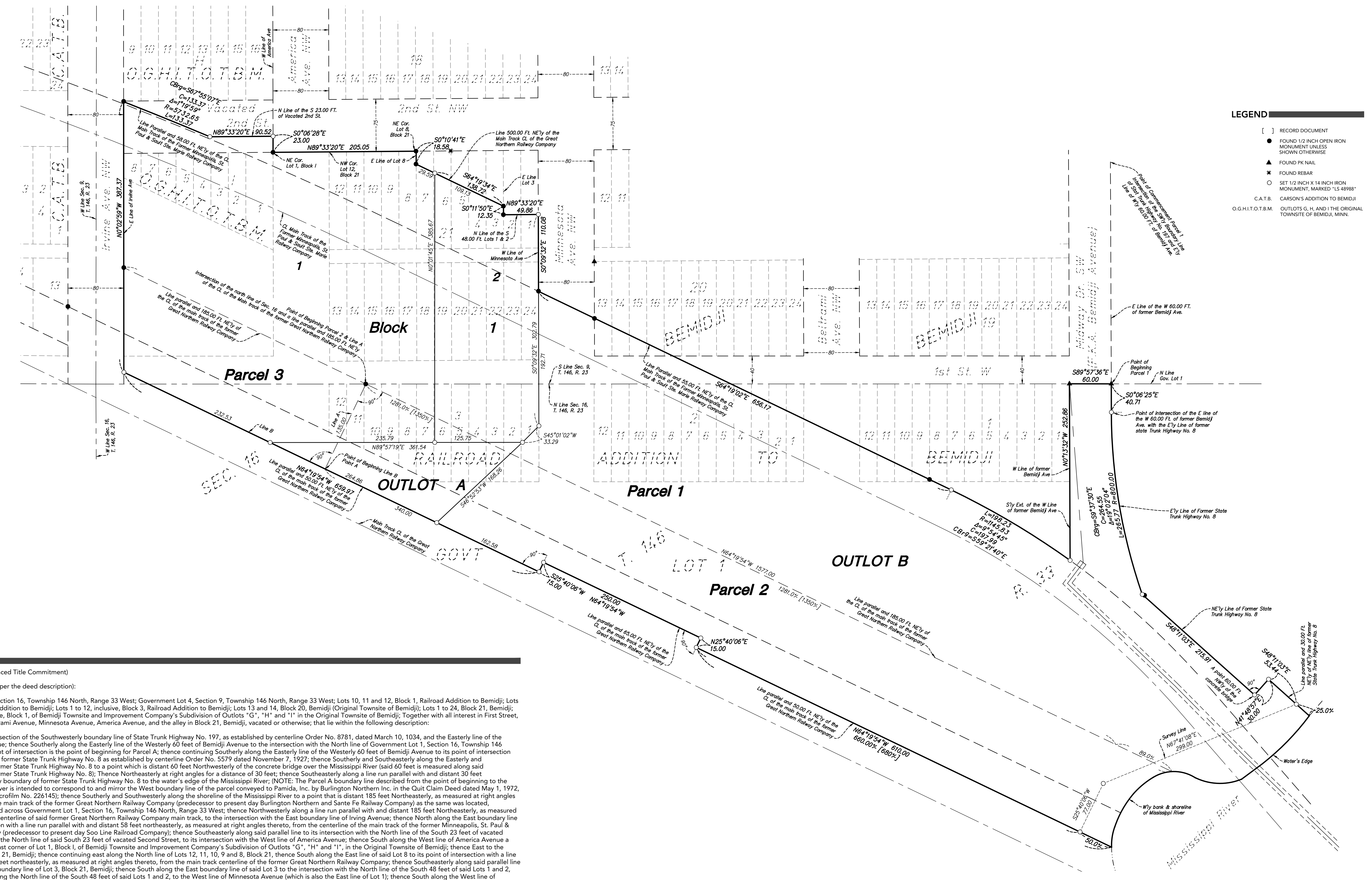
Phase 2

The second phase of the project, depicted as Phase 2 in the exhibits, is anticipated to encompass all potential development east of Minnesota Ave and west of the stormwater ponds that are

constructed as part of MN DEED grant site work. The master plan in the exhibits shows a potential layout of future buildings that accommodates soil remediation, potential utility locations, access/circulation, and typical market development parameters for potential mixed use, amenitized development. This phase will require additional future review and approval based on specific private development plans.

Project Considerations

The uses and layouts within the concept master plan do not seek flexibility from the Urban Renaissance district in the zoning code. A conditional use permit is needed for the YMCA use, which is standard under current zoning. Approval of the master concept plan is requested to move forward with the platting and design of Phase 1. The entirety of Phase 2 will be reflected on the plat as an outlot until a private developer brings forward plans for that phase. Any future changes to the Phase 2 plans would be subject to review and approval by City of Bemidji standard process.



LEGEND

- [] RECORD DOCUMENT
- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- ▲ FOUND PK NAIL
- ✱ FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- C.A.T.B. CARSON'S ADDITION TO BEMIDJI
- O.G.H.I.T.O.T.B.M. OUTLOTS G, H, AND I THE ORIGINAL TOWNSITE OF BEMIDJI, MINN.

LEGAL DESCRIPTION
(Per Schedule A of the herein referenced Title Commitment)

Parcel 1 (Parcel is known as Parcel A per the deed description):
Those parts of Government Lot 1, Section 16, Township 146 North, Range 33 West; Government Lot 4, Section 9, Township 146 North, Range 33 West; Lots 10, 11 and 12, Block 1, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 2, Railroad Addition to Bemidji; Lots 13 and 14, Block 20, Bemidji (Original Townsite of Bemidji); Lots 1 to 24, Block 21, Bemidji; Outlot I, Bemidji; Lots 1 to 8, inclusive, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I" in the Original Townsite of Bemidji; Together with all interest in First Street, Second Street, Bemidji Avenue, Beltrami Avenue, Minnesota Avenue, America Avenue, and the alley in Block 21, Bemidji, vacated or otherwise; that lie within the following description:
Commencing at the point of intersection of the Southwesterly boundary line of State Trunk Highway No. 197, as established by centerline Order No. 8781, dated March 10, 1034, and the Easterly line of the Westerly 60 feet of Bemidji Avenue; thence Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to the intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West, which point of intersection is the point of beginning for Parcel A; thence continuing Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to its point of intersection with the Easterly boundary line of former State Trunk Highway No. 8 as established by centerline Order No. 5579 dated November 7, 1927; thence Southerly and Southeastly along the Easterly and Northeastly boundary line of former State Trunk Highway No. 8 to a point which is distant 60 feet Northwesterly of the concrete bridge over the Mississippi River (said 60 feet is measured along said Northeastly boundary line of former State Trunk Highway No. 8); thence Northeastly at right angles for a distance of 30 feet; thence Southeastly along a line run parallel with and distant 30 feet Northeastly of the Northeastly boundary of former State Trunk Highway No. 8 to the water's edge of the Mississippi River; (NOTE: The Parcel A boundary line described from the point of beginning to the water's edge of the Mississippi River is intended to correspond to and mirror the West boundary line of the parcel conveyed to Pamida, Inc. by Burlington Northern Inc. in the Quit Claim Deed dated May 1, 1972, and recorded June 1, 1972, as Microfilm No. 226145); thence Southerly and Southwesterly along the shoreline of the Mississippi River to a point that is distant 185 feet Northeastly, as measured at right angles thereto, from the centerline of the main track of the former Great Northern Railway Company (predecessor to present day Burlington Northern and Sante Fe Railway Company) as the same was located, maintained and operated over and across Government Lot 1, Section 16, Township 146 North, Range 33 West; thence Northwesterly along a line run parallel with and distant 185 feet Northeastly, as measured at right angles thereto, from the centerline of said former Great Northern Railway Company main track, to the intersection with the East boundary line of Irving Avenue; thence North along the East boundary line of Irvine Avenue to the intersection with a line run parallel with and distant 58 feet Northeastly, as measured at right angles thereto, from the centerline of the main track of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company (predecessor to present day Soo Line Railroad Company); thence Southeastly along said parallel line to its intersection with the North line of the South 23 feet of vacated Second Street; thence East along the North line of said South 23 feet of vacated Second Street, to its intersection with the West line of America Avenue; thence South along the West line of America Avenue a distance of 23 feet to the Northeast corner of Lot 1, Block I, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I", in the Original Townsite of Bemidji; thence East to the Northwest corner of Lot 12, Block 21, Bemidji; thence continuing east along the North line of Lots 12, 11, 10, 9 and 8, Block 21, thence South along the East line of said Lot 8 to its point of intersection with a line run parallel with and distant 500 feet northeastly, as measured at right angles thereto, from the main track centerline of the former Great Northern Railway Company; thence Southeastly along said parallel line to its intersection with the East boundary line of Lot 3, Block 21, Bemidji; thence South along the East boundary line of said Lot 3 to the intersection with the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji; thence East along the North line of the South 48 feet of said Lots 1 and 2, to the West line of Minnesota Avenue (which is also the East line of Lot 1); thence South along the West line of Minnesota Avenue to its intersection with a line run parallel with and distant 55 feet Northeastly, as measured at right angles thereto, from the main track centerline of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company; thence Southeastly along said parallel line to its intersection with the West line of Bemidji Avenue extended South; thence North along the West boundary line of Bemidji Avenue extended South, to its intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West; thence East along the North line of said Government Lot 1 a distance of 60 feet to the point of beginning.

Abstract Property
Parcel 2:
That portion of The Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:
Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeastly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeastly, as measured at right angles from said Main Track centerline; thence Southeastly along said parallel line 340.0 feet; thence Northeastly at right angles 15.0 feet; thence Southwesterly along a line parallel with and 65.0 feet normally distant Northeastly from said Main Track centerline a distance of 250.0 feet; thence Southwesterly at right angles 15.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeastly, as measured at right angles from said Main Track centerline; thence Southeastly along the last described parallel line 680 feet, more or less, to the Westerly bank of the Mississippi River; thence Northeastly along said Westerly bank to the intersection with a line drawn parallel with and distant 185.0 feet Northeastly, as measured at right angles from said Main Track centerline; thence Northwesterly along the last described parallel line 1,350 feet, more or less, to the Point of Beginning.
Abstract Property

Parcel 3:
That portion of The Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:
That part of above land lying Northwesterly of Line "A"; lying Northeastly of Line "B" and lying Easterly of the East boundary line of Irvine Avenue;
Line "A":
Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeastly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeastly, as measured at right angles from said Main Track centerline, said point of intersection being "Point A" and said line there terminating.
Line "B":
Beginning at "Point A" above; thence Northwesterly on a line parallel with and distant 50.0 feet Northeastly, as measured at right angles from said Main Track centerline to its intersection with the East boundary line of Irvine Avenue and there terminating.
Abstract Property

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Greater Bemidji
102 First Street West, Suite 101
Bemidji, MN 56601
218-444-5757

- Prepared April 25, 2025.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 101 Minnesota Avenue Southwest, Bemidji, Minnesota 56601.
- The bearings for this survey are based on the Beltrami County South Coordinate System NAD 83 (1986 Adjust).
- Benchmark: MnDOT 0416 B. A Survey Disk located in Bemidji, in a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197 and 2nd St. in Bemidji, at Trunk Hwy. 197 milepost 2.80, 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing.
Elevation = 1357.13 (NAVD88)
- Site Benchmark: Top Nut of Hydrant located at the northwest corner of America Ave. NW, and 2nd St. W.
Elevation = 1357.54 (NAVD88)
- This property is located in an area that is not included in the Flood Insurance Rate Map service.
- The field work was completed on June 25, 2024.
- See sheets 2 & 3 for site features.

ZONING INFORMATION

Current Zoning: B2 General Commercial and UR Urban Renaissance
Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Bemidji Zoning Map and City Code, on April 9, 2025, information for the subject property is as follows:
Current Setbacks: B2 General Commercial
Front 30 feet
Side 10 feet
Rear 20 feet
Height 50 feet
Current Setbacks: UR Urban Renaissance
Front 0 feet
Side 10 feet
Rear 10 feet
Height None

SITE DATA

Areas:	
Lot 1	= 182,111 +/- square feet or 4.18 +/- acres
Lot 2	= 51,785 +/- square feet or 1.19 +/- acres
OUTLOT A	= 20,772 +/- square feet or 0.48 +/- acres
OUTLOT B	= 407,845 +/- square feet or 9.36 +/- acres
Total Property Area	= 662,513 +/- square feet or 15.21 +/- acres

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project, for other projects without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made in a timely manner and shall be noted in the revision log and shall be approved by the Consultant. The user shall remain liable and identify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTALS/REVISIONS

04/25/25	SURVEY ISSUED
05/30/25	REV. OUTLOT A

PROFESSIONAL SIGNATURE

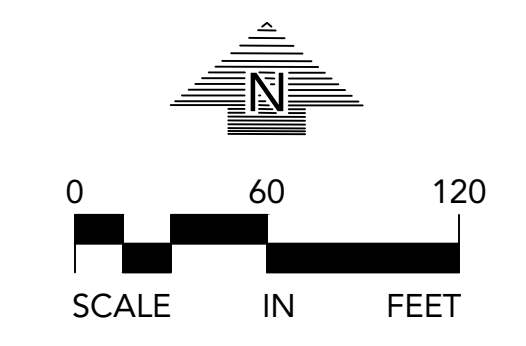
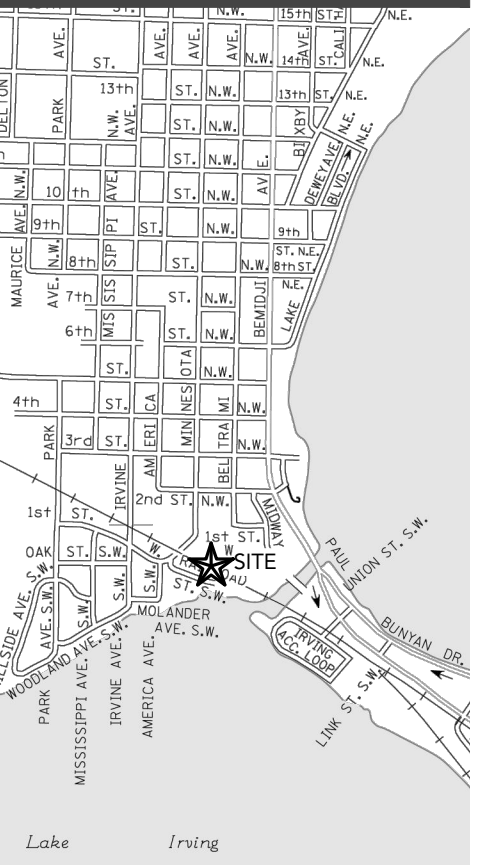
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Mr. J. Heston

License No. 15433-PLS
Date 04/25/25

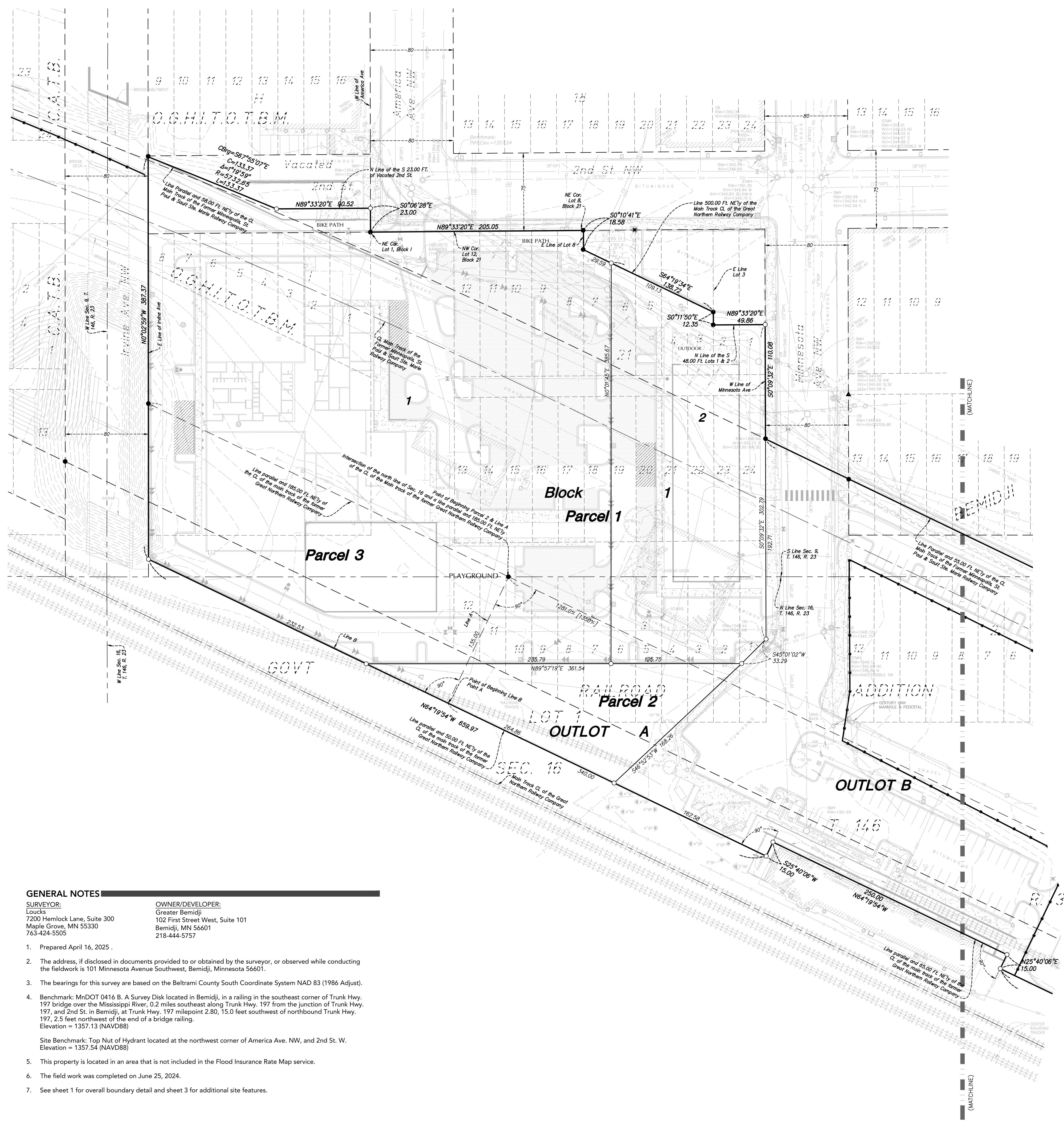
QUALITY CONTROL

Loucks Project No. 17343A
Project Lead M.L.S.
Drawn By N.R.S.
Checked By M.L.S.
Field Crew SKS/JSS

VICINITY MAP



LEGEND	
	STORM SEWER
	MAPPED STORM SEWER
	SANITARY SEWER
	MAPPED SANITARY SEWER
	WATERMAIN
	MAPPED WATERMAIN
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	MAPPED UNDERGROUND FIBER OPTIC
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE
	MAPPED UNDERGROUND TELEPHONE
	OVERHEAD UTILITY
	GUARDRAIL / HANDRAIL
	CHAIN LINK FENCE
	IRON FENCE
	CONCRETE CURB
	RETAINING WALL
	EXISTING BUILDING OVERHANG
	CONTOUR
	SPOT ELEVATION
	INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
	RAILROAD TRACKS FIELD LOCATED
	RAILROAD TRACKS PER AERIAL MAPPING
	DECIDUOUS TREE
	ASH
	BASSWOOD
	BOXELDER
	TREE (GENERAL)
	TREE LINE
	CONIFEROUS TREE
	SPRUCE
	RECORD DOCUMENT
	FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
	FOUND PK NAIL
	FOUND REBAR
	SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "1S 48988"
	C.A.T.B. CARSON'S ADDITION TO BEMIDJI
	O.G.H.I.T.O.T.B.M. OUTLOTS G, H, AND I OF THE ORIGINAL TOWNSITE OF BEMIDJI, MINN.
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	HYDRANT
	GATE VALVE
	CURB STOP
	FIRE CONNECTION
	SPIGOT
	AIR CONDITIONING UNIT
	BENCH
	CABLE TV PEDESTAL
	DISABLED PARKING STALL
	ELECTRIC MANHOLE
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	FLAG POLE
	FIBER OPTIC MANHOLE
	GAS METER
	GUARD POST
	GUY WIRE
	HAND HOLE
	LIGHT POLE
	MAILBOX
	MONITORING WELL
	POWER POLE
	ROOF DRAIN
	SERVICE CLEANOUT
	SIGN
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	UTILITY PEDESTAL
	WATER MANHOLE
	YARD LIGHT
	CATCH BASIN
	SANITARY MANHOLE
	STORM MANHOLE
	TOP OF CURB
	ELEV @ THRESHOLD
	TOP NUT HYDRANT



GENERAL NOTES

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Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
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102 First Street West, Suite 101
Bemidji, MN 56601
218-444-5757

- Prepared April 16, 2025.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 101 Minnesota Avenue Southwest, Bemidji, Minnesota 56601.
- The bearings for this survey are based on the Beltrami County South Coordinate System NAD 83 (1986 Adjust).
- Benchmark: MNDOT 0416 B. A Survey Disk located in Bemidji, in a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197, and 2nd St. in Bemidji, at Trunk Hwy. 197 milepoint 2.80, 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing.
Elevation = 1357.13 (NAVD88)
Site Benchmark: Top Nut of Hydrant located at the northwest corner of America Ave. NW, and 2nd St. W.
Elevation = 1357.54 (NAVD88)
- This property is located in an area that is not included in the Flood Insurance Rate Map service.
- The field work was completed on June 25, 2024.
- See sheet 1 for overall boundary detail and sheet 3 for additional site features.

CADD QUALIFICATION

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SUBMITTALS/REVISIONS

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PROFESSIONAL SIGNATURE

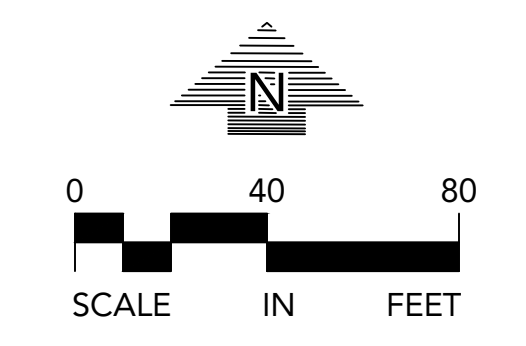
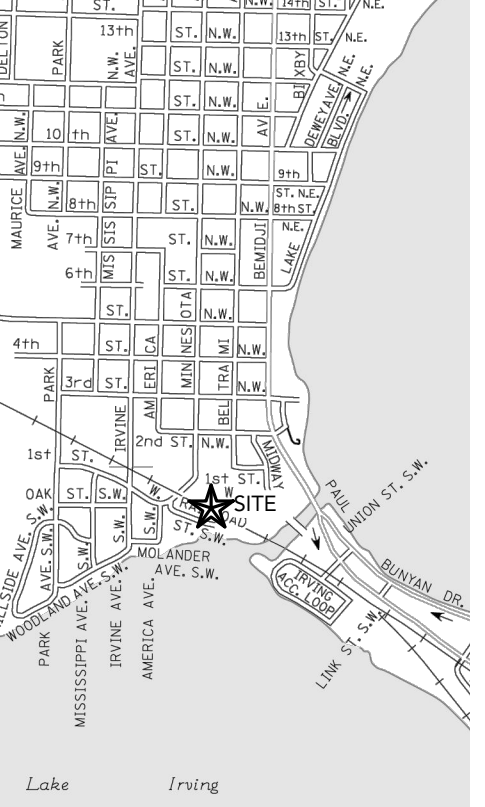
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

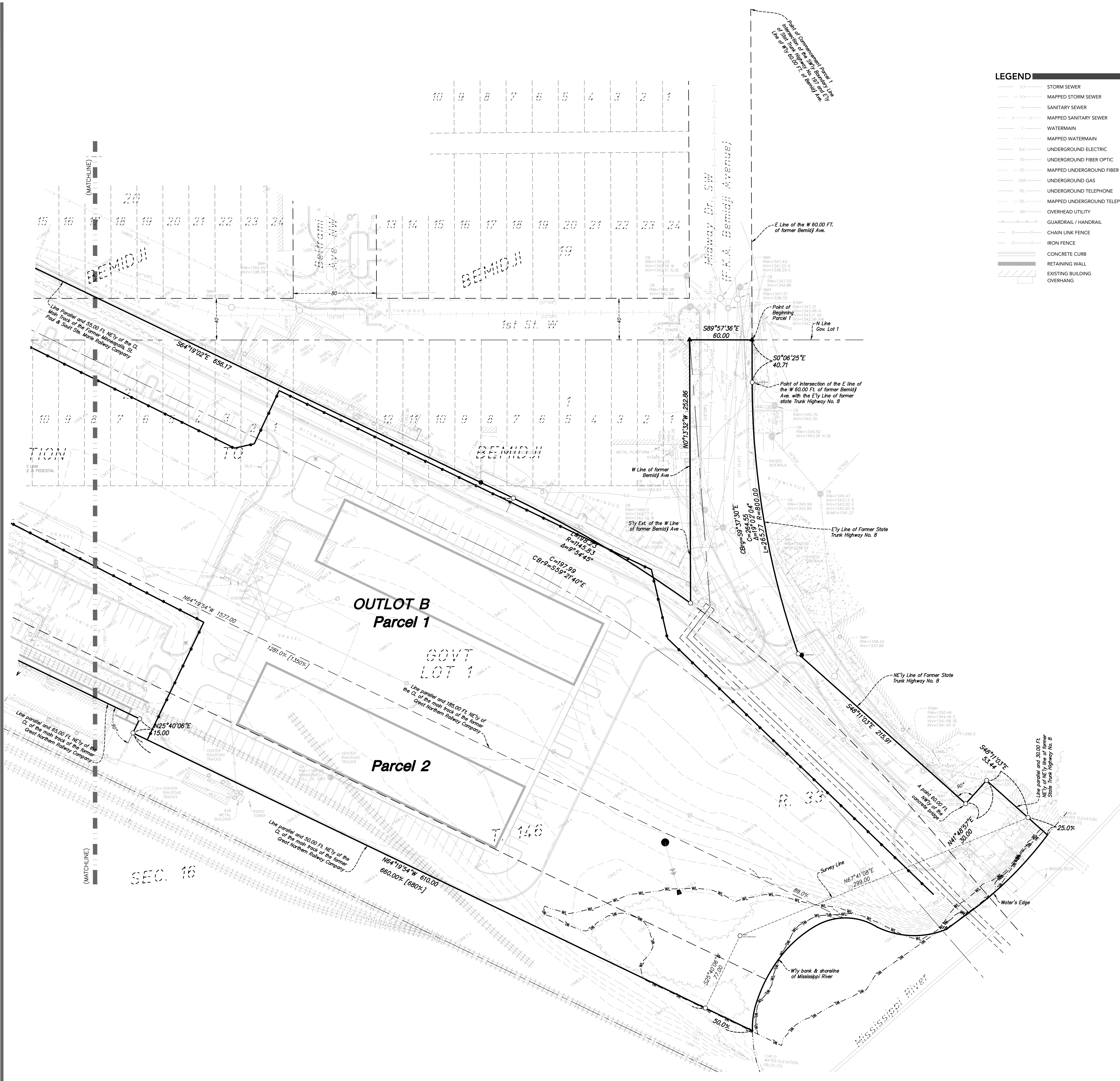
Max L. Stanowski
License No. 48988
Date 04/25/25

QUALITY CONTROL

Loucks Project No. 17343A
Project Lead M.L.S.
Drawn By N.R.S.
Checked By M.L.S.
Field Crew SKS/JSS

VICINITY MAP





LEGEND

	STORM SEWER		CONTOUR		CATCH BASIN		HAND HOLE
	MAPPED STORM SEWER		SPOT ELEVATION		STORM MANHOLE		LIGHT POLE
	SANITARY SEWER		INFORMATION AS SHOWN ON PLANS		SANITARY MANHOLE		MAILBOX
	MAPPED SANITARY SEWER		NOT FIELD VERIFIED		HYDRANT		MONITORING WELL
	WATERMAIN		RAILROAD TRACKS FIELD LOCATED		GATE VALVE		POWER POLE
	MAPPED WATERMAIN		RAILROAD TRACKS PER AERIAL MAPPING		CURB STOP		ROOF DRAIN
	UNDERGROUND ELECTRIC		DECIDUOUS TREE		FIRE CONNECTION		SERVICE CLEANOUT
	MAPPED UNDERGROUND ELECTRIC		ASH		SPIGOT		SIGN
	UNDERGROUND GAS		AIR CONDITIONING UNIT		TELEPHONE MANHOLE		TELEPHONE PEDESTAL
	MAPPED UNDERGROUND GAS		BENCH		UTILITY PEDESTAL		WATER MANHOLE
	UNDERGROUND TELEPHONE		BOXELDER		ELECTRIC MANHOLE		CATCH BASIN
	MAPPED UNDERGROUND TELEPHONE		TREE (GENERAL)		ELECTRIC TRANSFORMER		SANITARY MANHOLE
	OVERHEAD UTILITY		TREE LINE		ELECTRIC METER		STORM MANHOLE
	GUARDRAIL / HANDRAIL		CONIFEROUS TREE		FIBER OPTIC MANHOLE		TOP OF CURB
	CHAIN LINK FENCE		SPRUCE		GAS METER		ELEV @ THRESHOLD
	IRON FENCE		RECORD DOCUMENT		GUARD POST		TOP NUT HYDRANT
	CONCRETE CURB		FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE		GUY WIRE		
	RETAINING WALL		FOUND PK NAIL				
	EXISTING BUILDING		FOUND REBAR				
	OVERHANG						

GENERAL NOTES

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- Benchmark: MnDOT 0416 B. A Survey Disk located in Bemidji, in a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197, and 2nd St. in Bemidji, at Trunk Hwy. 197 milepoint 2.80, 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing.
Elevation = 1357.13 (NAVD88)

Site Benchmark: Top Nut of Hydrant located at the northwest corner of America Ave. NW, and 2nd St. W.
Elevation = 1357.54 (NAVD88)

- This property is located in an area that is not included in the Flood Insurance Rate Map service.
- The field work was completed on June 25, 2024.
- See sheet 1 for overall boundary detail and sheet 2 for additional site features.

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the field of the party making such revisions, additions or deletions and the party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTALS/REVISIONS

04/25/25	SURVEY ISSUED
05/30/25	REV. OUTLOT A

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

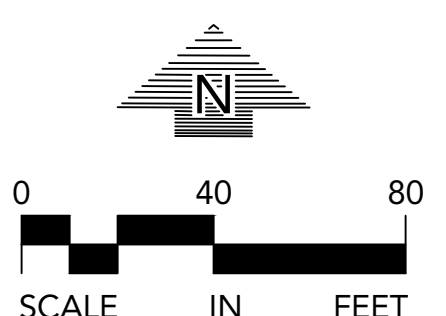
Max L. Stanowski
Date: 04/25/25

License No. 48988
Date: 04/25/25

QUALITY CONTROL

Loucks Project No. 17343A
Project Lead: MLS
Drawn By: NRS
Checked By: SKS/JSS
Field Crew:

VICINITY MAP



DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1 (Parcel is known as Parcel A per the deed description):

Those parts of Government Lot 1, Section 16, Township 146 North, Range 33 West; Government Lot 4, Section 9, Township 146 North, Range 33 West; Lots 10, 11 and 12, Block 1, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 2, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 3, Railroad Addition to Bemidji; Lots 13 and 14, Block 20, Bemidji (Original Townsite of Bemidji); Lots 1 to 24, Block 21, Bemidji; Outlot I, Bemidji; Lots 1 to 8, inclusive, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I" in the Original Townsite of Bemidji; Together with all interest in First Street, Second Street, Bemidji Avenue, Beltrami Avenue, Minnesota Avenue, America Avenue, and the alley in Block 21, Bemidji, vacated or otherwise; that lie within the following description:

Commencing at the point of intersection of the Southwesterly boundary line of State Trunk Highway No. 197, as established by centerline Order No. 8781, dated March 10, 1934, and the Easterly line of the Westerly 60 feet of Bemidji Avenue; thence Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to the intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West, which point of intersection is the point of beginning for Parcel A, thence continuing Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to its point of intersection with the Easterly boundary line of former State Trunk Highway No. 8 as established by centerline Order No. 5579 dated November 7, 1927; thence Southerly and Southeasterly along the Easterly and Northeasterly boundary line of former State Trunk Highway No. 8 to a point which is distant 60 feet Northwesterly of the concrete bridge over the Mississippi River (said 60 feet is measured along said Northeasterly boundary line of former State Trunk Highway No. 8); Thence Northeasterly at right angles for a distance of 30 feet; thence Southeasterly along a line run parallel with and distant 30 feet Northeasterly of the Northeasterly boundary of former State Trunk Highway No. 8 to the water's edge of the Mississippi River; (NOTE: The Parcel A boundary line described from the point of beginning to the water's edge of the Mississippi River is intended to correspond to and mirror the West boundary line of the parcel conveyed to Pamida, Inc. by Burlington Northern Inc. in the Quit Claim Deed dated May 1, 1972, and recorded June 1, 1972, as Microfilm No. 224145); thence Southerly and Southwesterly along the shoreline of the Mississippi River to a point that is distant 185 feet Northeasterly, as measured at right angles thereto, from the centerline of the main track of the former Great Northern Railway Company (predecessor to present day Burlington Northern and Sante Fe Railway Company) as the same was located, maintained and operated over and across Government Lot 1, Section 16, Township 146 North, Range 33 West; thence Northwesterly along a line run parallel with and distant 185 feet Northeasterly, as measured at right angles thereto, from the centerline of said former Great Northern Railway Company main track, to the intersection with the East boundary line of Irving Avenue; thence North along the East boundary line of Irving Avenue to the intersection with a line run parallel with and distant 58 feet northeasterly, as measured at right angles thereto, from the centerline of the main track of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company (predecessor to present day South Line Railroad Company) thence Southerly along said parallel line to its intersection with the North line of the South 23 feet of vacated Second Street; thence East along the North line of said South 23 feet of vacated Second Street, to its intersection with the West line of America Avenue; thence South along the West line of America Avenue a distance of 23 feet to the Northeast corner of Lot 1, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I", in the Original Townsite of Bemidji; thence East to the Northwest corner of Lot 12, Block 21, Bemidji; thence continuing east along the North line of Lots 12, 11, 10, 9 and 8, Block 21, thence South along the East line of said Lot 8 to its point of intersection with a line run parallel with and distant 500 feet northeasterly, as measured at right angles thereto, from the main track centerline of the former Great Northern Railway Company; thence Southerly along said parallel line to its intersection with the East boundary line of Lot 3, Block 21, Bemidji; thence South along the East boundary line of said Lot 3 to the intersection with the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji; thence East along the North line of the South 48 feet of said Lots 1 and 2, to the West line of Minnesota Avenue (which is also the East line of Lot 1); thence South along the West line of Minnesota Avenue to its intersection with a line run parallel with and distant 55 feet Northeasterly, as measured at right angles thereto, from the main track centerline of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company; thence Southeasterly along said parallel line to its intersection with the West line of Bemidji Avenue extended South; thence North along the West boundary line of Bemidji Avenue extended South, to its intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West; thence East along the North line of said Government Lot 1 a distance of 60 feet to the point of beginning.

Abstract Property

Parcel 2:

That portion of The Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeasterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16, thence Southwesterly at right angles to said Main Track centerline, as measured at right angles to the intersection with a line drawn parallel with and distant 50 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Southeasterly along said parallel line 340.0 feet; thence Northeasterly at right angles 15.0 feet; thence Southeasterly along a line parallel with and 65.0 feet normally distant Northeasterly from said Main Track centerline a distance of 250.0 feet; thence Southwesterly at right angles 15.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly from said Main Track centerline; thence Southeasterly along the last described parallel line 680 feet, more or less, to the Westerly bank of the Mississippi River; thence Northeasterly along said Westerly bank to the intersection with a line drawn parallel with and distant 185.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Northwesterly along the last described parallel line 1,350 feet, more or less, to the Point of Beginning.

Abstract Property

Parcel 3:

That portion of The Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

That part of above land lying Northwesterly of Line "A"; lying Northeasterly of Line "B" and lying Easterly of the East boundary line of Irving Avenue;

Line "A":

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeasterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16, thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50 feet Northeasterly, as measured at right angles from said Main Track centerline, said point of intersection being "Point A" and said line there terminating.

Line "B":

Beginning at "Point A" above; thence Northwesterly on a line parallel with and distant 50.0 feet Northeasterly, as measured at right angles from said Main Track centerline to its intersection with the East boundary line of Irving Avenue and there terminating.

Abstract Property

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Old Republic Title Insurance Company, File No. ORTE750186, effective date December 16, 2024. The numbers below correspond to those in the title commitment.

1-8, 11-12 & 15 do not require comment.

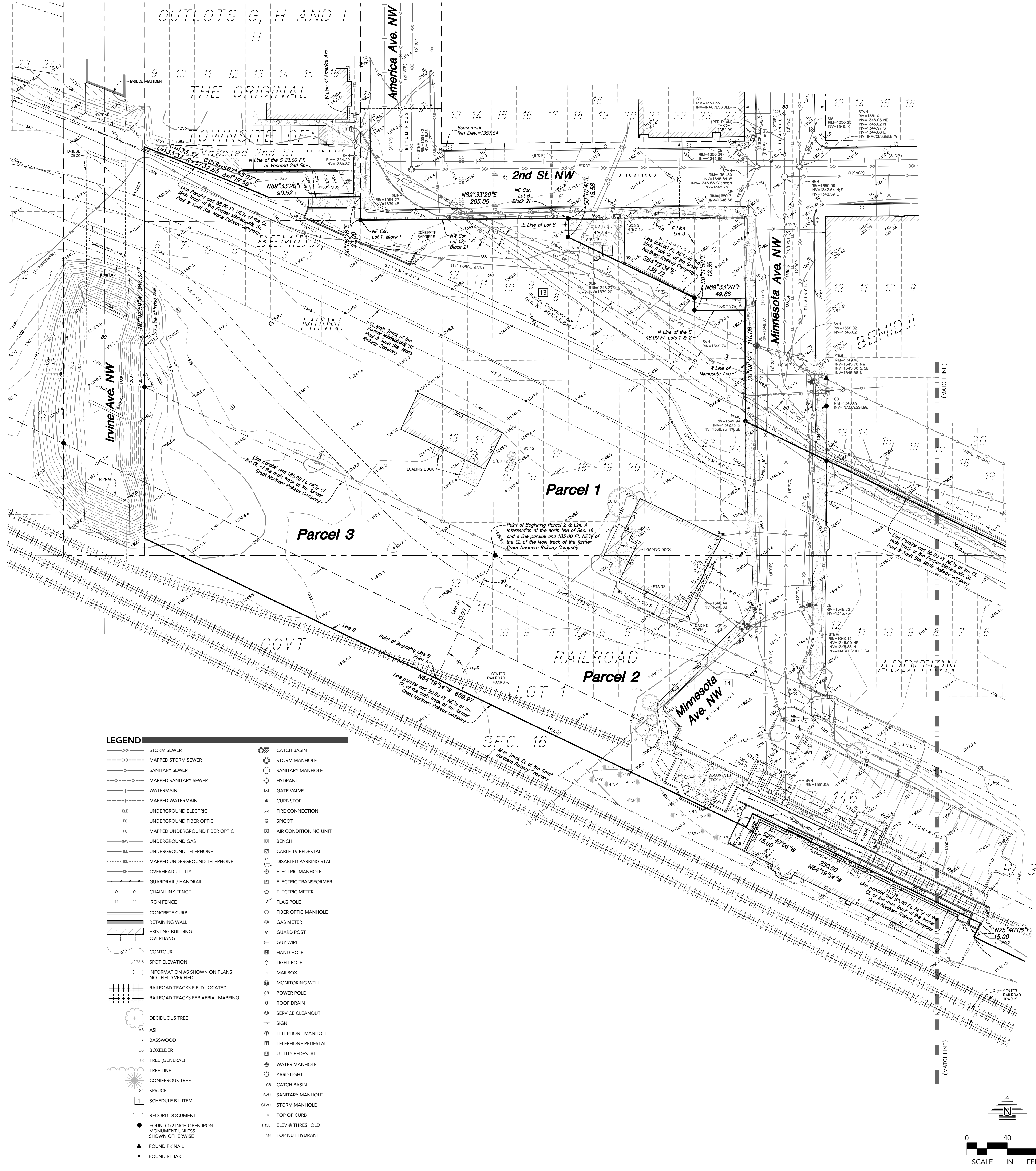
- 9. Reservation of minerals and mineral rights and easement by The Burlington Northern and Sante Fe Railway Company in Quit/Claim Deed filed June 25, 2003 as Document No. 430384. Not shown hereon. Easements are blanket and not defined in the document.
10. Reservation of minerals and mineral rights and easement by The Burlington Northern and Sante Fe Railway Company in Quit/Claim Deed filed December 15, 2003 as Document No. 436853. Not shown hereon. Easements are blanket and not defined in the document.
13. Terms conditions and easement set forth in Electric Line Easement dated October 10, 2013, filed December 17, 2013 as Document No. A000536844. Shown here on throughout the site.
14. Rights of ways and utility easements for and in Minnesota Avenue and Midway Avenue as laid out and travelled and set out on Plat of Bemidji. Shown here on as Minnesota Avenue and Midway Avenue.

SURVEY REPORT

- 1. This survey is based on the Beltrami County South Coordinate System NAD 83 (1996 Adjust).
2. Benchmark: MnDOT 0416 B. A Survey Disk located in Bemidji, in a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197, and 2nd St. in Bemidji, at Trunk Hwy. 197 milepoint 2.80, 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing. Elevation = 1357.13 (NAVD88)
Site Benchmark: Top Nut of Hydrant located at the northeast corner of America Ave. NW, and 1st St. W. Elevation = 1357.54 (NAVD88)
3. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 222563425 & 222563477. The following utilities and municipalities were notified:

Table with 2 columns: City of Bemidji, Centurylink, Minnesota Energy Resources, Midcontinent Communications, MnDOT, Otter Tail Power Electric, Paul Bunyan Communications. Includes phone numbers for each.

- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
4. See sheet 2 for additional boundary and topographic information of the east side of the site.
5. The field work was completed on June 25, 2024.



YMCA BEMIDJI
BEMIDJI, MN
GREATER BEMIDJI
102 FIRST STREET WEST
SUITE 101
BEMIDJI, MN 56601

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loveckinc.com

CADD QUALIFICATION
CAD/D files prepared by the Consultant for this project are the responsibility of the Consultant and shall not be used for any other project without the written approval of the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CAD/D files for information and reference only. All intended or unintended revisions, additions, or deletions to these CAD/D files shall be made in the field and the party making such revisions, additions, or deletions shall hold harmless and indemnify the Consultant from any and all responsibilities, claims, and liabilities.

SUBMITTALS/REVISIONS
01/21/25 SURVEY ISSUED
04/24/25 REV BNDY

PROFESSIONAL SIGNATURE
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
M. J. Stanslow - PLS
License No. 48988
Date 01/21/25
Quality Control
Loucks Project No. 17343A
Project Lead NRS
Drawn By MLS
Checked By SKS/JSS
Field Crew

VICINITY MAP
Map showing the location of the site within the Bemidji area, including streets like Irving Ave and Minnesota Ave.

BOUNDARY AND TOPOGRAPHIC SURVEY
1 OF 2
SCALE IN FEET
0 40 80

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1 (Parcel is known as Parcel A per the deed description):

Those parts of Government Lot 1, Section 16, Township 146 North, Range 33 West; Government Lot 4, Section 9, Township 146 North, Range 33 West; Lots 10, 11 and 12, Block 1, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 2, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 3, Railroad Addition to Bemidji; Lots 13 and 14, Block 20, Bemidji (Original Townsite of Bemidji); Lots 1 to 24, Block 21, Bemidji; Outlets 1, Bemidji; Lots 1 to 8, inclusive, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlets "G", "H" and "I" in the Original Townsite of Bemidji; Together with all interest in First Street, Second Street, Bemidji Avenue, Beltrami Avenue, Minnesota Avenue, America Avenue, and the alley in Block 21, Bemidji, vacated or otherwise; that lie within the following description:

Commencing at the point of intersection of the Southwesterly boundary line of State Trunk Highway No. 197, as established by centerline Order No. 8781, dated March 10, 1034, and the Easterly line of the Westerly 60 feet of Bemidji Avenue; thence Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to the intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West, which point of intersection is the point of beginning for Parcel A; thence continuing Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to its point of intersection with the Easterly boundary line of former State Trunk Highway No. 8 as established by centerline Order No. 5579 dated November 7, 1927; thence Southerly and Southeasterly along the Easterly and Northeasterly boundary line of former State Trunk Highway No. 8 to a point which is distant 60 feet Northwesterly of the concrete bridge over the Mississippi River (said 60 feet is measured along said Northeasterly boundary line of former State Trunk Highway No. 8); thence Northeasterly at right angles for a distance of 30 feet; thence Southeasterly along a line parallel with and distant 30 feet Northwesterly of the Northeasterly boundary of former State Trunk Highway No. 8 to the water's edge of the Mississippi River; (NOTE: The Parcel A boundary line described from the point of beginning to the water's edge of the Mississippi River is intended to correspond to and mirror the West boundary line of the parcel conveyed to Pamida, Inc. by Burlington Northern Inc. in the Quit Claim Deed dated May 1, 1972, and recorded June 1, 1972, as Microfilm No. 226145); thence Southerly and Southwesterly along the shoreline of the Mississippi River to a point that is distant 185 feet Northwesterly, as measured at right angles thereto, from the centerline of the main track of the former Great Northern Railway Company (predecessor to present day Burlington Northern and Sante Fe Railway Company) as the same was located, maintained and operated over and across Government Lot 1, Section 16, Township 146 North, Range 33 West; thence Northeasterly along a line parallel with and distant 185 feet Northwesterly, as measured at right angles thereto, from the centerline of said former Great Northern Railway Company main track, to the intersection with the East boundary line of Irving Avenue; thence North along the East boundary line of Irving Avenue to the intersection with a line parallel with and distant 58 feet northeasterly, as measured at right angles thereto, from the centerline of the main track of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company (predecessor to present day Soo Line Railroad Company); thence Southeasterly along said parallel line to its intersection with the North line of the South 23 feet of vacated Second Street; thence East along the North line of said South 23 feet of vacated Second Street, to its intersection with the West line of America Avenue; thence South along the West line of America Avenue a distance of 23 feet to the Northeast corner of Lot 1, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlets "G", "H" and "I", in the Original Townsite of Bemidji; thence East to the Northwest corner of Lot 12, Block 21, Bemidji; thence continuing east along the North line of Lots 12, 11, 10, 9 and 8, Block 21, thence South along the East line of said Lot 8 to its point of intersection with a line parallel with and distant 500 feet Northwesterly, as measured at right angles thereto, from the main track centerline of the former Great Northern Railway Company; thence Southeasterly along said parallel line to its intersection with the East boundary line of Lot 3, Block 21, Bemidji; thence South along the East boundary line of said Lot 3 to the intersection with the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji; thence East along the North line of the South 48 feet of said Lots 1 and 2, to the West line of Minnesota Avenue (which is also the East line of Lot 1); thence South along the West line of Minnesota Avenue to its intersection with a line parallel with and distant 55 feet Northwesterly, as measured at right angles thereto, from the main track centerline of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company; thence Southeasterly along said parallel line to its intersection with the West line of Bemidji Avenue extended South; thence North along the West boundary line of Bemidji Avenue extended South, to its intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West; thence East along the North line of said Government Lot 1 a distance of 60 feet to the point of beginning.

Abstract Property

Parcel 2:

That portion of The Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeasterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southeasterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence South along said parallel line 340.0 feet; thence Northeasterly at right angles 15.0 feet; thence Southeasterly along a line parallel with and 65.0 feet normally distant Northeasterly from said Main Track centerline a distance of 250.0 feet; thence Southwesterly at right angles 15.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, measured at right angles from said Main Track centerline; thence Southeasterly along the last described parallel line 680 feet, more or less, to the Westerly bank of the Mississippi River; thence Northeasterly along said Westerly bank to the intersection with a line drawn parallel with and distant 185.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Northwesterly along the last described parallel line 1,350 feet, more or less, to the Point of Beginning.

Abstract Property

Parcel 3:

That portion of The Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

That part of above land lying Northwesterly of Line "A", lying Northeasterly of Line "B" and lying Easterly of the East boundary line of Irving Avenue;

Line "A": Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeasterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southeasterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, as measured at right angles from said Main Track centerline, said point of intersection being "Point A" and said line there terminating.

Line "B": Beginning at "Point A" above; thence Northwesterly on a line parallel with and distant 50.0 feet Northeasterly, as measured at right angles from said Main Track centerline to its intersection with the East boundary line of Irving Avenue and there terminating.

Abstract Property

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

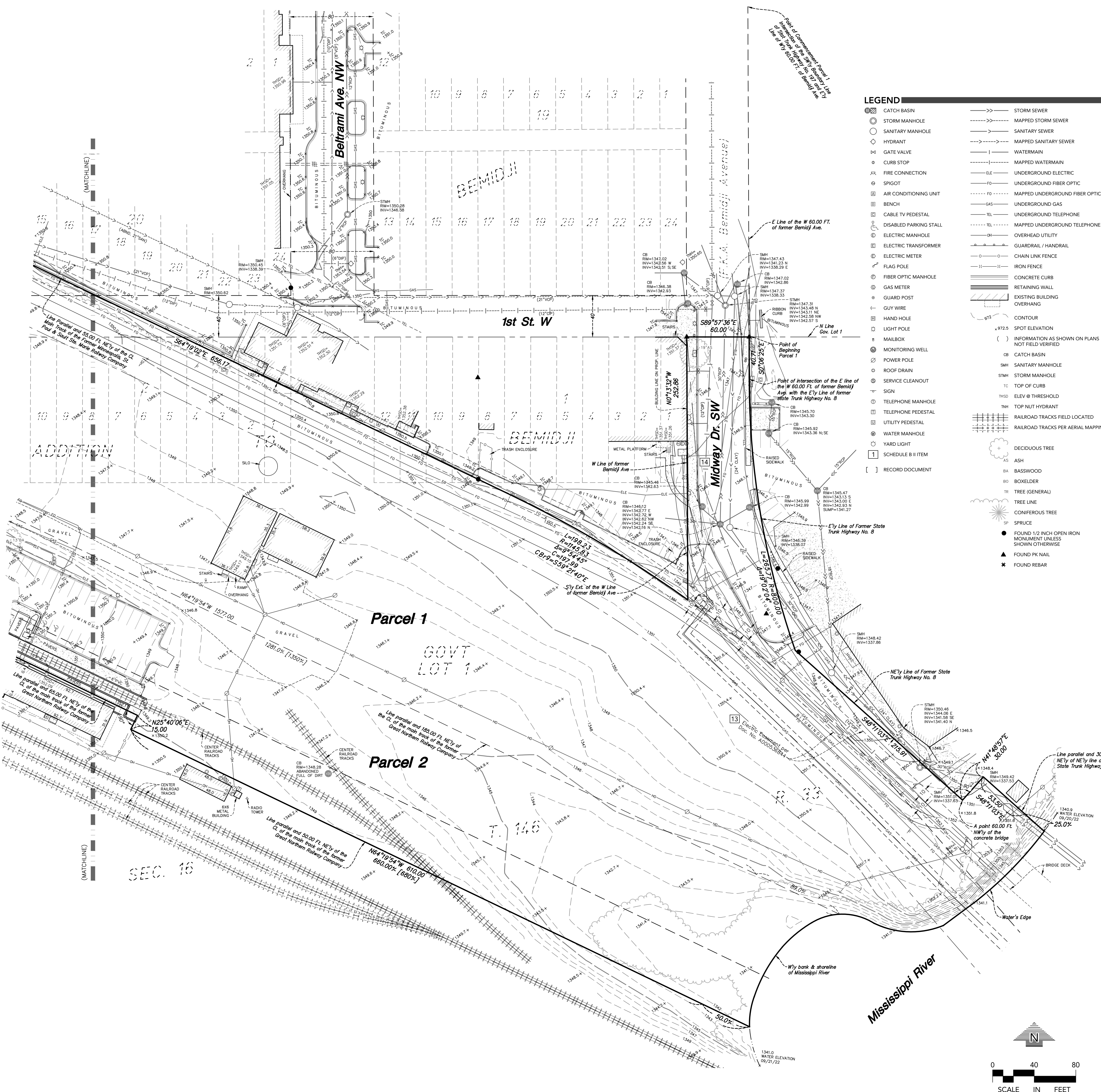
The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Old Republic Title Insurance Company, File No. ORTE750186, effective date December 16, 2024. The numbers below correspond to those in the title commitment.

- 1-8, 11-12 & 15 do not require comment.
9. Reservation of minerals and mineral rights and easement by The Burlington Northern and Sante Fe Railway Company in QuitClaim Deed filed June 25, 2003 as Document No. 430384. Not shown hereon. Easements are blanket and not defined in the document.
10. Reservation of minerals and mineral rights and easement by The Burlington Northern and Sante Fe Railway Company in QuitClaim Deed filed December 15, 2003 as Document No. 436853. Not shown hereon. Easements are blanket and not defined in the document.
13. Terms conditions and easement set forth in Electric Line Easement dated October 10, 2013, filed December 17, 2013 as Document No. A000536844. Shown here on throughout the site.
14. Rights of ways and utility easements for and in Minnesota Avenue and Midway Avenue as laid out and travelled and set out on Plat of Bemidji. Shown here on as Minnesota Avenue and Midway Avenue.

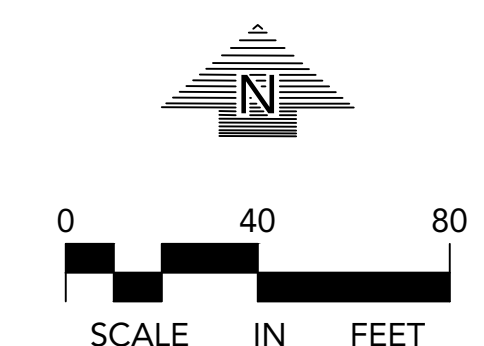
SURVEY REPORT

- 1. This survey is based on the Beltrami County South Coordinate System NAD 83 (1996 Adjust).
2. Benchmark: MNDOT 0416 B. A Survey Disk located in Bemidji, in a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197, and 2nd St. in Bemidji, at Trunk Hwy. 197 milepoint 2.80. 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing. Elevation = 1357.13 (NAVD88)
Site Benchmark: Top Nut of Hydrant located at the northeast corner of America Ave. NW, and 1st St. W. Elevation = 1357.54 (NAVD88)
3. We have shown underground utilities and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 222563425 & 222563477. The following utilities and municipalities were notified:
CITY OF BEMIDJI (218) 333-1850
CENTURYLINK (800) 778-9140
MINNESOTA ENERGY RESOURCES (800) 385-9710
MIDCONTINENT COMMUNICATIONS (605) 271-0202
MNDOT (651) 366-5750
OTTER TAIL POWER ELECTRIC (218) 739-8831
PAUL BUNYAN COMMUNICATIONS (218) 368-8460

- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider these utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
ii. Maps provided for those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
4. See sheet 1 for additional topographic information of the west side of the site.
5. The field work was completed on June 25, 2024.



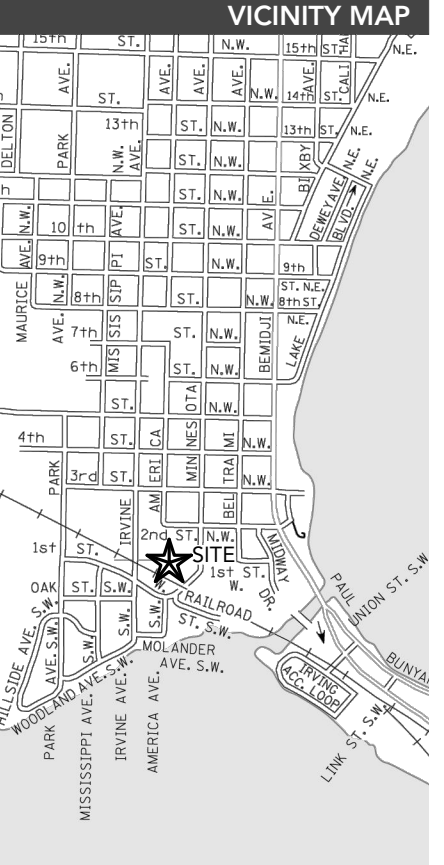
LEGEND table listing symbols for Catch Basin, Storm Manhole, Sanitary Manhole, Hydrant, Gate Valve, Curb Stop, Fire Connection, Sprigot, Air Conditioning Unit, Bench, Cable TV Pedestal, Disabled Parking Stall, Electric Manhole, Electric Transformer, Electric Meter, Flag Pole, Fiber Optic Manhole, Gas Meter, Guard Post, Guy Wire, Hand Hole, Light Pole, Mailbox, Monitoring Well, Power Pole, Roof Drain, Service Cleanout, Sign, Telephone Manhole, Telephone Pedestal, Utility Pedestal, Water Manhole, Yard Light, Schedule B Item, Record Document, Storm Sewer, Mapped Storm Sewer, Sanitary Sewer, Mapped Sanitary Sewer, Watermain, Mapped Watermain, Underground Electric, Underground Fiber Optic, Mapped Underground Fiber Optic, Underground Gas, Underground Telephone, Overhead Utility, Guardrail/Handrail, Chain Link Fence, Iron Fence, Concrete Curb, Retaining Wall, Existing Building Overhang, Contour, Spot Elevation, Information as shown on plans not field verified, Catch Basin, Sanitary Manhole, Storm Manhole, Top of Curb, Elev @ Threshold, Top Nut Hydrant, Railroad Tracks Field Located, Railroad Tracks Per Aerial Mapping, Deciduous Tree, Ash, Basswood, Boxelder, Tree (General), Tree Line, Coniferous Tree, Spruce, Found 1/2 inch open iron monument unless shown otherwise, Found PK Nail, Found Rebar.



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102 FIRST STREET WEST
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Plymouth 55441
763.424.5505
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CADD QUALIFICATION table with columns for CADD type and quantity.
SUBMITTAL/REVISIONS table with columns for date and description.

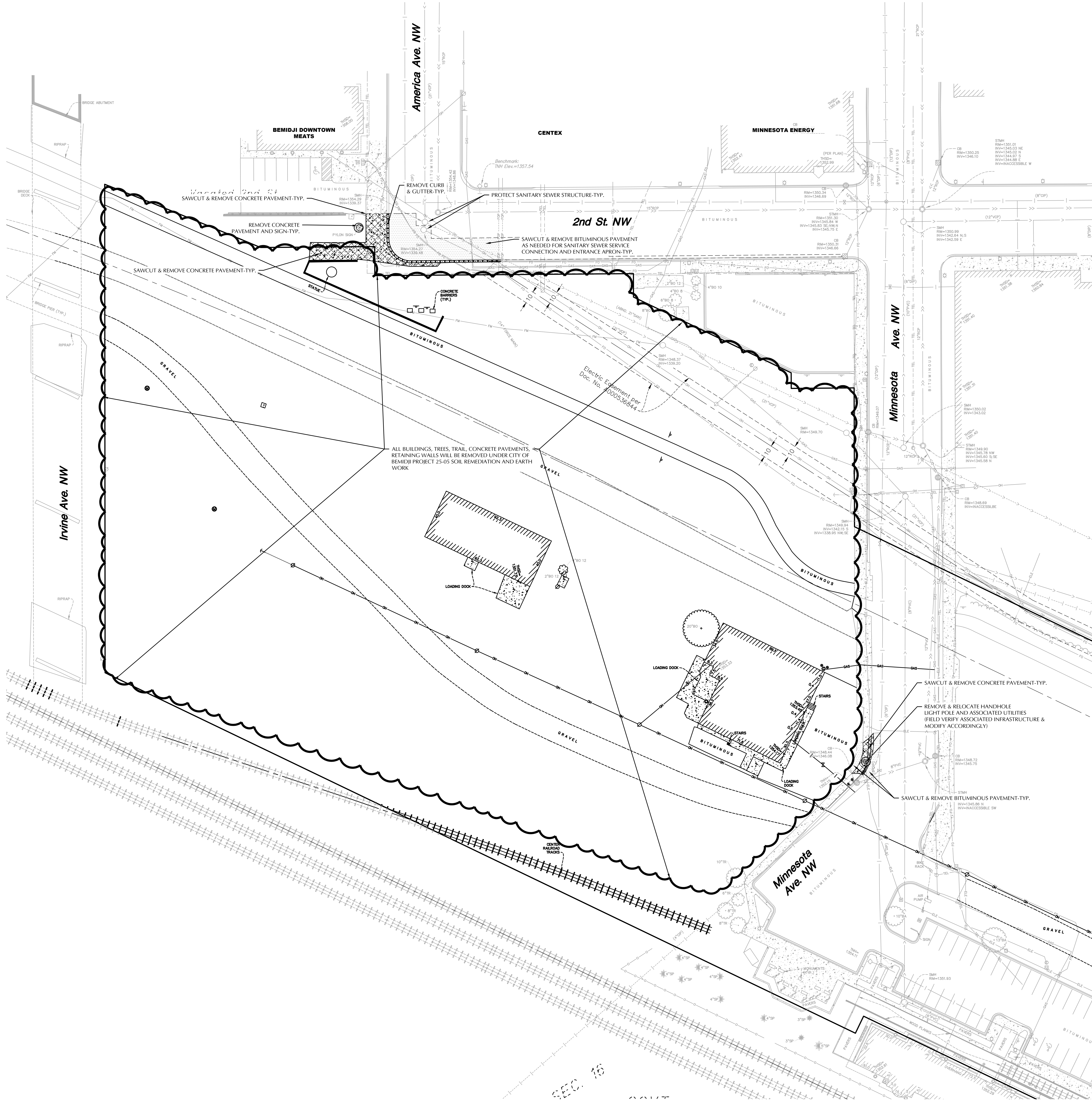
PROFESSIONAL SIGNATURE section with fields for name, license number, date, and quality control.



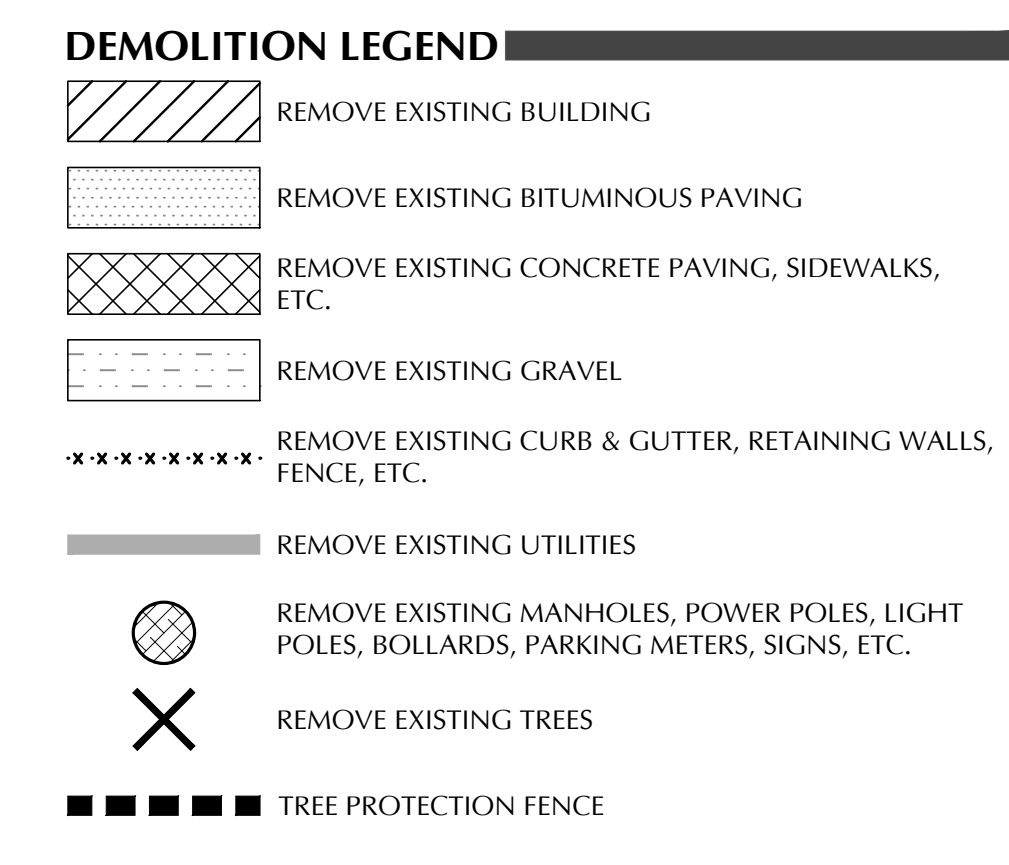


LEGEND

- 1 Property Line
- 2 Sidewalk
- 3 Regional Trail
- 4 Stormwater Pond Outlot
- 5 Drop-off
- 6 Outdoor Patio
- 7 Play Area



- SITE DEMOLITION NOTES**
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
 - CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL. VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
 - CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
 - CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
 - REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
 - CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
 - BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
 - CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
 - ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
 - CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
 - CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
 - REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.



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SUBMITTAL/REVISIONS

05-30-25	PRELIM PLAT & PUD
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PROFESSIONAL SIGNATURE
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QUALITY CONTROL

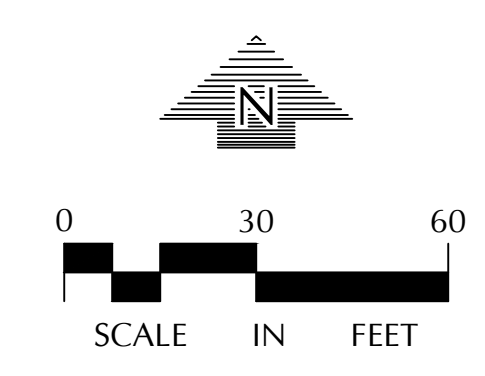
Licor	19624
Date	05/30/2025
Loecks Project No.	17343B
Project Lead	JDK
Drawn By	SJH
Checked By	JAS
Review Date	05/29/2025

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C4-2	STORM WATER PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS



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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.





LEGEND	
EXISTING	PROPOSED

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. REFER TO THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC, DATED JAN 17TH, 2022 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SITE DATA

CURRENT ZONING:	URBAN RENAISSANCE
PROPOSED ZONING:	URBAN RENAISSANCE
DISTURBED AREA:	5.93 ± AC
EXISTING IMPERVIOUS AREA:	1.20 ± AC (20.2%)*
EXISTING PERVIOUS AREA:	4.73 ± AC (79.8%)*
PROPOSED IMPERVIOUS AREA:	4.00 ± AC (67.5%)*
PROPOSED PERVIOUS AREA:	1.93 ± AC (32.5%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

OFF-STREET PARKING CALCULATIONS

PROPOSED SURFACE PARKING	= 212 STALLS
PROPOSED SURFACE ACCESSIBLE PARKING	= 11 STALLS
PROPOSED VAN ACCESSIBLE PARKING	= 6 STALLS
TOTAL PARKING PROVIDED	= 229 STALLS
REQUIRED ACCESSIBLE PARKING:	7 STALLS**
REQUIRED VAN ACCESSIBLE PARKING:	2 STALLS**

**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 201 TO 300 STALLS

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SUBMITTAL/REVISIONS

05-30-25	PRELIM PLAT & PUD
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PROFESSIONAL SIGNATURE

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Licor	44-PE	19624
Date		05/30/2025
QUALITY CONTROL		
Loucks Project No.	17343B	
Project Lead	JDK	
Drawn By	SJH	
Checked By	JAS	
Review Date	05/29/2025	

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C8-2	CIVIL DETAILS

CURB TYPES

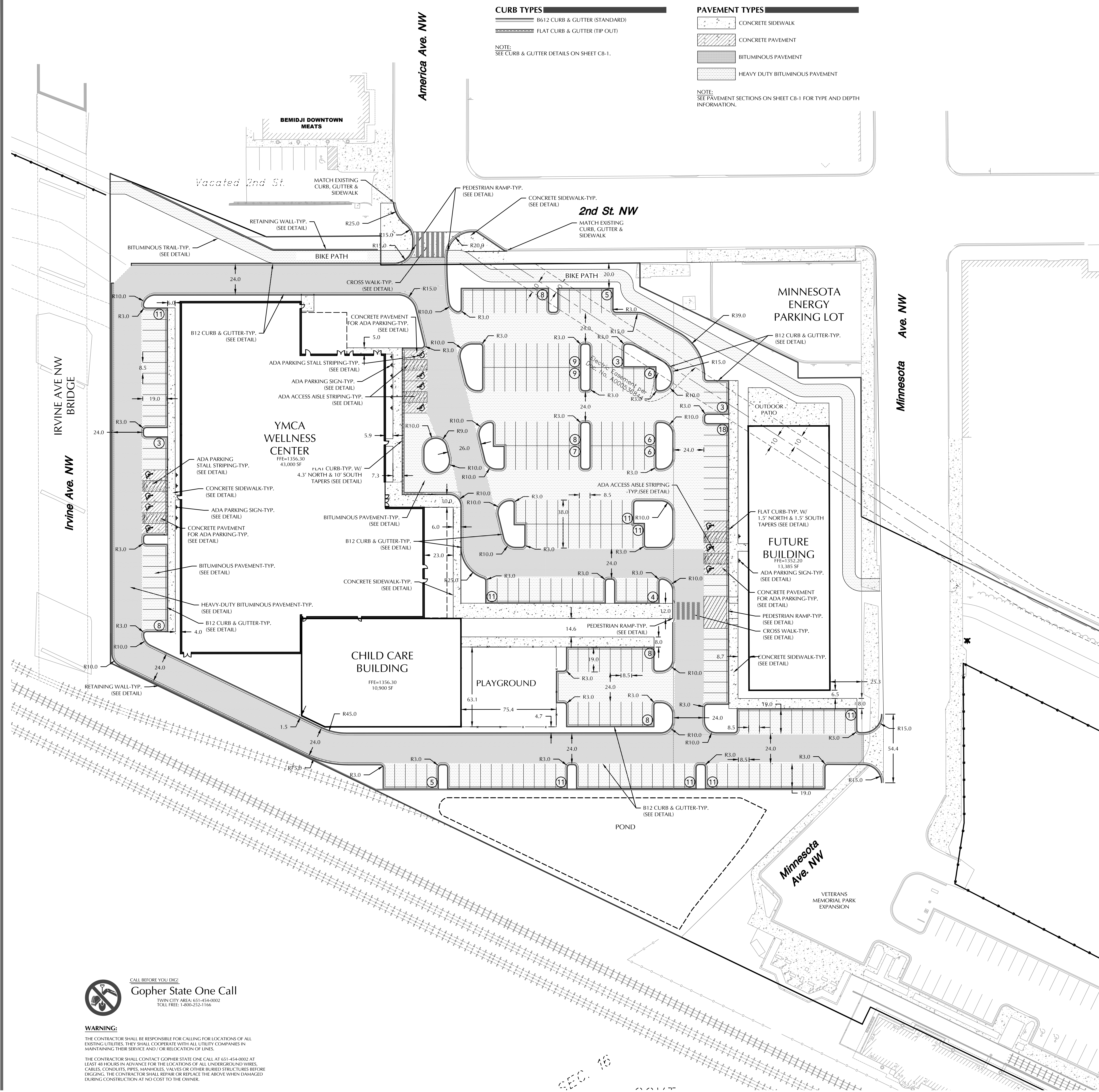
- B612 CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)

NOTE: SEE CURB & GUTTER DETAILS ON SHEET C8-1.

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

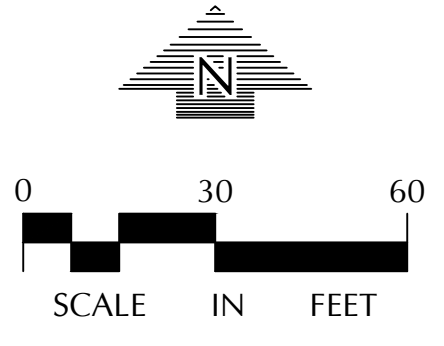
NOTE: SEE PAVEMENT SECTIONS ON SHEET C8-1 FOR TYPE AND DEPTH INFORMATION.

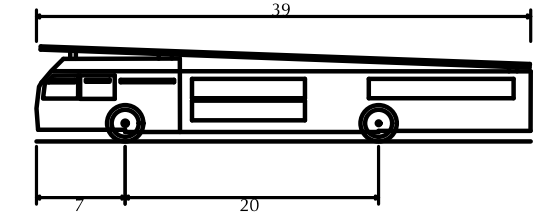
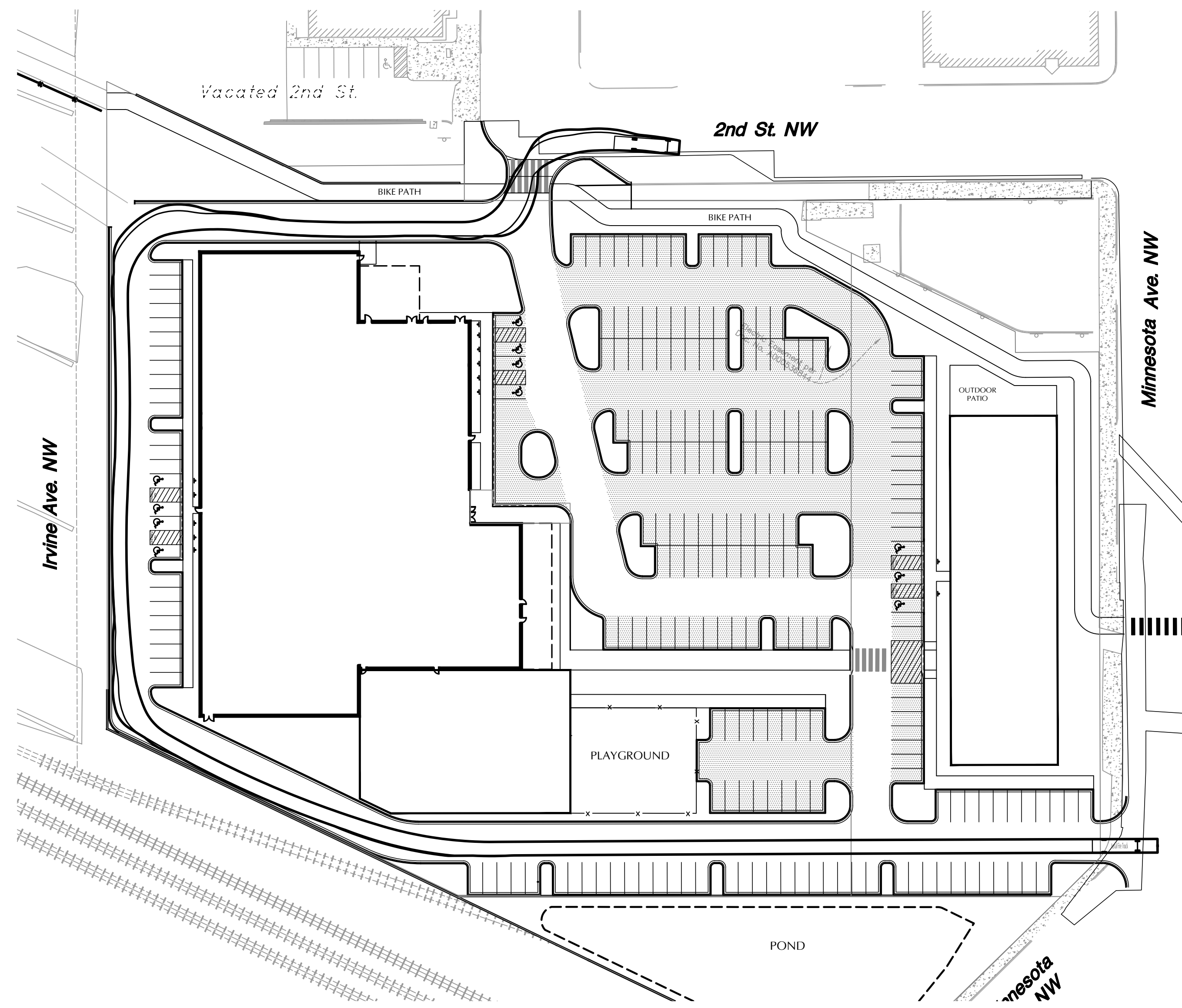
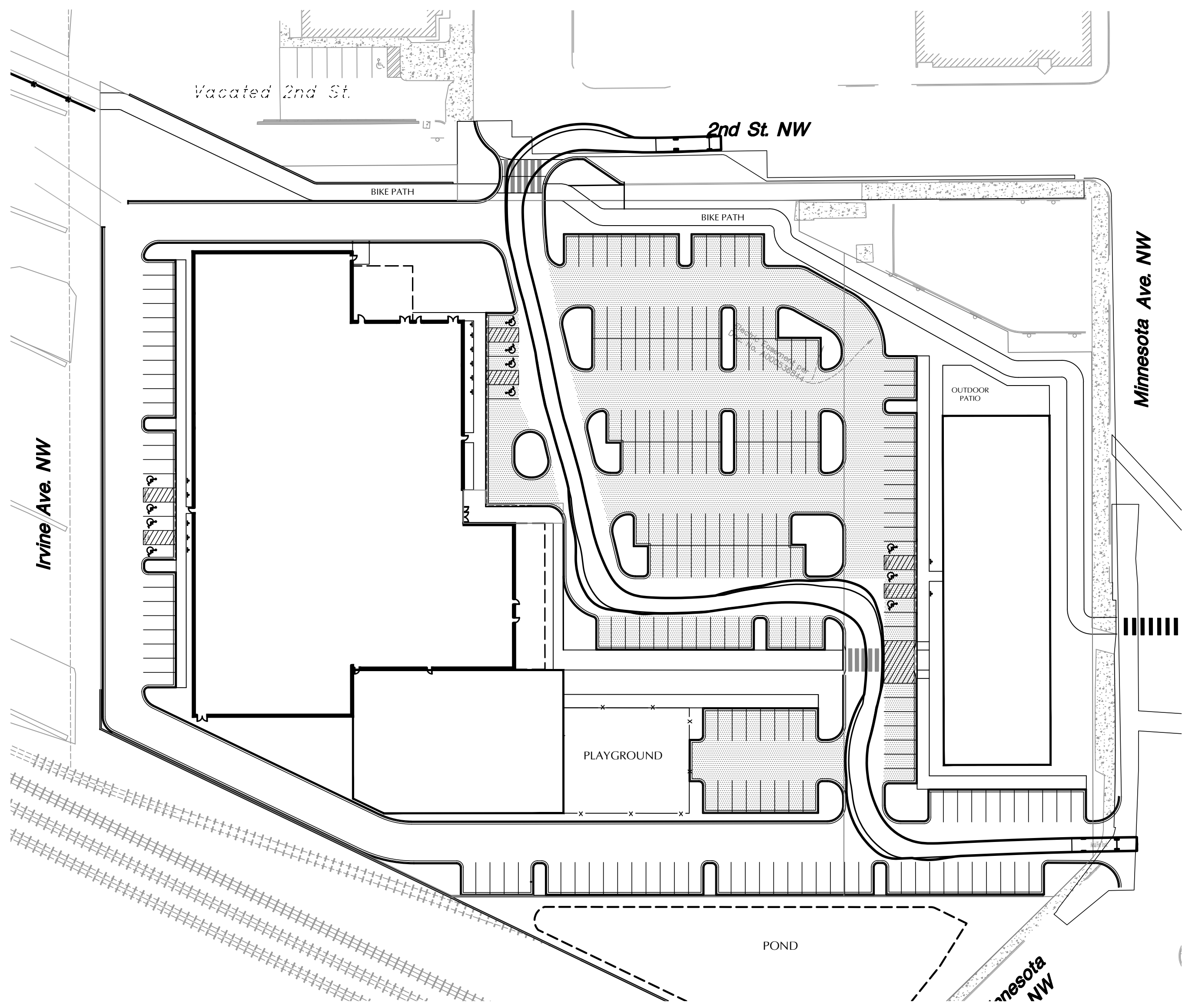


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TOLL FREE: 1-800-252-1166

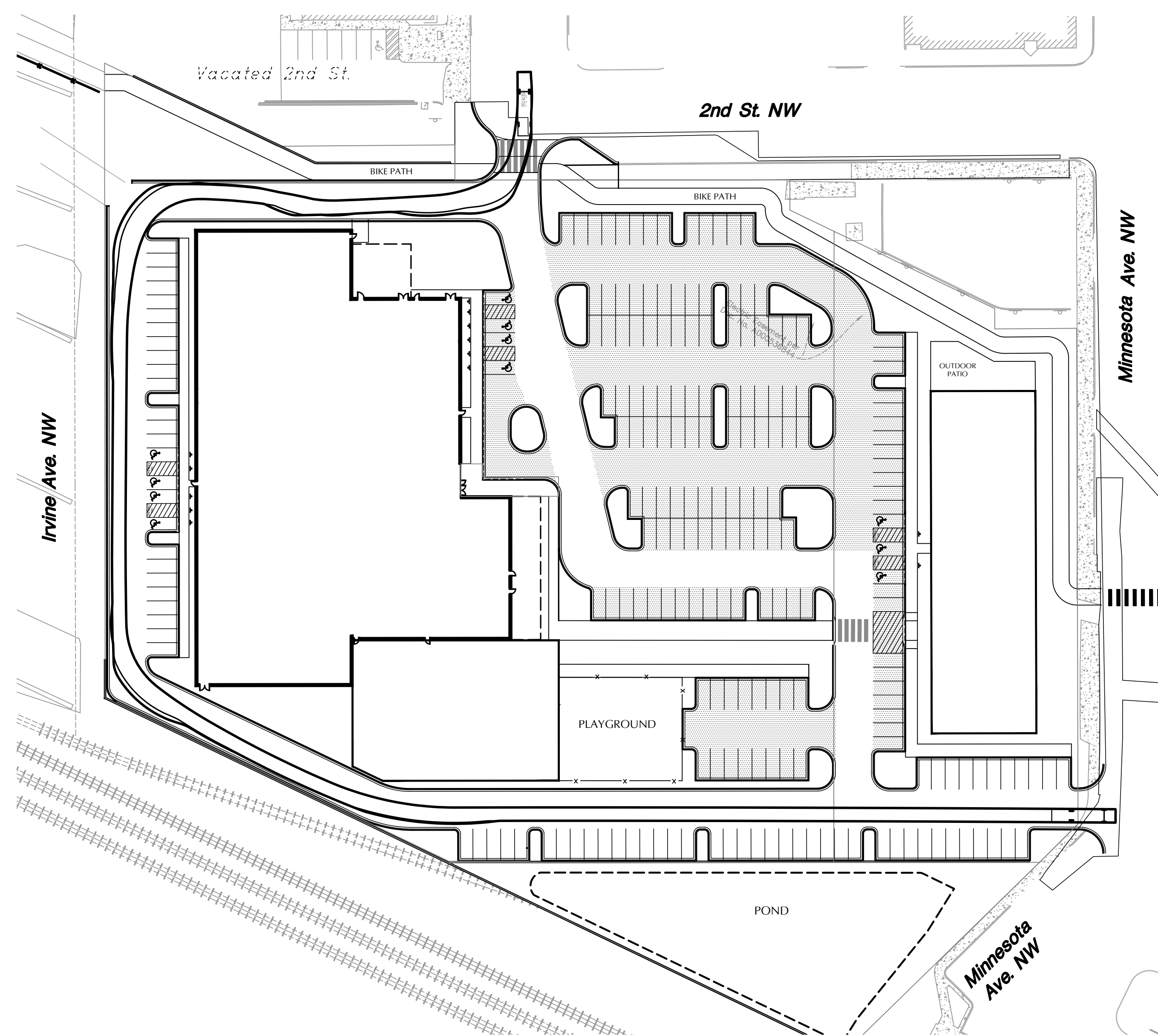
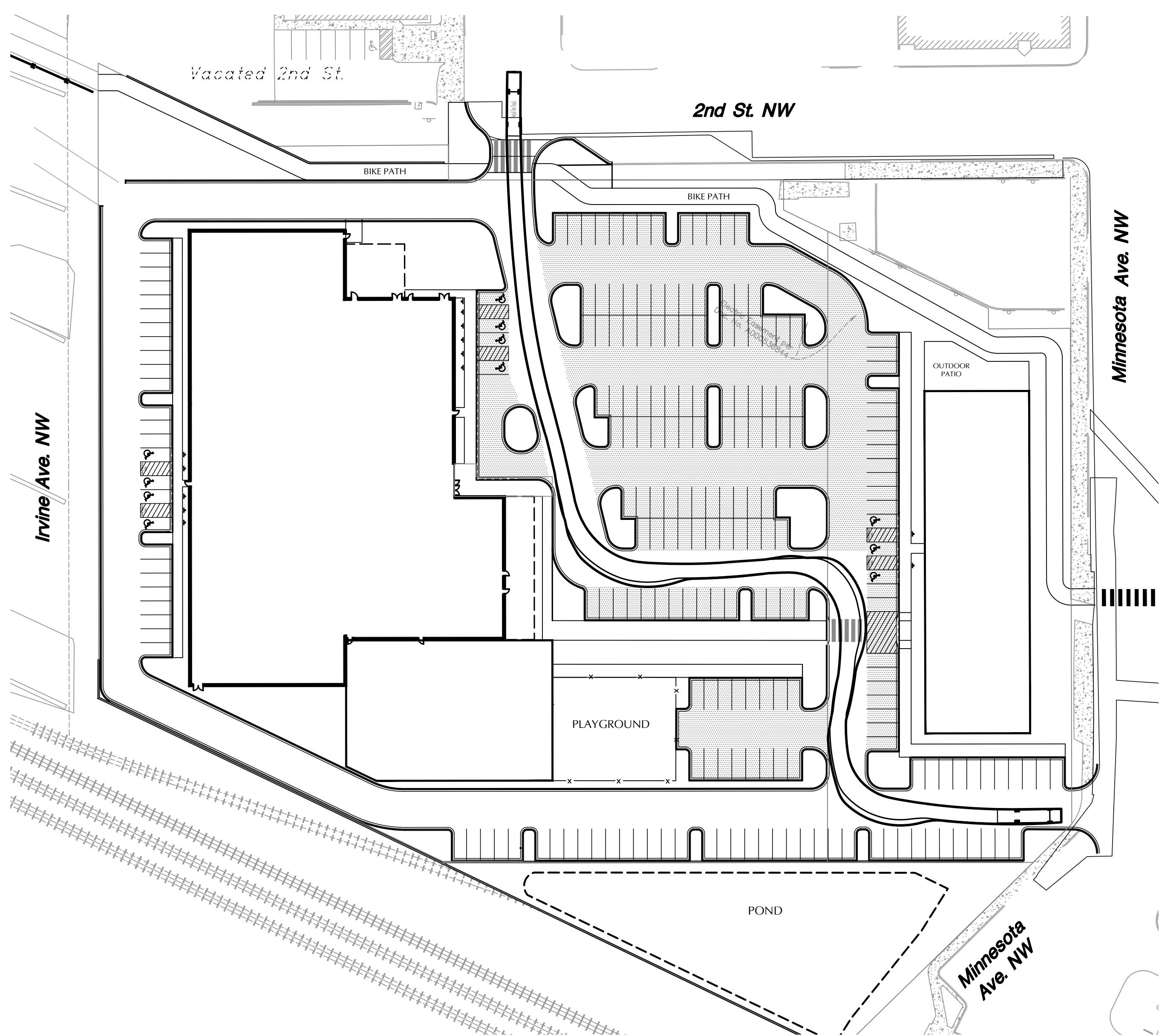
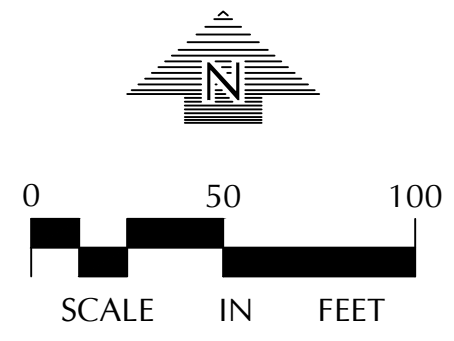
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Aerial Fire Truck
Overall Length 39.000ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



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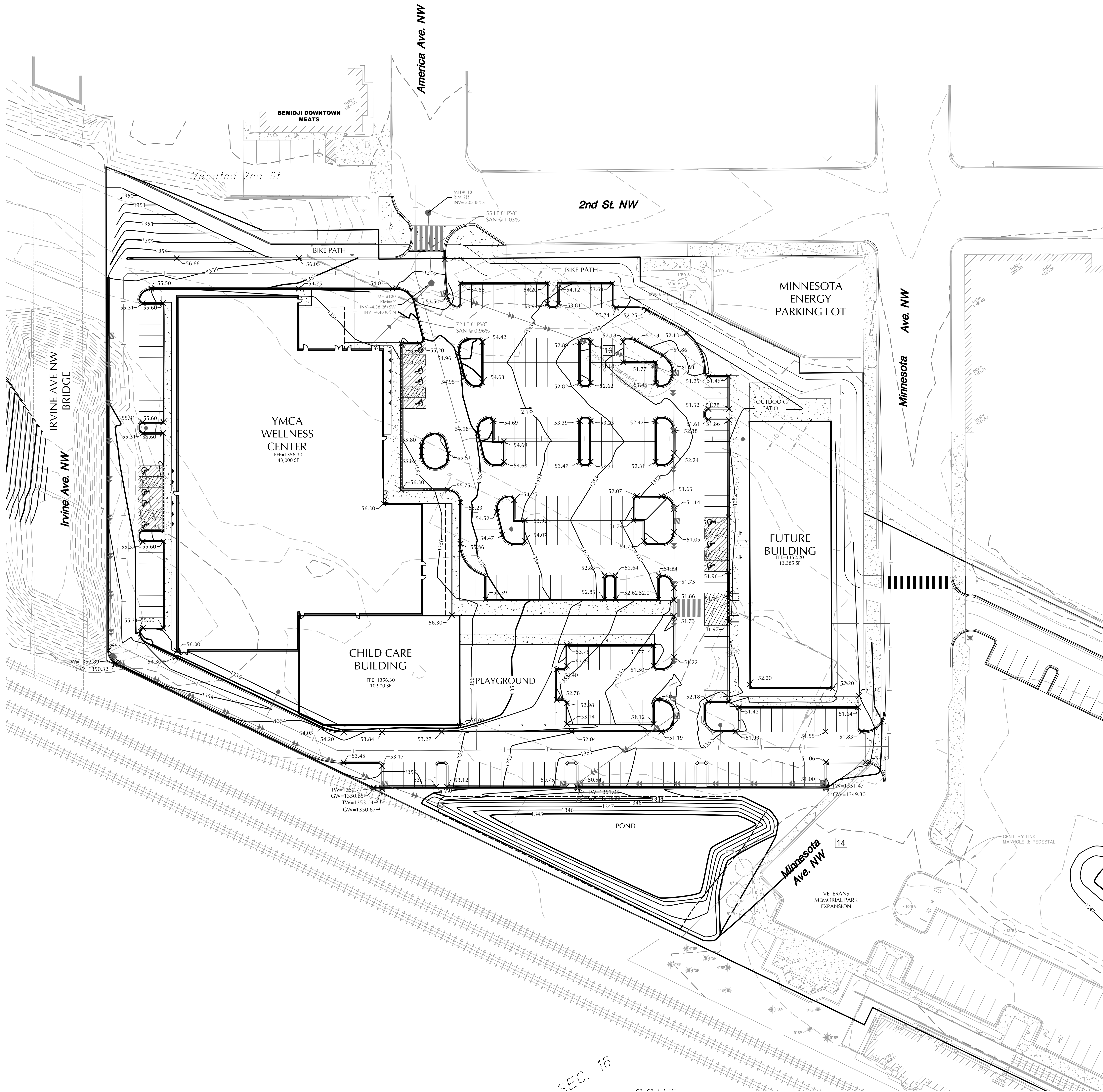
Licor: PE 19624
Date: 05/30/2025

QUALITY CONTROL

Loucks Project No. 17343B
Project Lead: JDK
Drawn By: SJH
Checked By: JAS
Review Date: 05/29/2025

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- C2-1 SITE PLAN
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- C3-3 SWPPP NOTES
- C4-1 SAN SEWER AND WATER PLAN
- C4-2 STORM WATER PLAN
- C8-1 CIVIL DETAILS
- C8-2 CIVIL DETAILS



EXISTING	PROPOSED

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTERFLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS.
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (GW, GP, GM, GC, SW, SP, SM, SC) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE INFILTRATION AREA(S) SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOGATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
- SOIL BENEATH THE INFILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
- A FLOOD TEST OR DOUBLE RING INFILTROMETER TEST SHALL BE COMPLETED FOR THE INFILTRATION SYSTEM TO VERIFY INFILTRATION RATES ARE WITHIN THE ACCEPTABLE RANGE OF X.X IN/HR TO X.X IN/HR.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMP'S.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SO2. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANUP OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

BEMIDJI - YMCA
BEMIDJI, MINNESOTA

CITY OF BEMIDJI
317 4TH STREET NW
BEMIDJI, MN 56601

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SUBMITTALS/REVISIONS	
05-30-25	PRELIM PLAT & PUD

FURTHER DISCUSSION

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SCALE: 0 30 60 IN FEET

GRADING PLAN
C3-1

GENERAL NOTES
SEE SHEET C3-3 FOR SWPPP NOTES AND C3-4 FOR SWPPP DETAILS.

SWPPP LEGEND

- SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET
- EROSION CONTROL BLANKET

LEGEND

EXISTING	PROPOSED
CATCH BASIN	CATCH BASIN
FLARED END SECTION	FLARED END SECTION
SANITARY MANHOLE	SANITARY MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
POST INDICATOR VALVE	POST INDICATOR VALVE
WATER MANHOLE / WELL	WATER MANHOLE / WELL
LIGHT POLE	LIGHT POLE
POWER POLE	POWER POLE
ELECTRIC METER	ELECTRIC METER
GAS METER	GAS METER
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
SIGN	SIGN
BENCHMARK	BENCHMARK
SOIL BORING	SOIL BORING
PARKING STALL COUNT	PARKING STALL COUNT
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
STORM SEWER	STORM SEWER
DRANTILE	DRANTILE
SANITARY SEWER	SANITARY SEWER
FORCEMAIN	FORCEMAIN
WATERMAIN	WATERMAIN
SANITARY SEWER SERVICE	SANITARY SEWER SERVICE
WATER SERVICE	WATER SERVICE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
UNDERGROUND GAS	UNDERGROUND GAS
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
OVERHEAD UTILITY	OVERHEAD UTILITY
FENCE	FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE
CONCRETE CURB	CONCRETE CURB
RETAINING WALL	RETAINING WALL
CONCRETE	CONCRETE
NO PARKING	NO PARKING
BUILDING CONTOUR	BUILDING CONTOUR
SPOT ELEVATION	SPOT ELEVATION
DIRECTION OF FLOW	DIRECTION OF FLOW
TREE LINE	TREE LINE
PARKING SETBACK LINE	PARKING SETBACK LINE
BUILDING SETBACK LINE	BUILDING SETBACK LINE

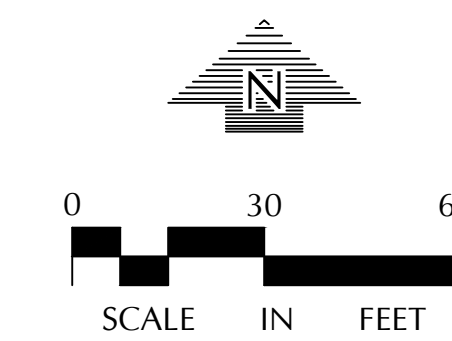
GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTERFLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS.
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (GW, GP, GM, GC, SW, SP, SM, SC) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE INFILTRATION AREA(S) SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOGATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
- SOIL BENEATH THE INFILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
- A FLOOD TEST OR DOUBLE RING INFILTROMETER TEST SHALL BE COMPLETED FOR THE INFILTRATION SYSTEM TO VERIFY INFILTRATION RATES ARE WITHIN THE ACCEPTABLE RANGE OF X.X IN/HR TO X.X IN/HR.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMP'S.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SO2. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANUP OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-251-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND /OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



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BEMIDJI, MINNESOTA

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SUBMITTAL/REVISIONS

DATE	DESCRIPTION
05-30-25	PRELIM PLAT & PUD

FURTHER DISCUSSION

PROFESSIONAL SIGNATURE
I hereby certify that this plan, specification, report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer for the laws of the State of Minnesota.

Licor: 44-PE 19624
Date: 05/30/2025

QUALITY CONTROL
Loucks Project No. 17343B
Project Lead: JDK
Drawn By: SJH
Checked By: JAS
Review Date: 05/29/2025

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C3-3	SWPPP NOTES
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C4-2	STORM WATER PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS

SWPPP PLAN
C3-2



EXISTING	PROPOSED

SANITARY SEWER & WATERMAIN NOTES

- ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICES INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
- OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
- TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
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 - FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

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SUBMITTALS/REVISIONS

05-30-25 PRELIM PLAT & PUD

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer for the laws of the State of Minnesota.

Licor: JAS-PE 19624
Date: 05/30/2025

QUALITY CONTROL

Loucks Project No. 17343B
Project Lead: JJK
Drawn By: SJH
Checked By: JAS
Review Date: 05/29/2025

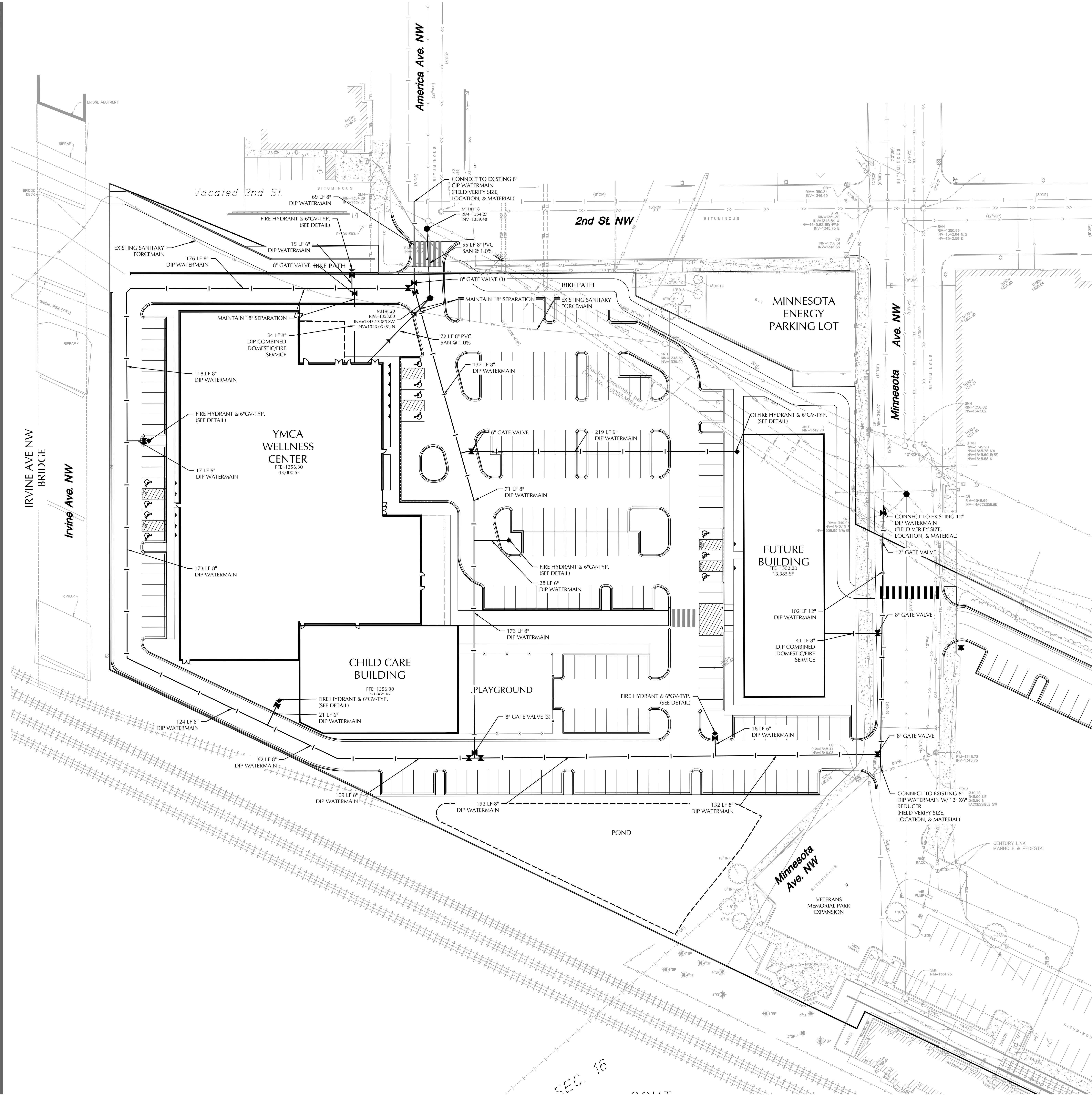
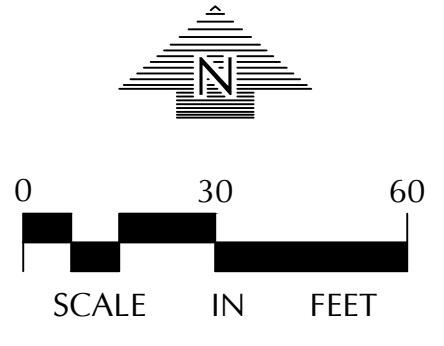
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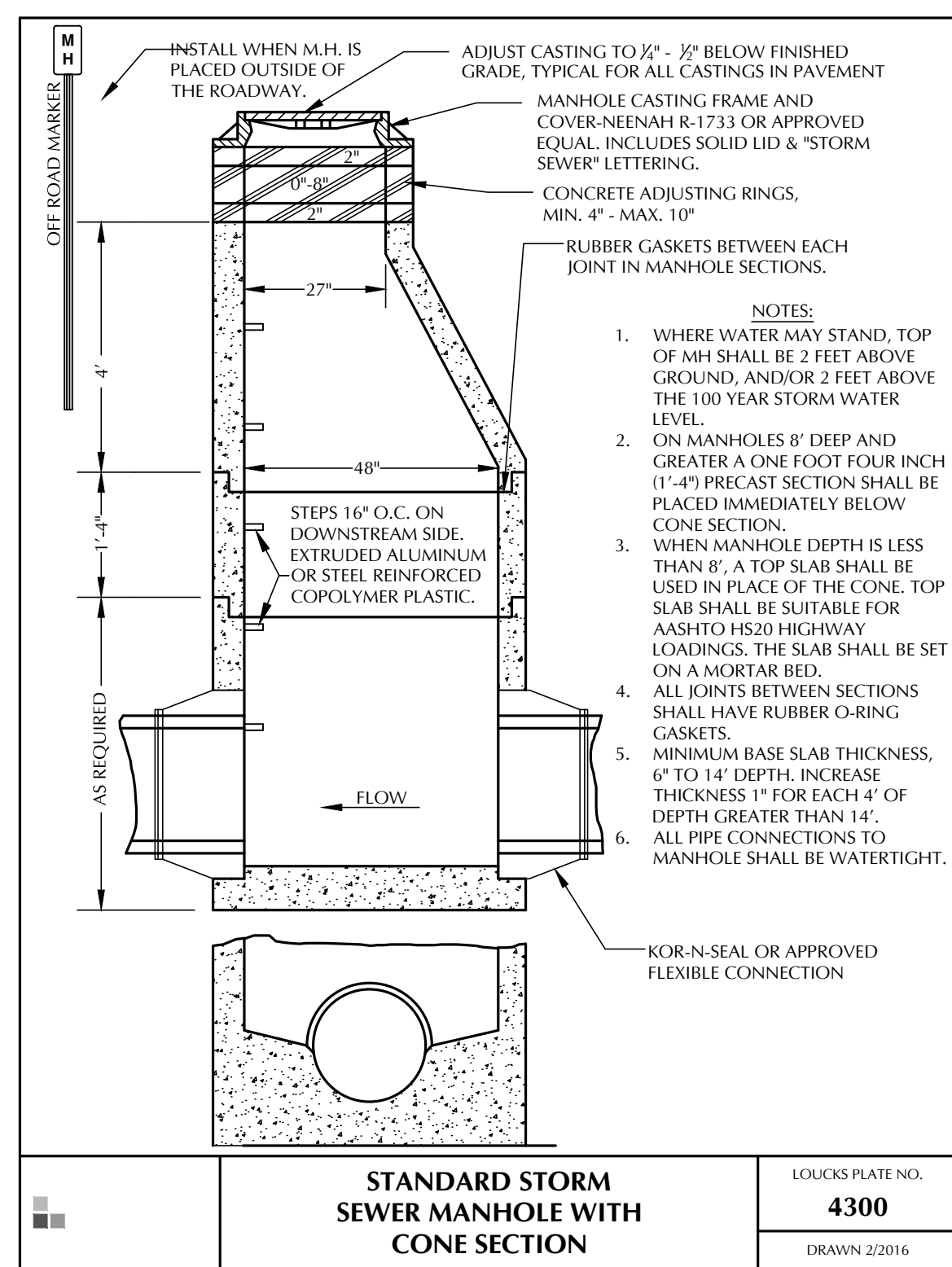
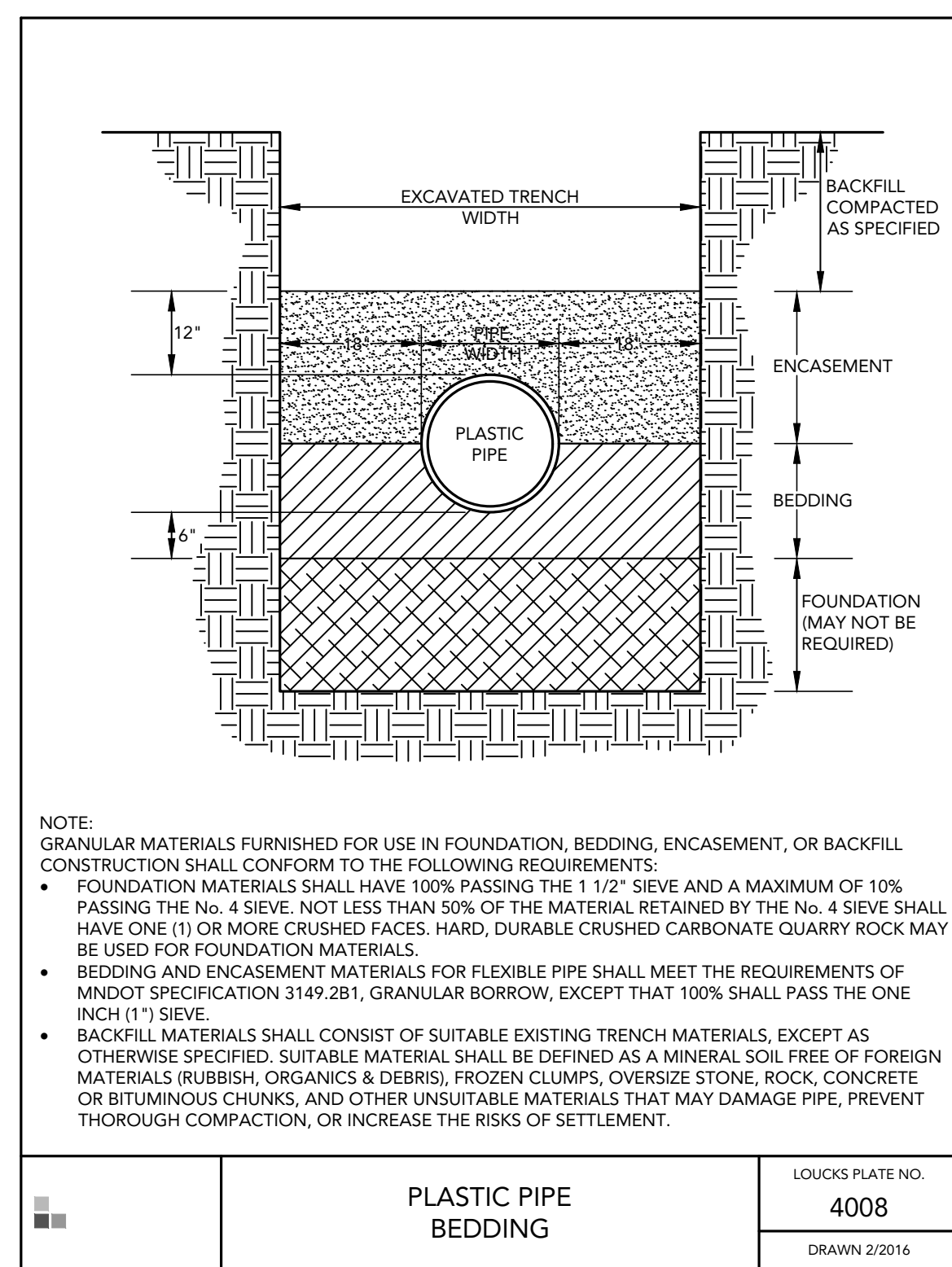
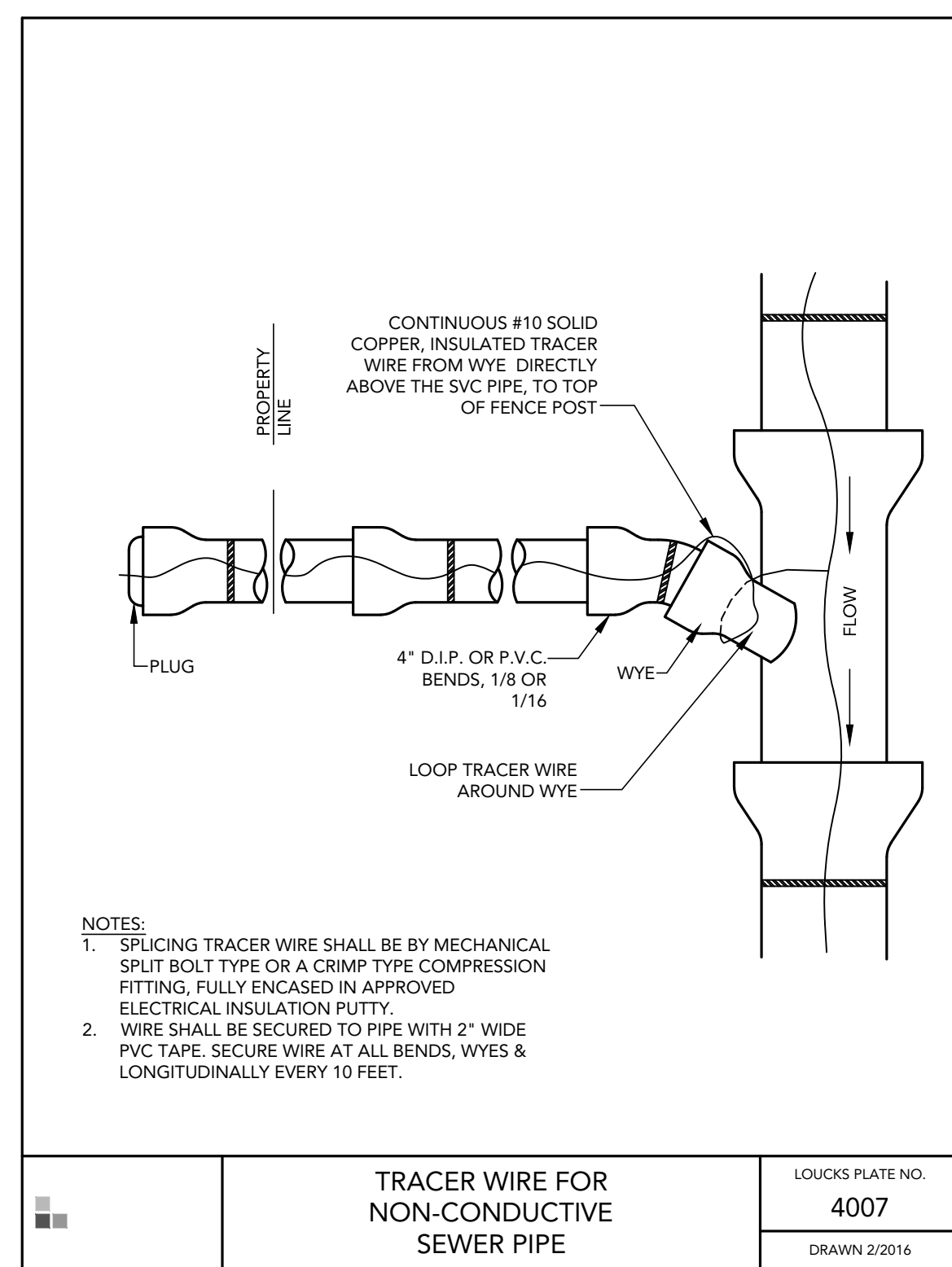
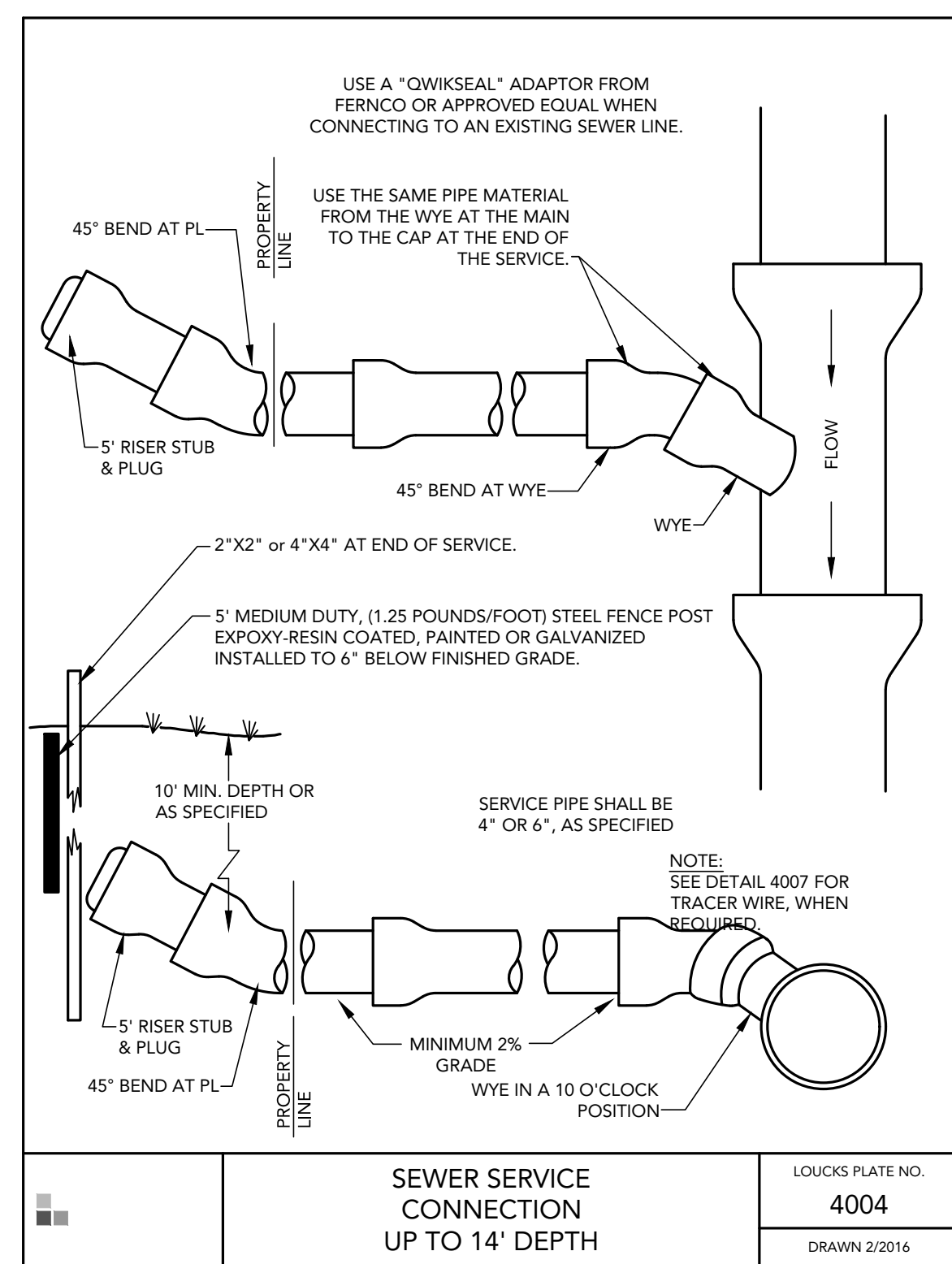
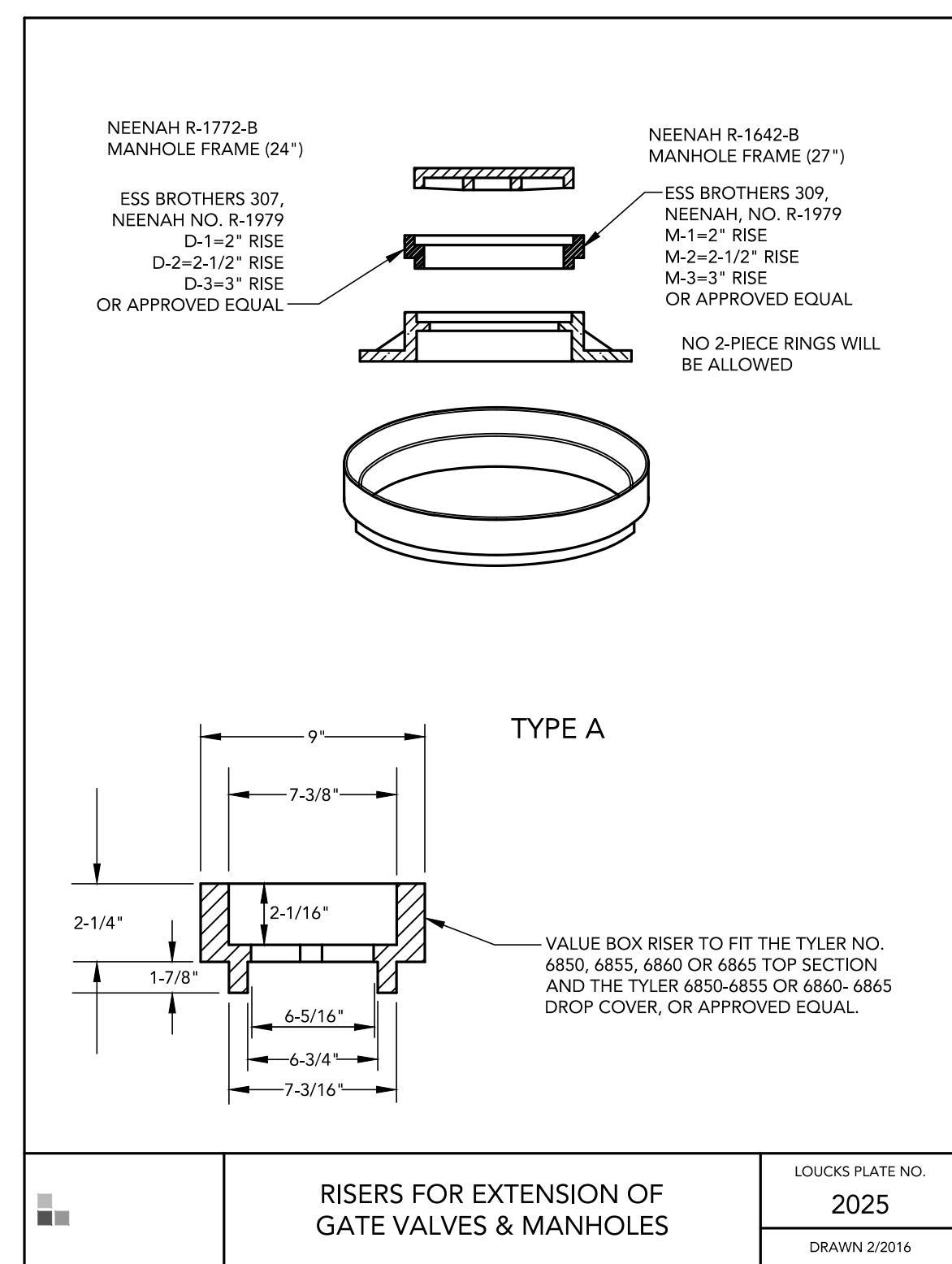
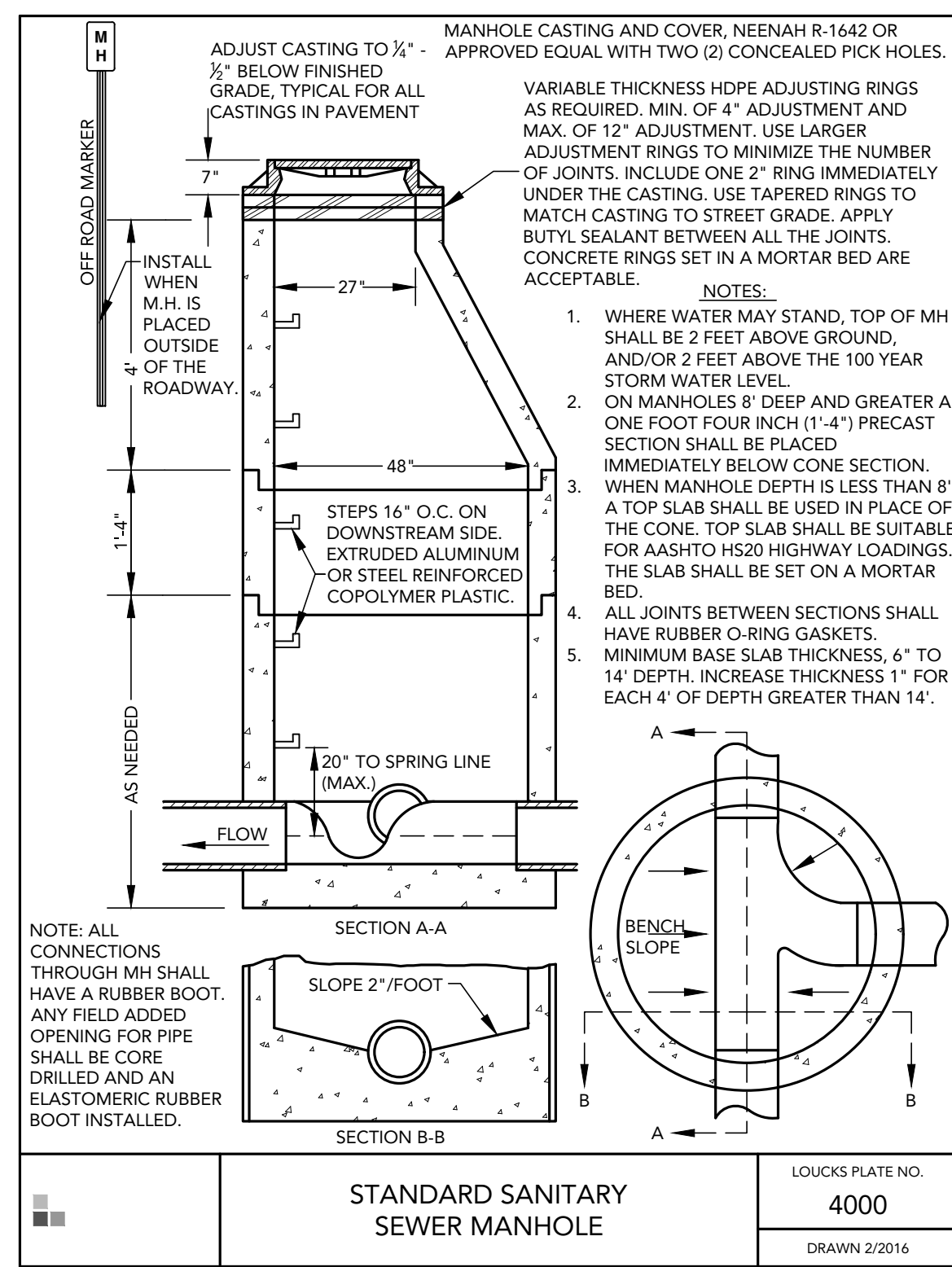
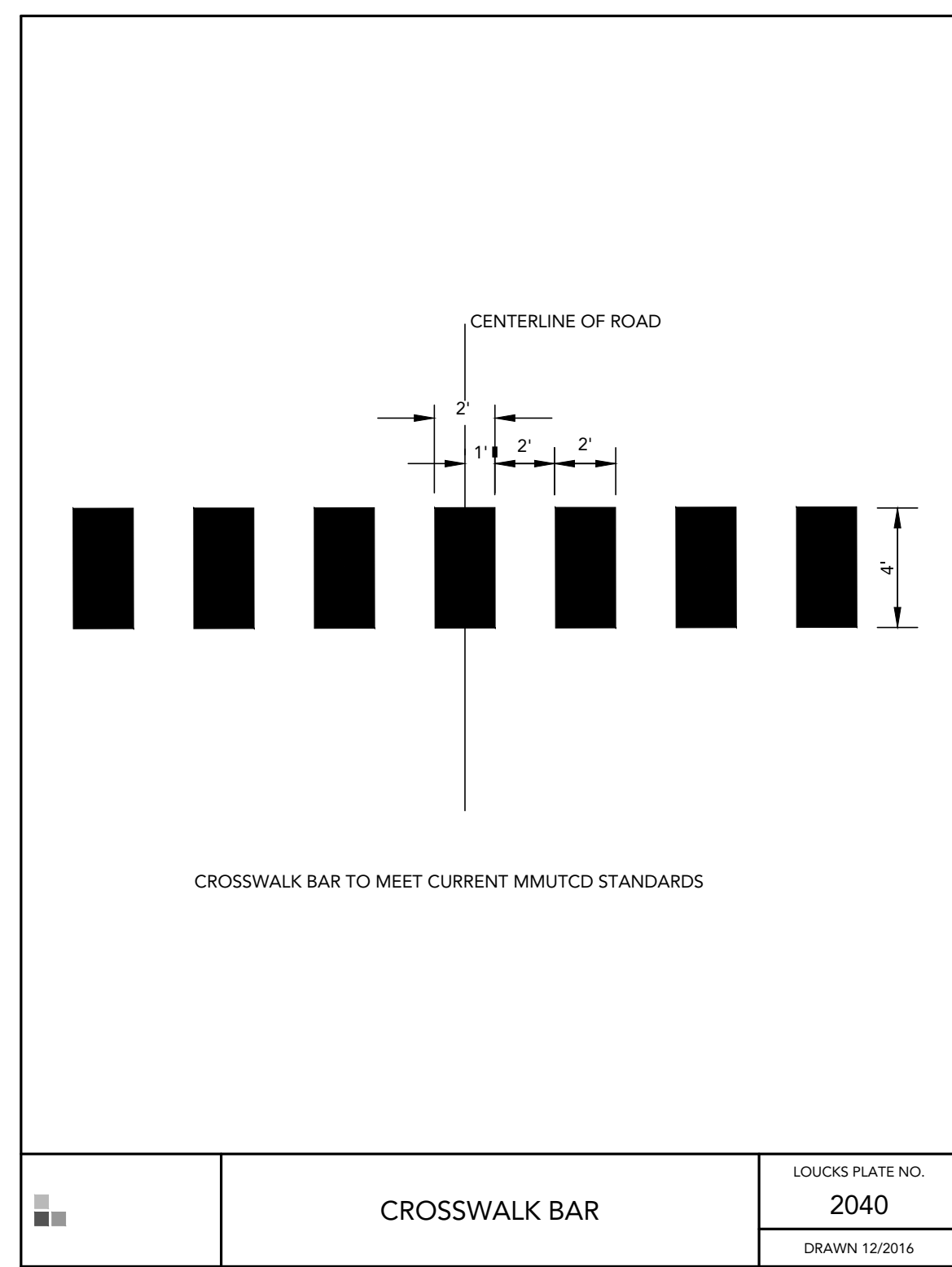
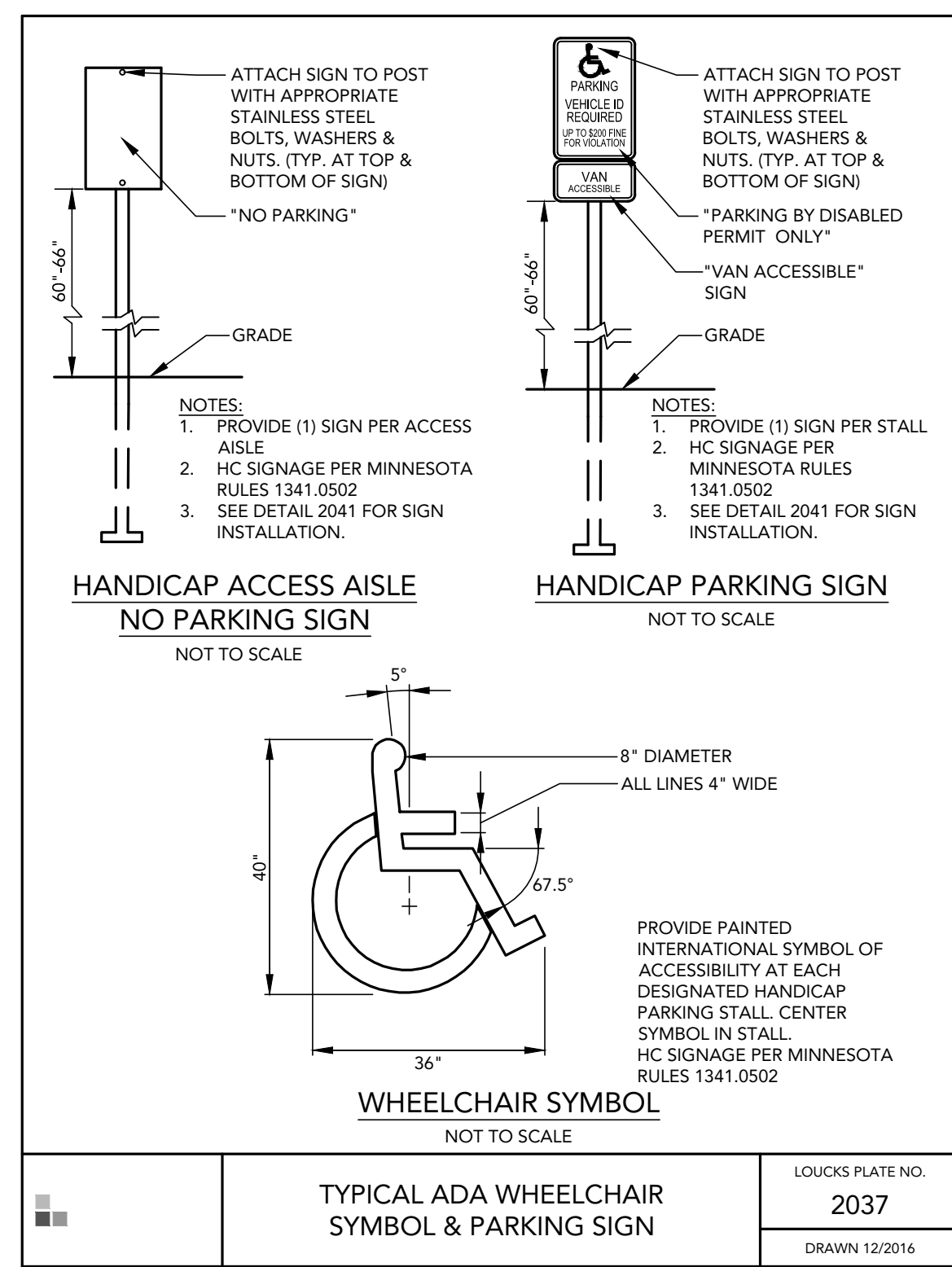
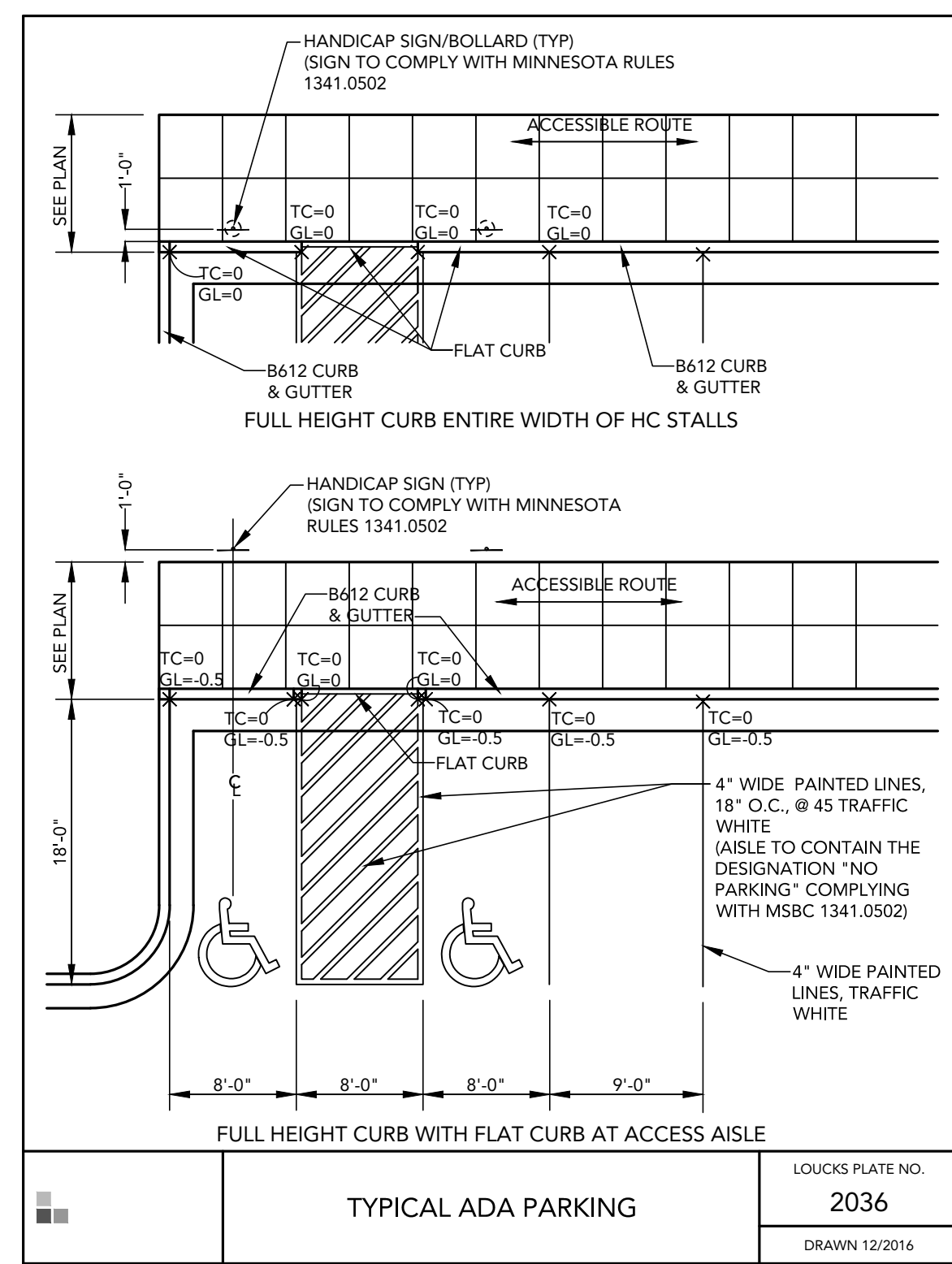
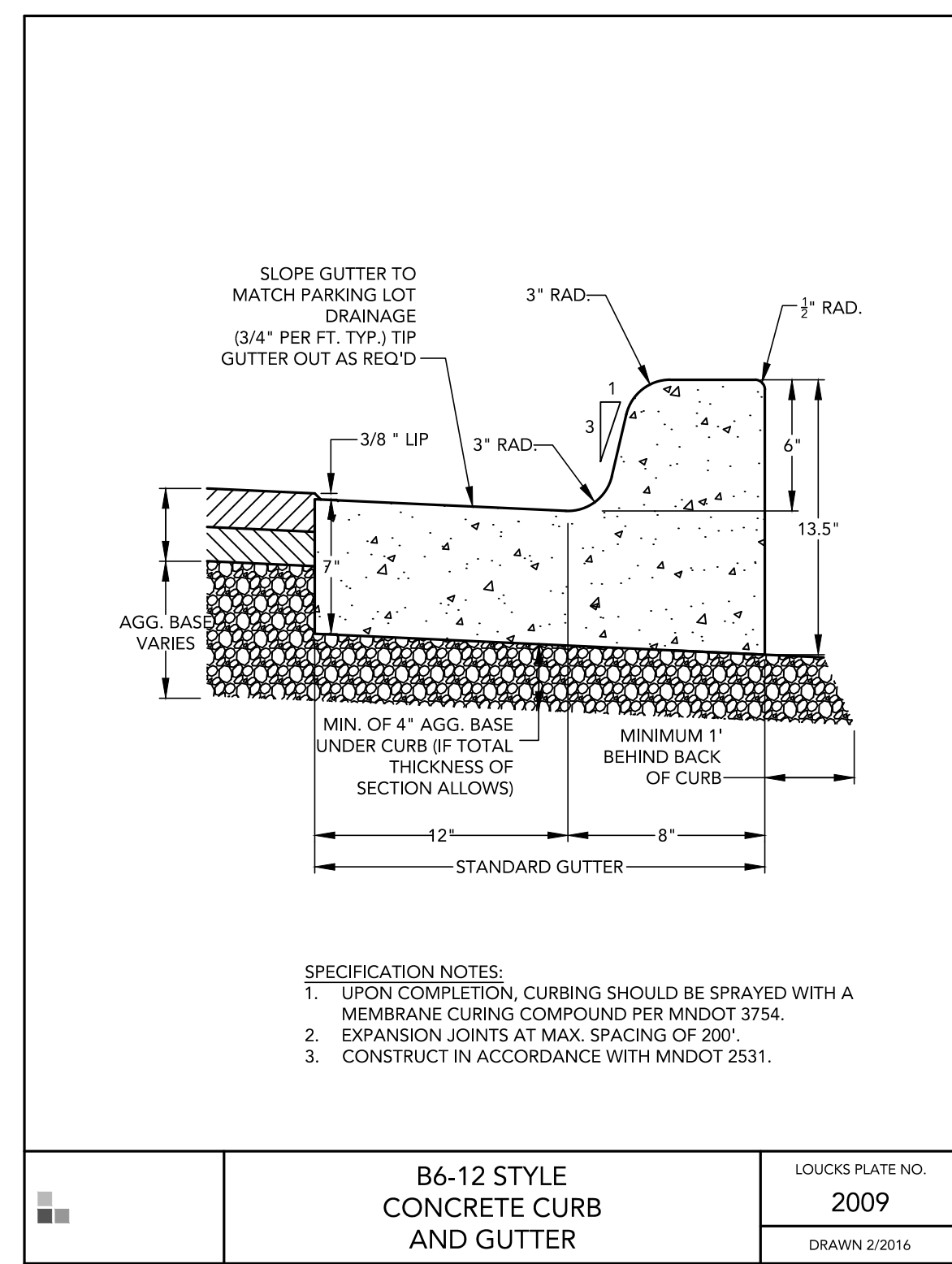
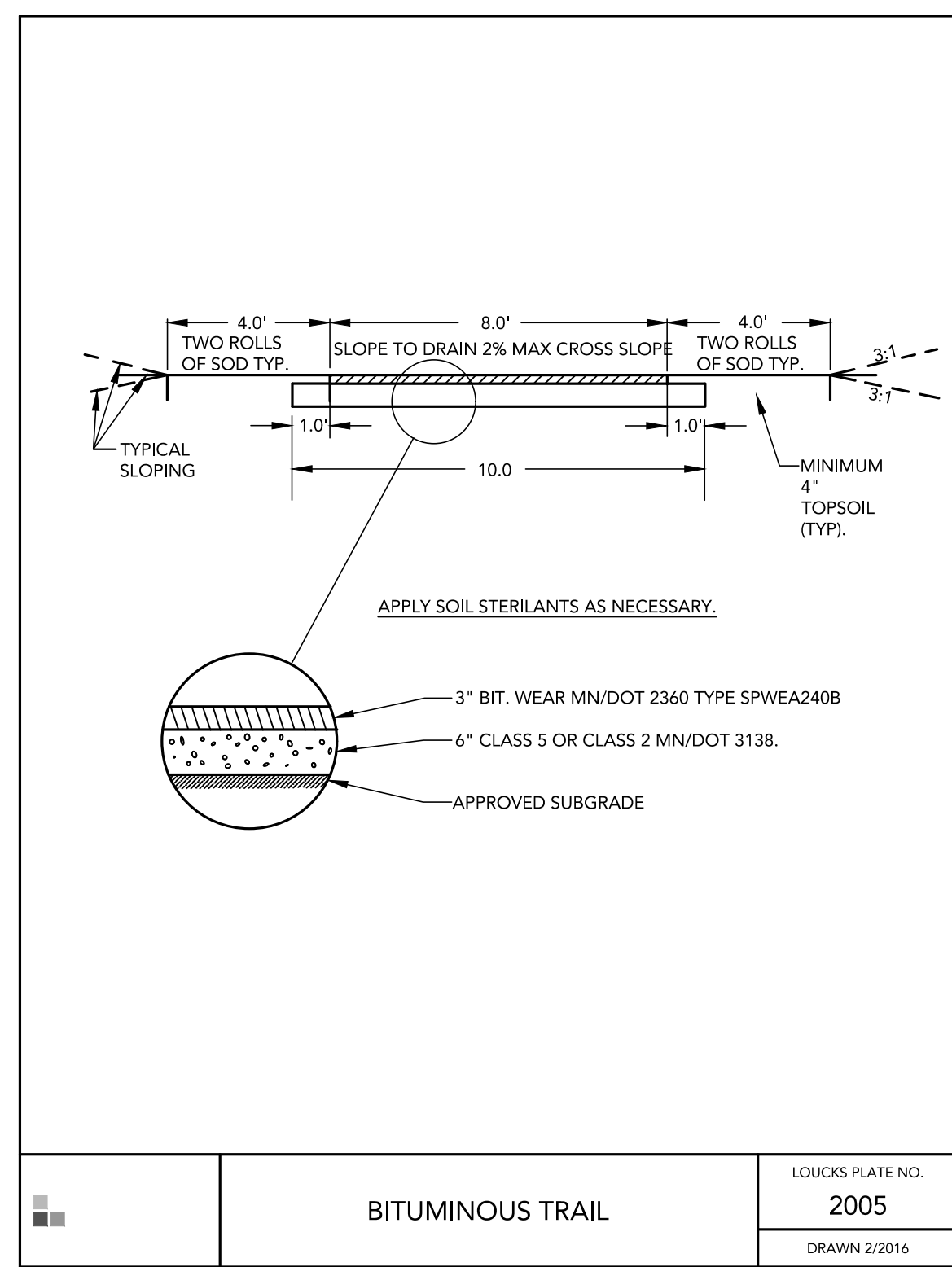
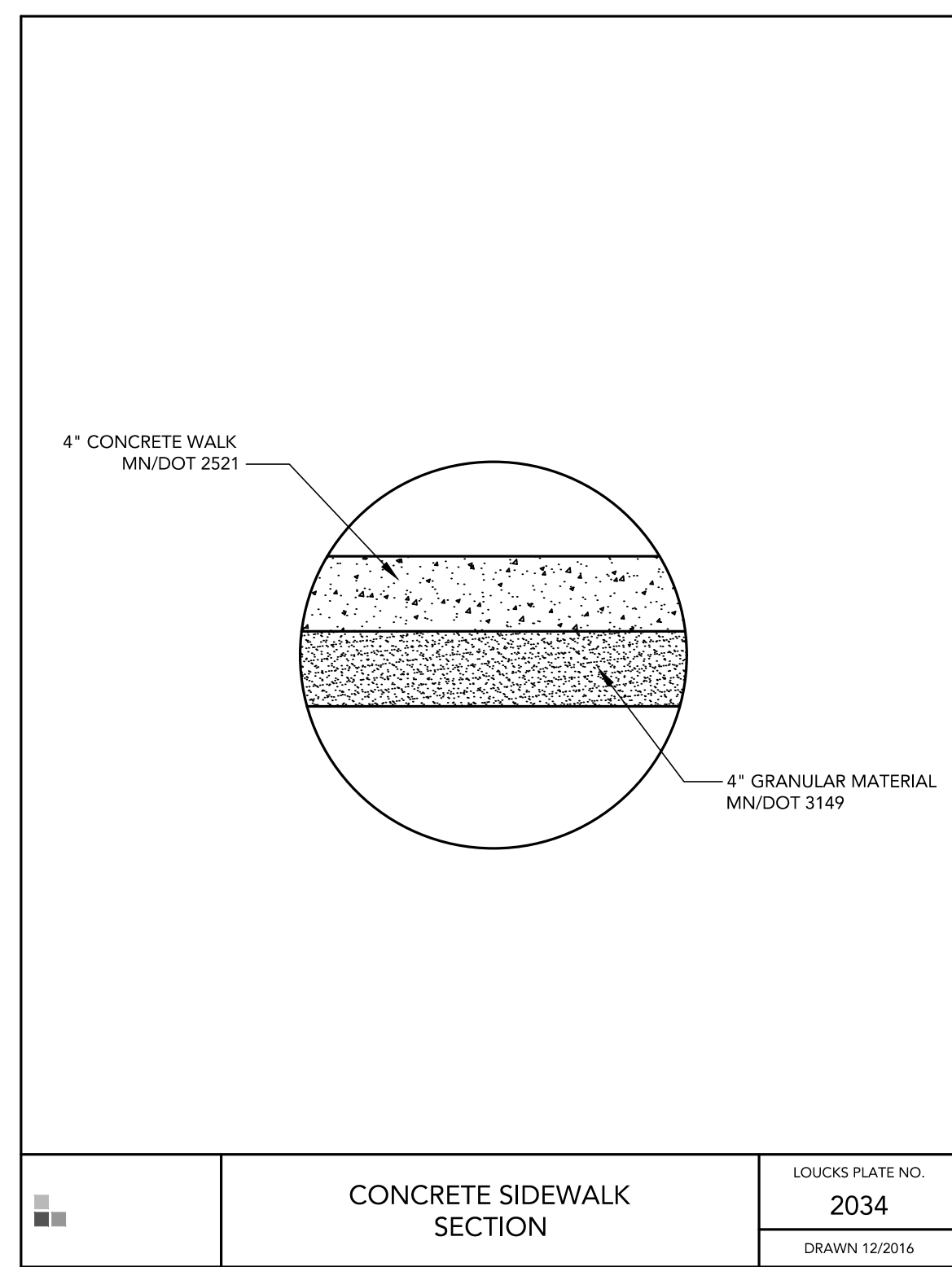
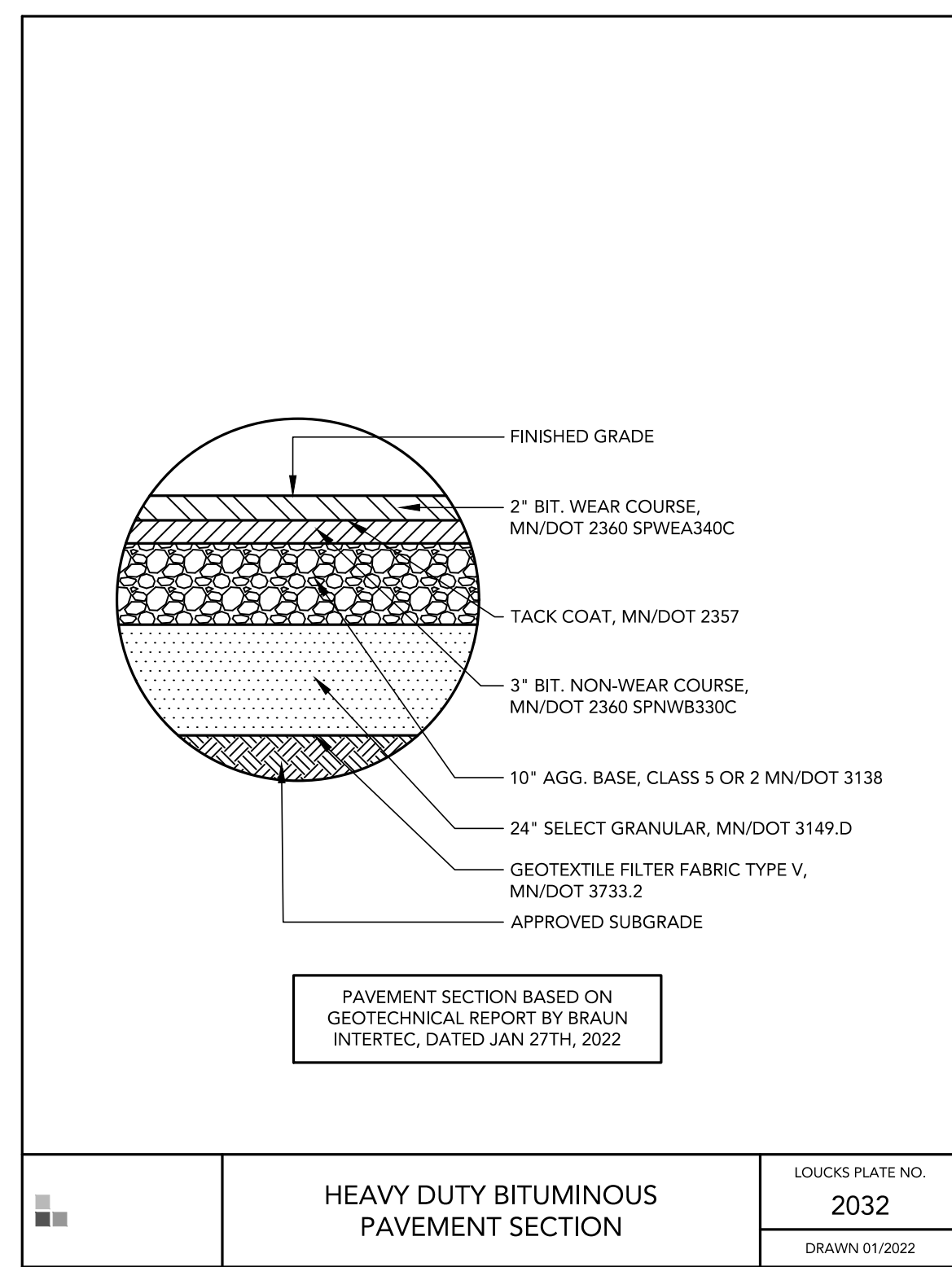
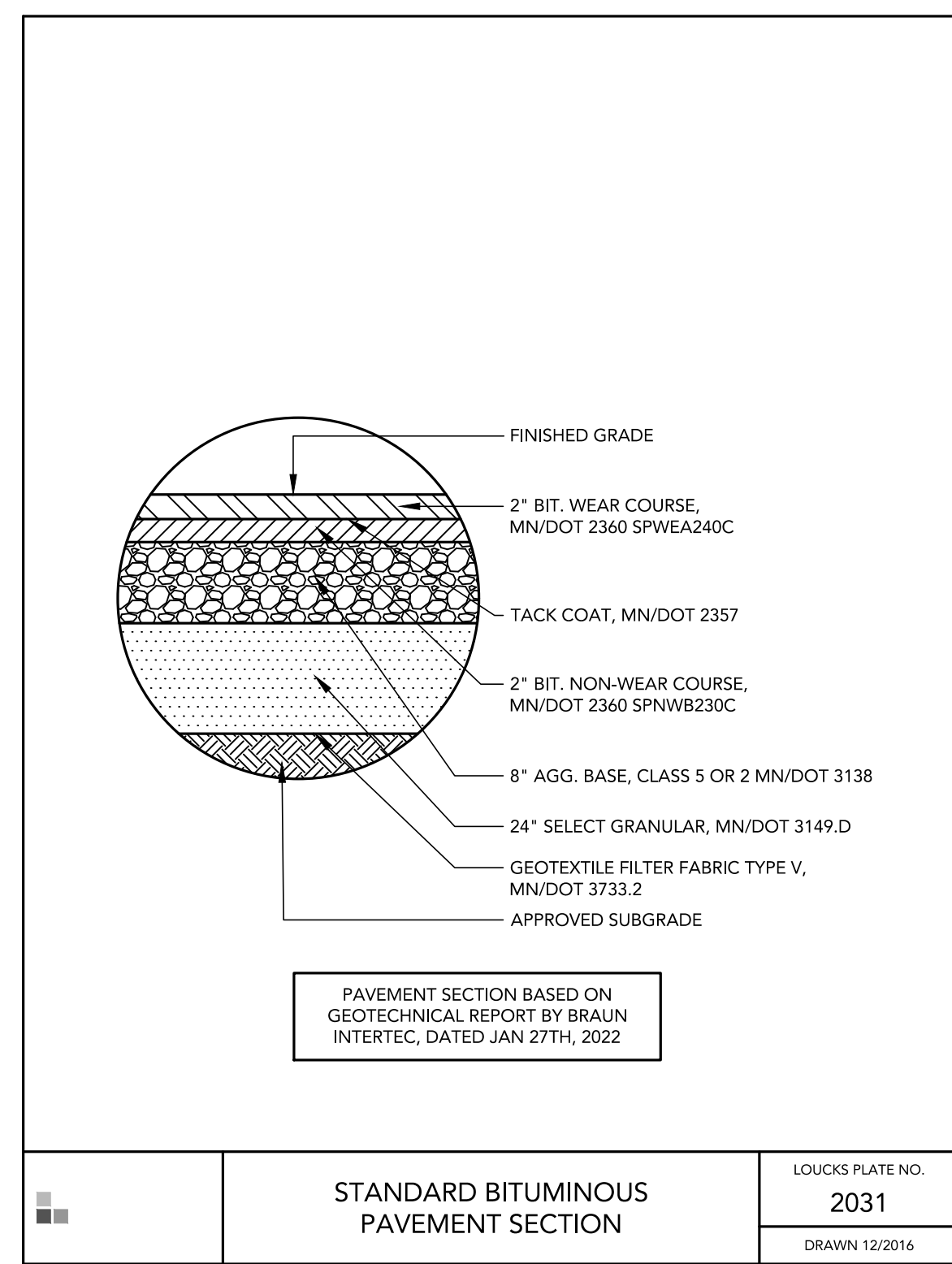
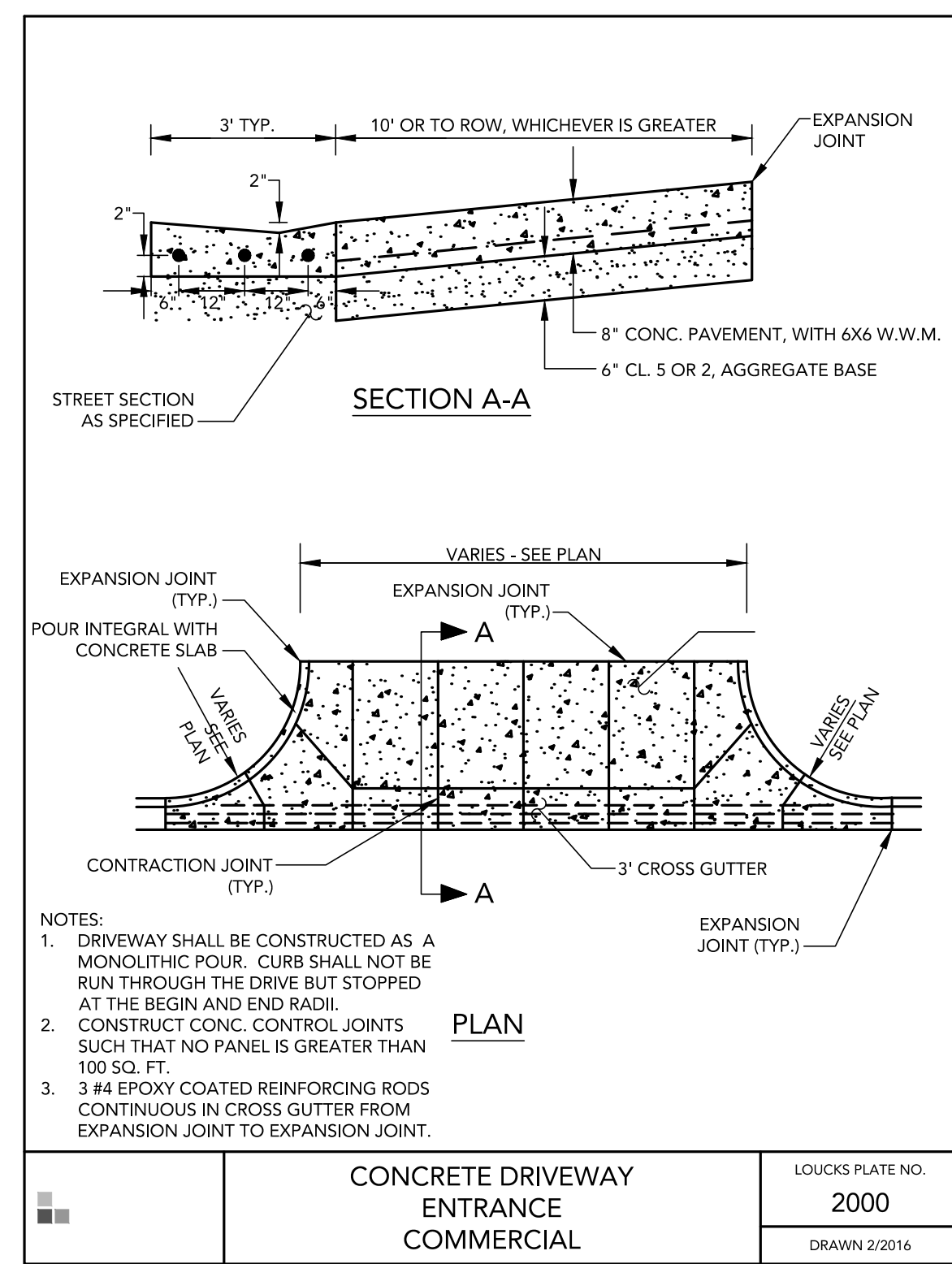
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C8-2	CIVIL DETAILS



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BEMIDJI, MINNESOTA

CITY OF BEMIDJI

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SUBMITTAL REVISIONS

05-30-25	PRELIM PLAT & PUD
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Date: 05/30/2025

QUALITY CONTROL

Licor: JAS	Date: 05/30/2025
Project No: 17343B	Project Lead: JDK
Drawn By: SJH	Checked By: JAS
Review Date: 05/29/2025	

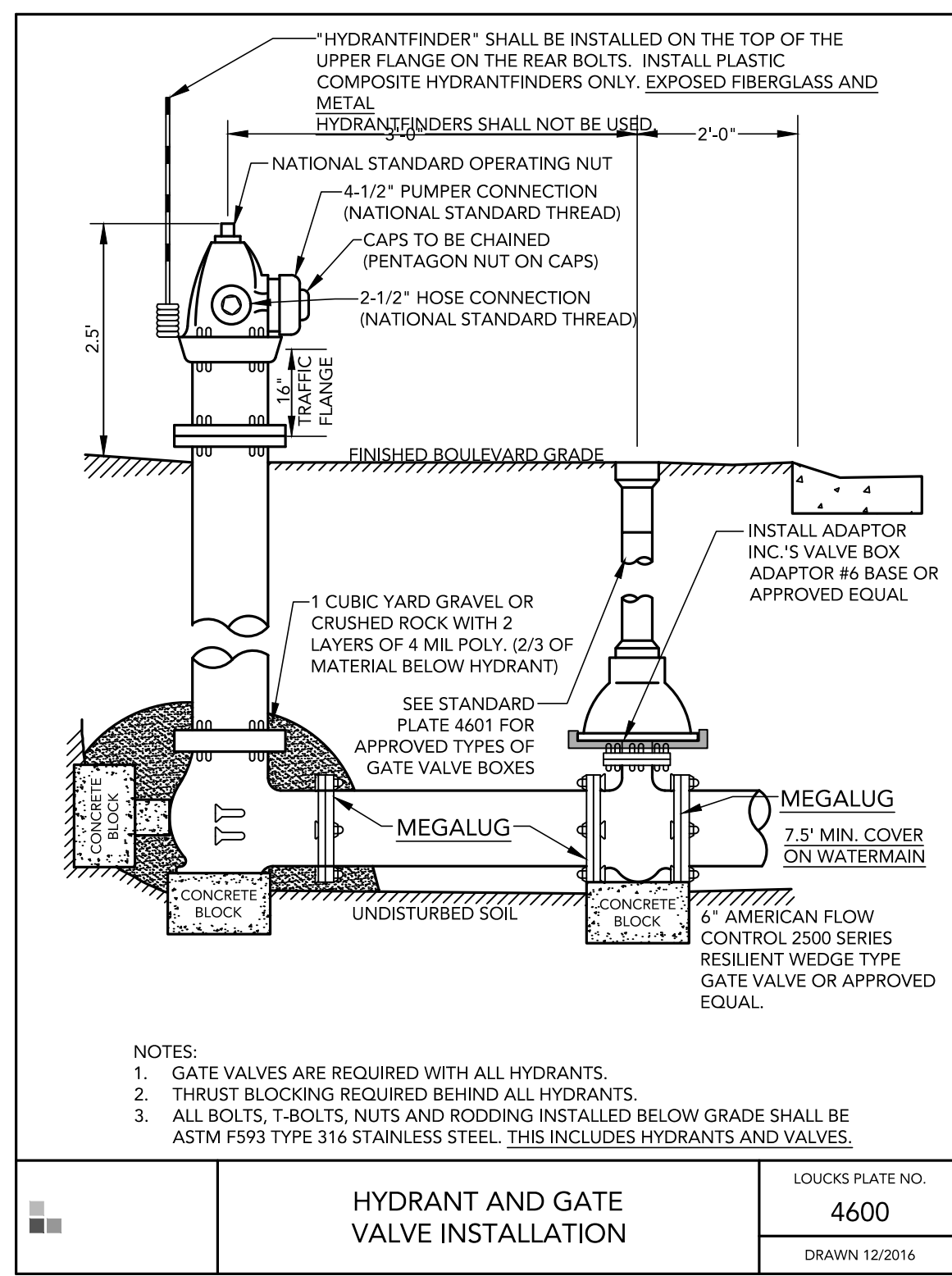
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CIVIL DETAILS C8-1

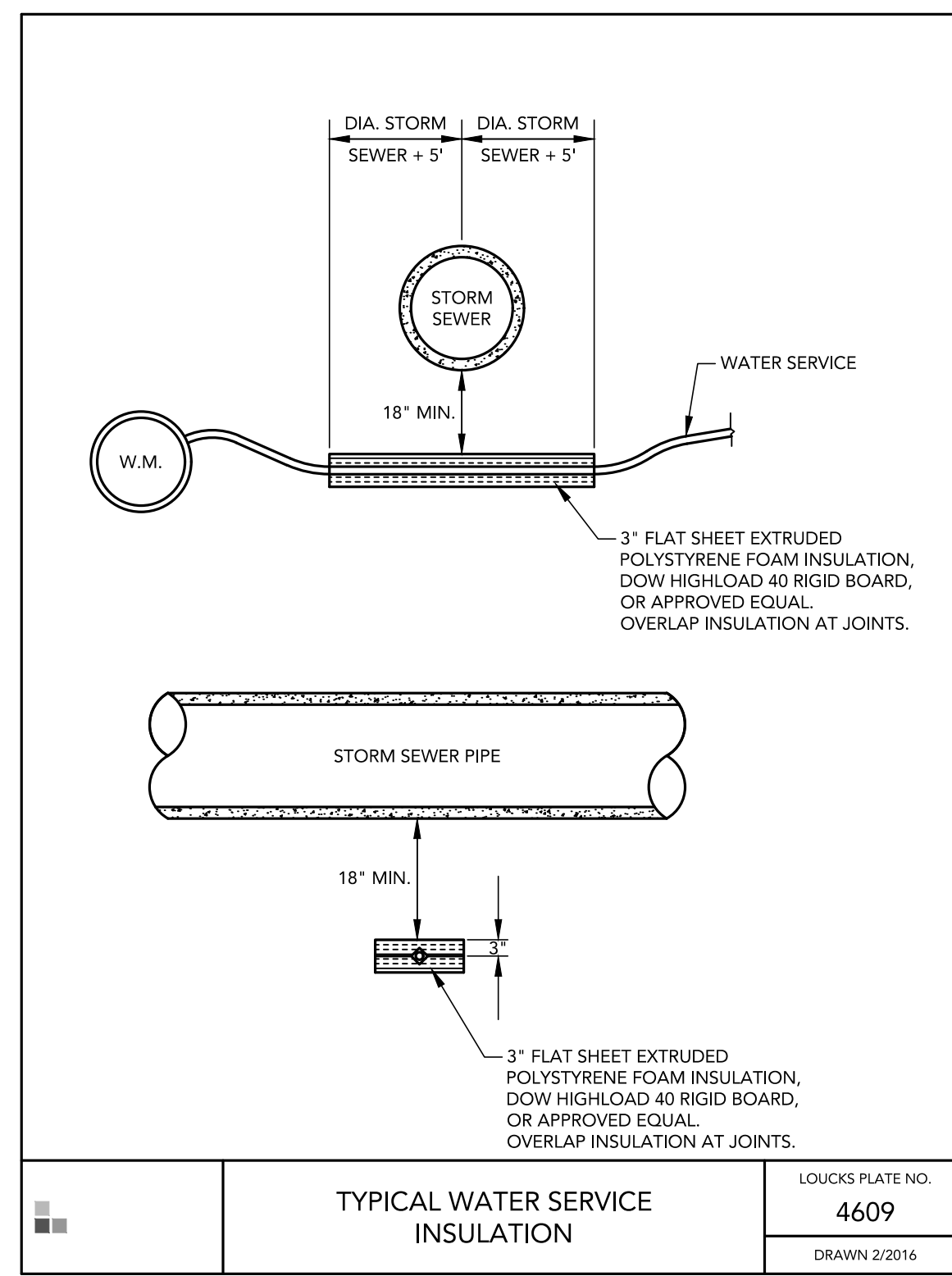
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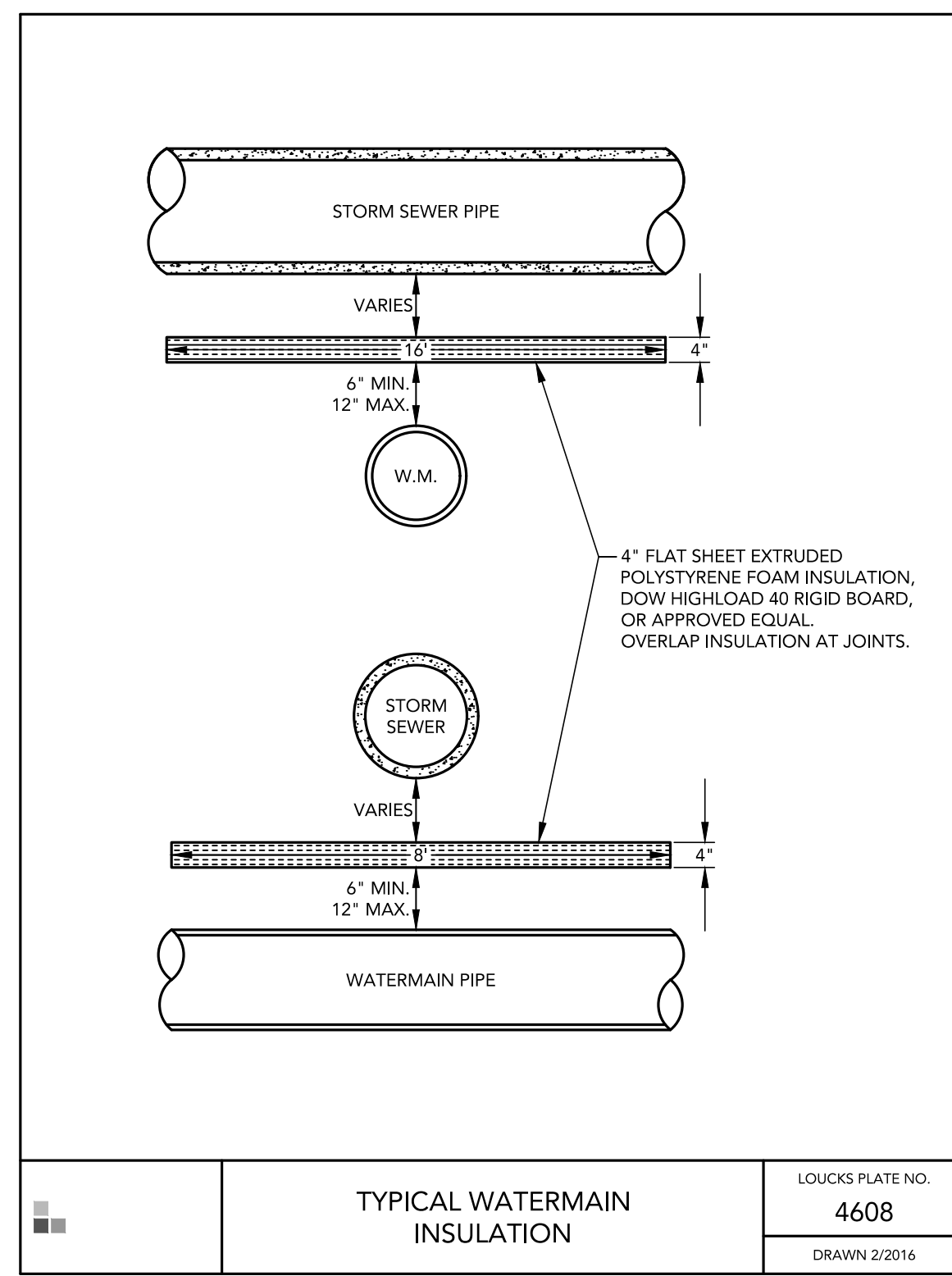
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DRAWN 12/2016



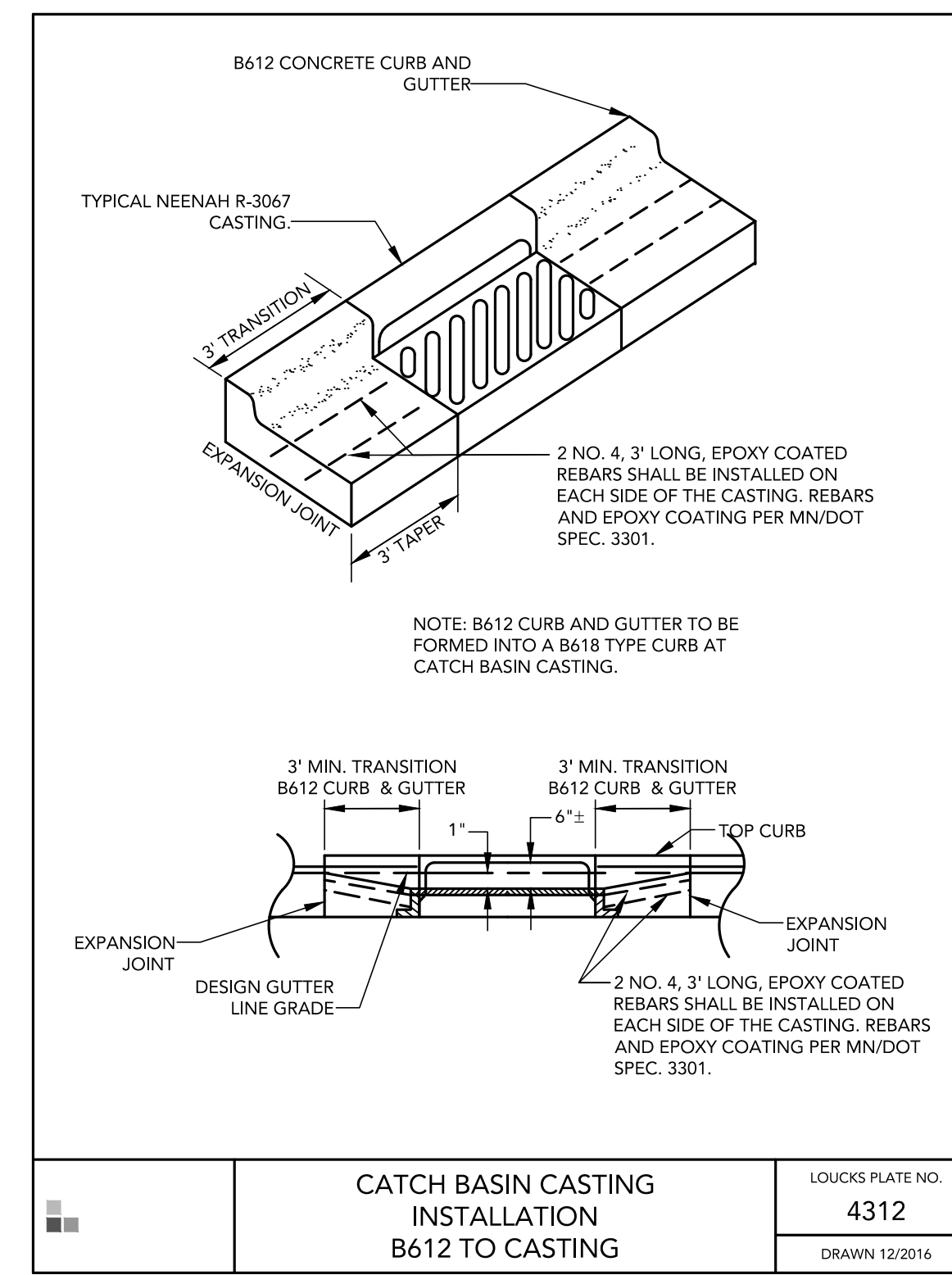
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DRAWN 2/2016



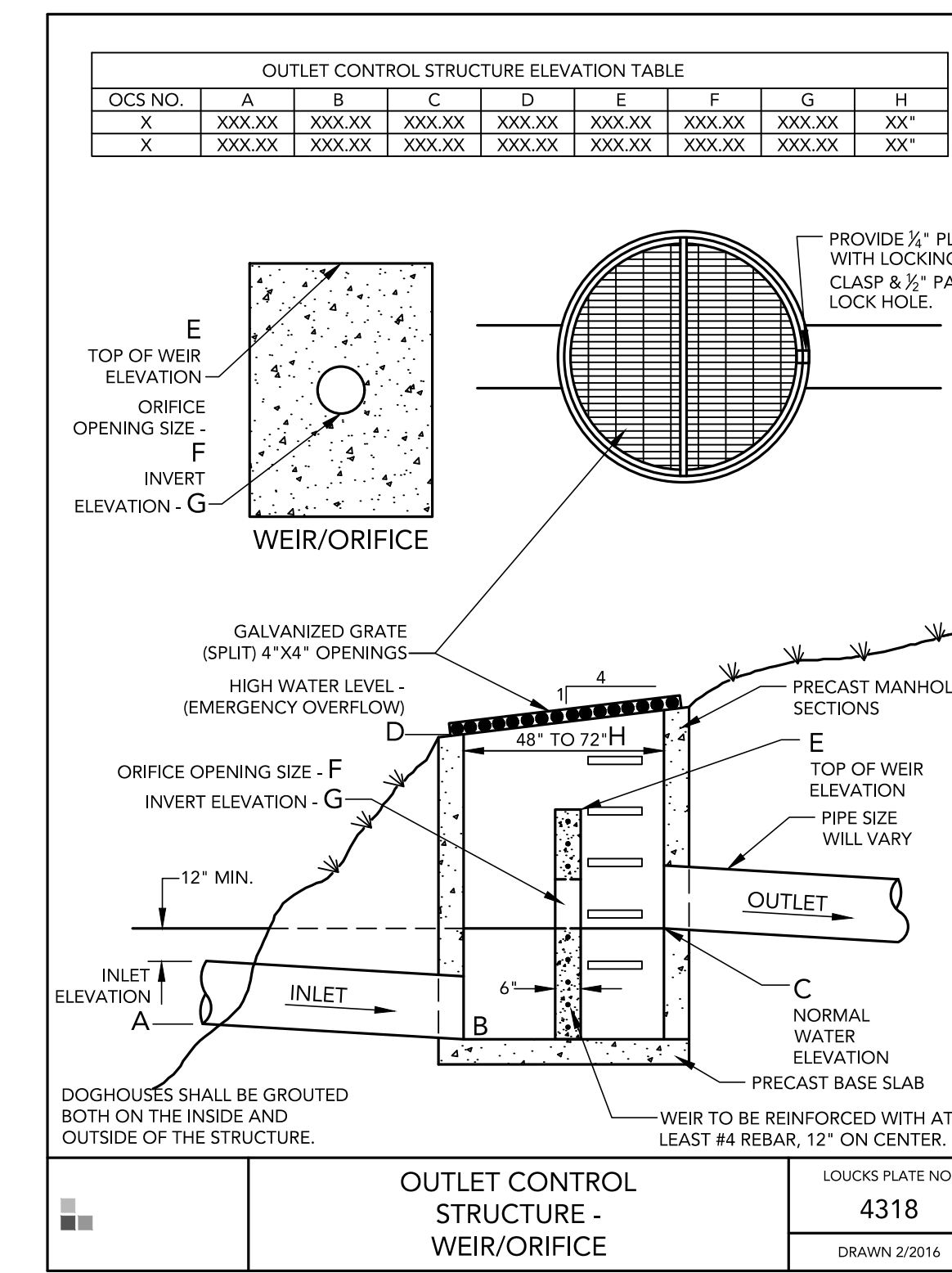
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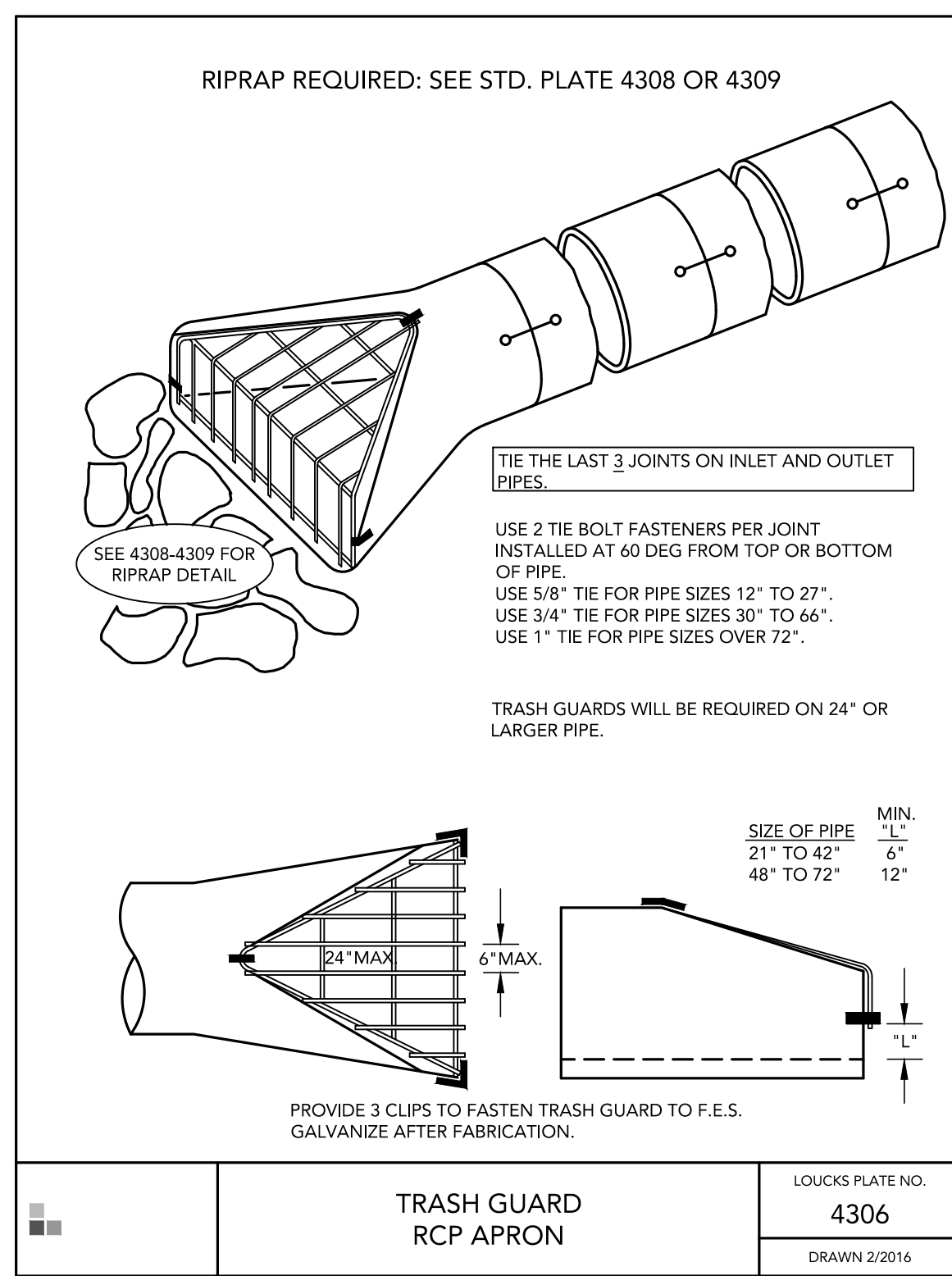
CATCH BASIN CASTING INSTALLATION B612 TO CASTING

LOUCKS PLATE NO. 4312
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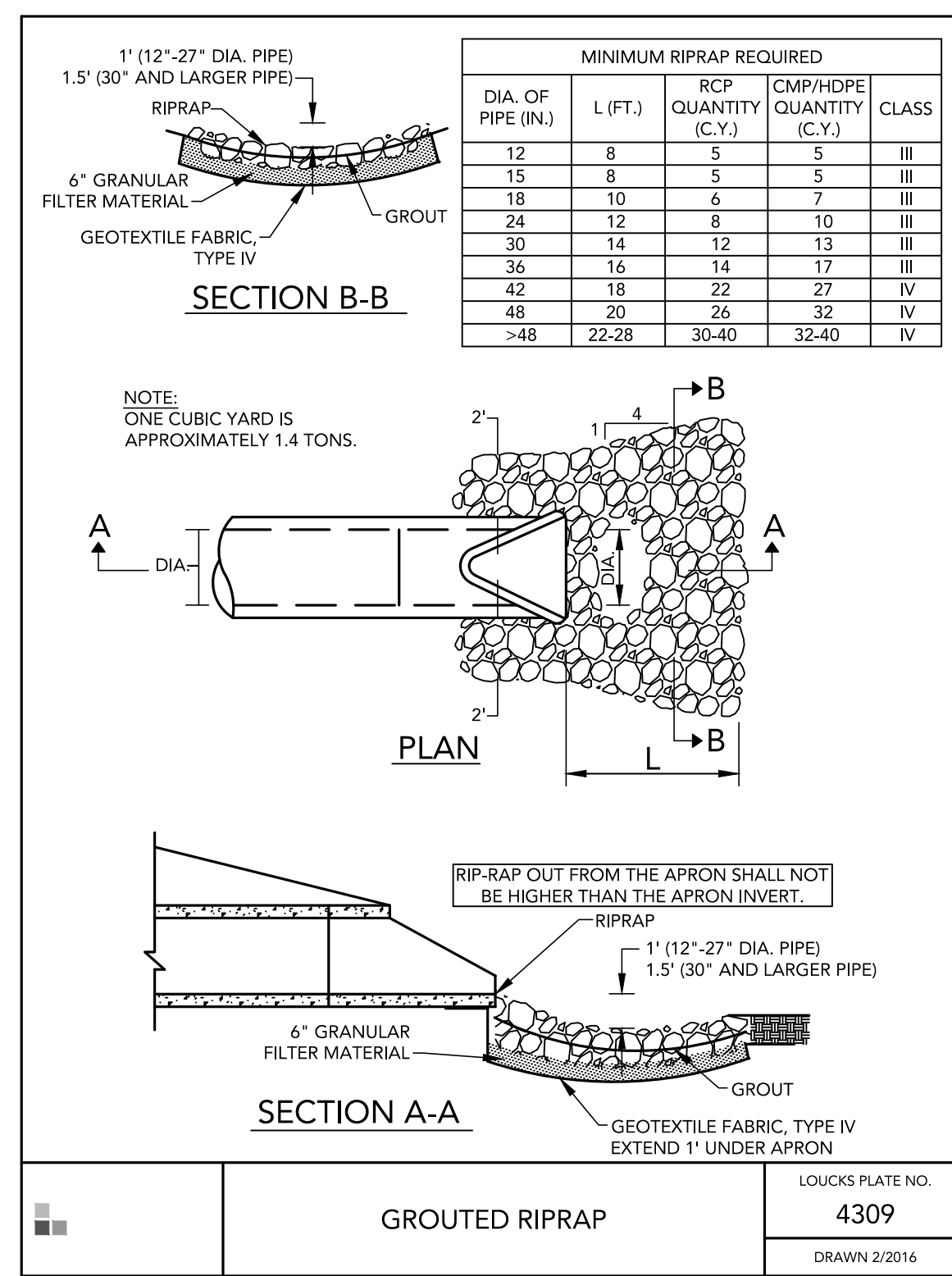
OUTLET CONTROL STRUCTURE - WEIR/ORIFICE

LOUCKS PLATE NO. 4318
DRAWN 2/2016



TRASH GUARD RCP APRON

LOUCKS PLATE NO. 4306
DRAWN 2/2016



GROUTED RIPRAP

LOUCKS PLATE NO. 4309
DRAWN 2/2016

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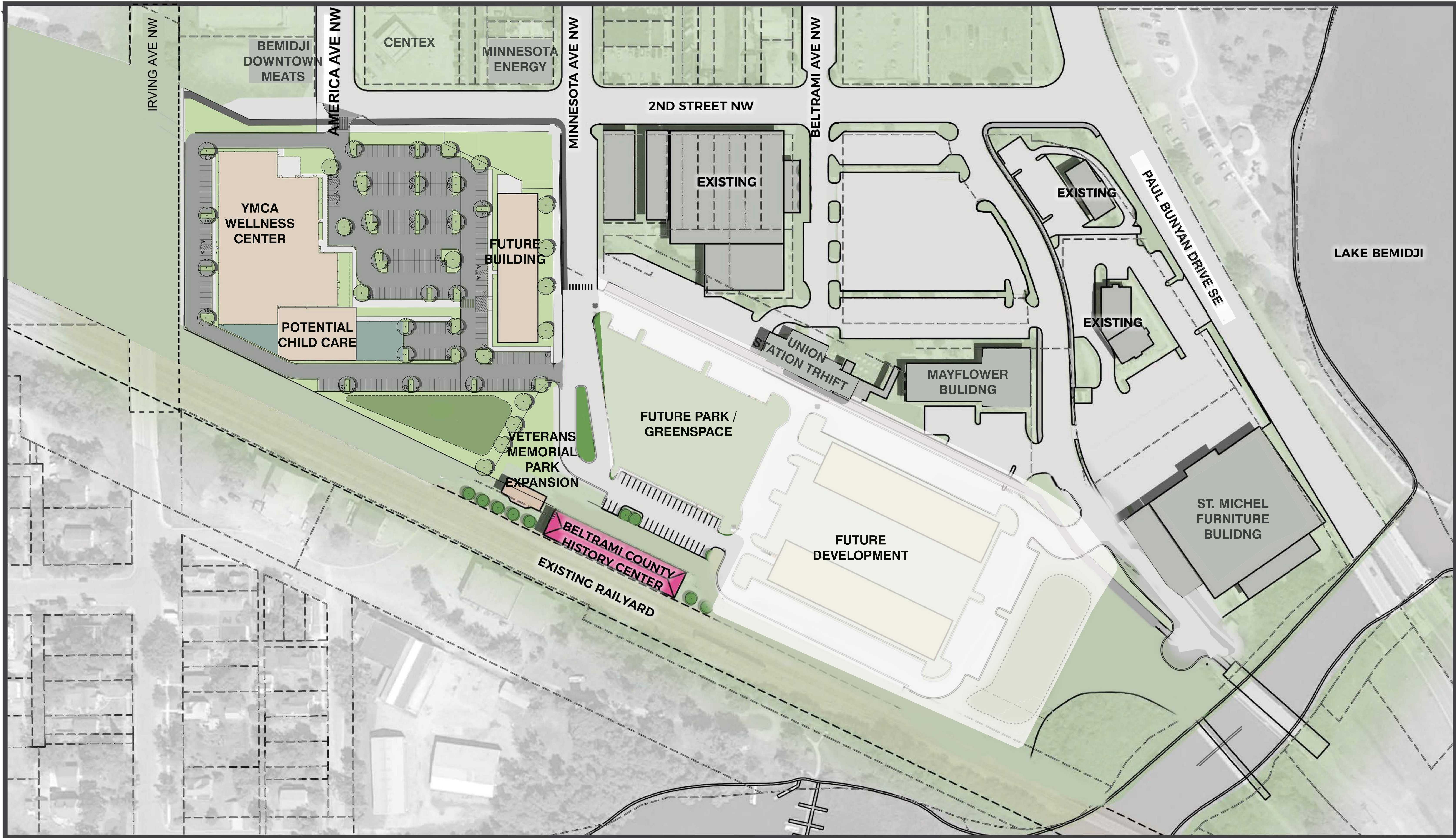
Licor: 19624
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Loecks Project No. 17343B
Project Lead: JDK
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QUALITY CONTROL

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C4-1	SAN SEWER AND WATER PLAN
C4-2	STORM WATER PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS



RAIL CORRIDOR REDEVELOPMENT
BEMIDJI, MN

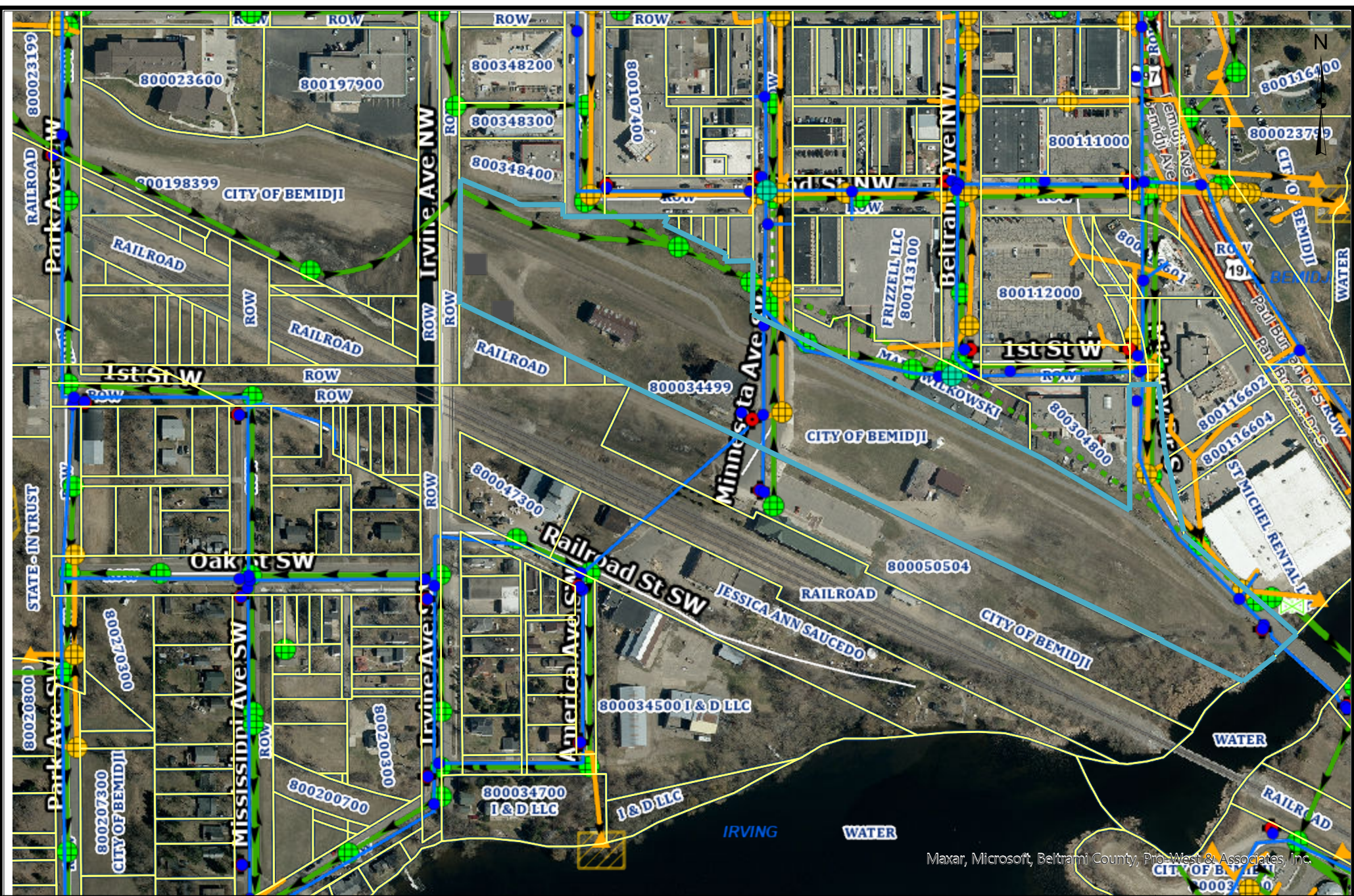
March 2025
Project No. 17343



Packet Distribution List

City of Bemidji – SUB-2025-0002 Rail Corridor Prelim PUD

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
<input checked="" type="checkbox"/>	Applicant / Representative	7/3/25	_____
<input checked="" type="checkbox"/>	City Building Department	7/3/25	_____
<input checked="" type="checkbox"/>	City Attorney (Planning & Zoning)	7/3/25	_____
<input checked="" type="checkbox"/>	City Engineer	7/3/25	_____
<input checked="" type="checkbox"/>	City Manager	7/3/25	_____
<input type="checkbox"/>	City Community Development (Vacant)	_____	_____
<input checked="" type="checkbox"/>	City GIS Department	7/3/25	_____
<input checked="" type="checkbox"/>	City Police Department	7/3/25	_____
<input checked="" type="checkbox"/>	City Fire Department	7/3/25	_____
<input checked="" type="checkbox"/>	City Parks Department	7/3/25	_____
<input type="checkbox"/>	Beltrami County ESD/SWCD	_____	_____
<input type="checkbox"/>	Beltrami County Recorder	_____	_____
<input type="checkbox"/>	Beltrami County GIS Department	_____	_____
<input type="checkbox"/>	Beltrami County Sheriff	_____	_____
<input type="checkbox"/>	Beltrami County Engineer / Highway	_____	_____
<input type="checkbox"/>	Beltrami County Natural Resources	_____	_____
<input type="checkbox"/>	MnDNR Trails	_____	_____
<input checked="" type="checkbox"/>	MnDNR Waters	7/3/25	_____
<input type="checkbox"/>	MnDNR District	_____	_____
<input type="checkbox"/>	MnDOT	_____	_____
<input type="checkbox"/>	Airport	_____	_____
<input checked="" type="checkbox"/>	Bemidji School District	7/3/25	_____
<input type="checkbox"/>	MPCA Closed Landfill Program	_____	_____
<input type="checkbox"/>	U.S. Army Corps of Engineers	_____	_____
<input type="checkbox"/>	Minnesota Chippewa Tribe	_____	_____
<input type="checkbox"/>	Red Lake Nation DNR	_____	_____
<input type="checkbox"/>	White Earth Nation DNR	_____	_____
<input type="checkbox"/>	Leech Lake Band DRM	_____	_____
<input checked="" type="checkbox"/>	Bemidji Sustainability Commission	7/3/25	_____
<input checked="" type="checkbox"/>	Bemidji Area Chamber of Commerce	7/3/25	_____
<input checked="" type="checkbox"/>	Bemidji Downtown Alliance	7/3/25	_____
<input type="checkbox"/>	Other: _____.	_____	_____



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,514

Aerial Map

Date: 4/2/2025

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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Planning & Zoning Department
City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

Dear Property Owner:

The City of Bemidji Planning and Zoning Commission will conduct a public hearing to discuss the following application:

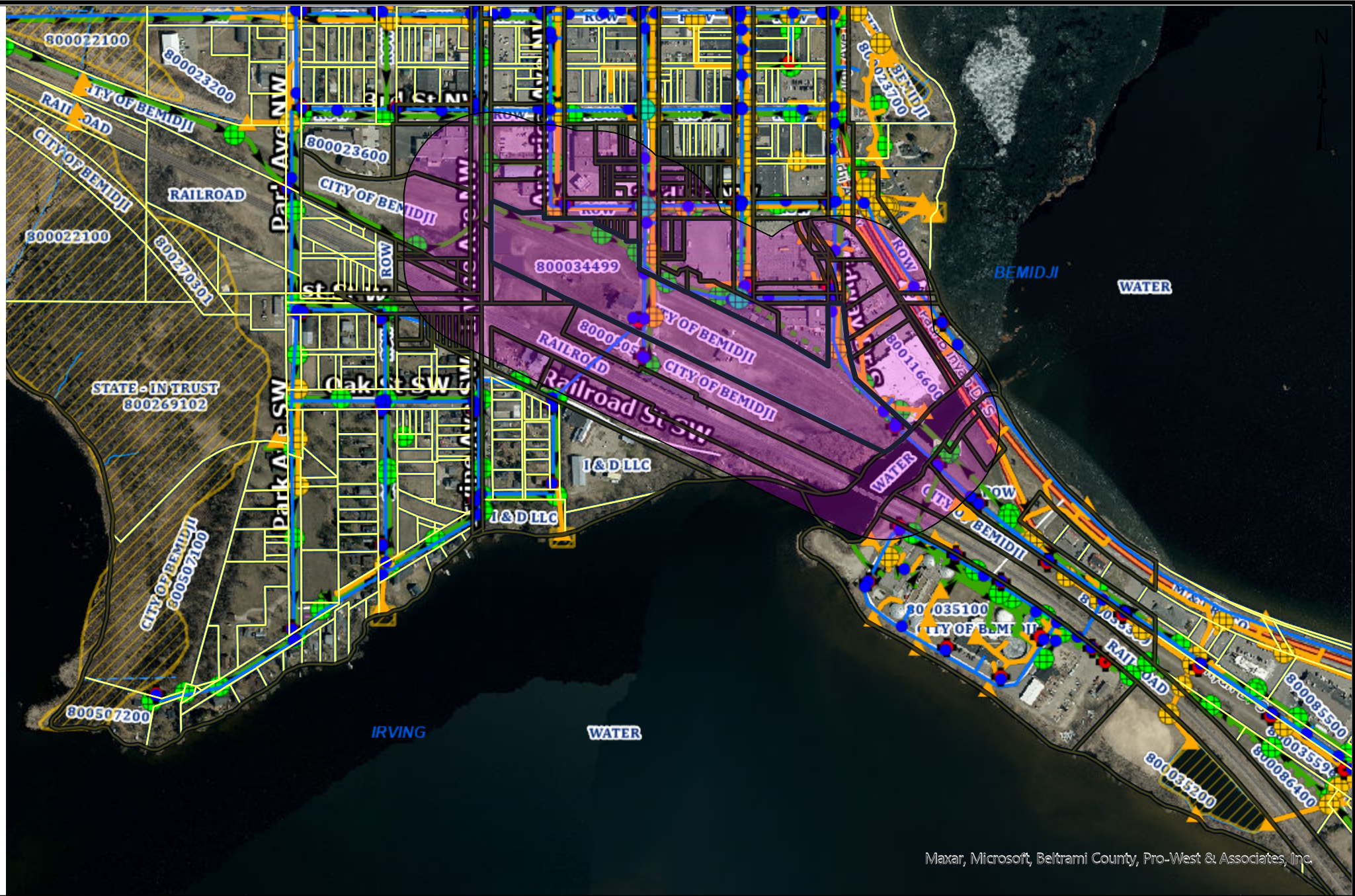
City of Bemidji – SUB-2025-0002: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a **Preliminary Planned Unit Development & Plat (PUD/PLAT)** to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

This public hearing will be held on **Thursday, July 24th, 2025, at 5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW or may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (**preferred method**), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall.**

If you have any questions, please feel free to contact us at (218) 759-3579, or email comments to the planning department at SGAdmin@ci.bemidji.mn.us.

Respectfully,

Planning and Zoning Staff



Maxar, Microsoft, Beltrami County, Pro-West & Associates, Inc.

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Buffer Map

1:9,028

Date: 4/2/2025

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



BEMIDJI COOPERATIVE ASSN
PO BOX 980
BEMIDJI, MN 56619

CITY OF BEMIDJI
317 4TH ST NW
BEMIDJI, MN 56601

MARK WILKOWSKI
REBECCA WILKOWSKI
221 3RD ST NW
BEMIDJI, MN 56601

MINNESOTA ENERGY RESOURCES COR
GREEN BAY, WI 54307

MERSETH PROPERTIES
207 AMERICA AVE NW
BEMIDJI, MN 56601

STATE - IN TRUST

GREATER BEMIDJI INC
102 1ST ST W
BEMIDJI, MN 56601

BREAK THE CYCLE ESTATES LLC
207 2ND ST NW
BEMIDJI, MN 56601

DAIRYLAND OPERATIONS LLC
PO BOX 120
WISCONSIN DELLS, WI 53965

BROTHER'S GROUP LLC
209 MINNESOTA AVE NW
BEMIDJI, MN 56601

ST MICHEL RENTAL LLC
137 MAIN AVE S
RUGBY, ND 58368

WILTSE FINE ART LLC
2201 E 10TH ST
LONG BEACH, CA 90804

FRIZZELL LLC
6463 STATE 371 NW
WALKER, MN 56484

KRAUS-ANDERSON INCORPORATED
501 S 8TH ST
MINNEAPOLIS, MN 55404

BARRY B ANDERSON
211 MINNESOTA AVE NW
BEMIDJI, MN 56601

HEGNA PROPERTIES LLC
23443 TIMBER TRAIL DR
BEMIDJI, MN 56601

JESSICA ANN SAUCEDO
SAUL SAUCEDO-SANCHEZ
2609 OL WHISPERING PNES SW
BEMIDJI, MN 56601

MATTHEW R MURRAY
5408 JACKPINE RD NW
BEMIDJI, MN 56601

HIRT PROPERTIES LLC
PO BOX 294
BEMIDJI, MN 56619

BRIDGE CITY INVESTMENTS LLC
2853 ADAMS AVE NW
BEMIDJI, MN 56601

PATRICK KELLY HARRINGTON JR
BRENT ALEN MCWITHEY
2180 WASHINGTON AVE S
BEMIDJI, MN 56601

STANLEY H HALEY TRUSTEE
HALEY FAMILY TRUST
PO BOX 665
BEMIDJI, MN 56619

ROHDE'S FEED AND GARDEN INC
405 RAILROAD ST SW
BEMIDJI, MN 56601

ELLMAR PROPERTIES LLC
3807 VALLEY VIEW DR NE
BEMIDJI, MN 56601

MIDCONTINENT COMMUNICATIONS
PO BOX 5040
SIOUX FALLS, SD 57117

PROSPER PROPERTIES LLC
PO BOX 825
PARK RAPIDS, MN 56570

BREW NORTH LLC
211 AMERICA AVE NW
BEMIDJI, MN 56601