



CIRCLE K ADJACENCY FOR SALE

NW CORNER HWY 2 & MOBERG DR NW, BEMIDJI, MN

SPACE AVAILABLE

- ~1.5 Usable acres of land, trees are not all removable.

SALE PRICE

\$500,000.00

REAL ESTATE TAXES

TBD after replat

PROPERTY HIGHLIGHTS

- PID # TBD after replat
- General Commercial Zoning
- Water Retention sharing can be accommodated



PROPERTY PHOTOS



SITE PLAN

CITY OF BEMIDJI NOTES:

1. MAINTAIN SPECIFIC EROSION CONTROL, SHALL APPLY.
2. THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE IN EROSION PREVENTION AND SEDIMENT CONTROL TECHNIQUES AND ALL CONSTRUCTION ACTIVITIES, INCLUDING THE IMPLEMENTATION OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL ON THE PROJECT. THE CONTRACTOR SHALL PLACE AND MAINTAIN EROSION CONTROL AND SEDIMENT CONTROL MEASURES TO PREVENT THE BRANCH, TRUNKING, OR LOSS OF SEDIMENT FROM DISTURBED AREAS OF THE PROJECT SITE. GRADING OPERATIONS SHALL BE IN ACCORDANCE WITH THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN. EROSION CONTROL MEASURES SHALL BE FUNCTIONAL, SECURE, AND OTHERWISE NOTIFIED ON THE SITE.
4. THE CONTRACTOR SHALL DEVELOP A PLAN OF RESPONSIBILITY WITH ALL OPERATIONS ON THE SITE TO ENSURE THAT THE TEMPORARY AND PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETED AND THE SITE IS STABILIZED.
5. THE SURFACE OF EROSION AREAS WITH A SLOPE OF 2:1 SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 14 DAYS AFTER THE AREA BECOMES ACTIVELY WORKED. ALL OTHER AREAS WITH SLOPES FLATTER THAN 2:1 SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 14 DAYS.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR ALL EXPOSED SOILS WITH A SLOPE OF 2:1 OR STEEPER WITHIN 14 DAYS AFTER THE AREA BECOMES ACTIVELY WORKED. ALL OTHER AREAS WITH SLOPES FLATTER THAN 2:1 SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 14 DAYS.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION PROTECTION OR PERMANENT COVER NOT LATER THAN 14 DAYS AFTER THE AREA BECOMES ACTIVELY WORKED.
8. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. PERMANENT EROSION CONTROL MEASURES SHALL BE ESTABLISHED AFTER TOPSOIL IS REAPPLIED.
10. THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES EXISTING ON THE PLAN UNTIL THE SITE IS STABILIZED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AFTER THE CONSTRUCTION PROJECT IS COMPLETED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 14 DAYS AFTER THE CONSTRUCTION PROJECT IS COMPLETED.
11. THE MAINTENANCE DISTURBED SURFACE AREA AT ANY ONE TIME SHALL NOT EXCEED THE CONTRACTORS RESPONSIBILITY AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES EXISTING ON THE PLAN UNTIL THE SITE IS STABILIZED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AFTER THE CONSTRUCTION PROJECT IS COMPLETED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 14 DAYS AFTER THE CONSTRUCTION PROJECT IS COMPLETED.
13. THESE RECORDS MUST BE RETAINED IN THE STORM WATER POLLUTION PREVENTION PLAN.
14. DATE AND TIME OF INSPECTION.
15. NAME OF PERSONS CONDUCTING INSPECTION.

16. EROSION OF INSPECTION, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS TAKEN INCLUDING DATES.
17. DRAINAGE AND EROSION CONTROL MEASURES SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION.
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1. IF THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING TREES AND SHRUBS ADJACENT TO THE PROJECT, THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING TREES AND SHRUBS SPECIFICALLY TO BE REMOVED WILL BE MAINTAINED.
2. IF THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING TREES AND SHRUBS ADJACENT TO THE PROJECT, THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING TREES AND SHRUBS SPECIFICALLY TO BE REMOVED WILL BE MAINTAINED.
3. CONSTRUCTION SHALL BE GOVERNED BY THE CONTRACT SPECIFICATIONS AND THE SPECIAL PROVISIONS.
4. THE CONTRACTOR SHALL MAINTAIN A TEMPORARY STOCKPILE OF EROSION CONTROL MATERIALS AT ALL TIMES FOR EROSION CONTROL.
5. THE STOCKPILE SHALL BE LOCATED ON SITE.
6. THE CONTRACTOR SHALL KEEP AN INSPECTION AND MAINTENANCE LOG.

7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE BARRY AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A TEMPORARY STOCKPILE OF EROSION CONTROL MATERIALS AT ALL TIMES FOR EROSION CONTROL.
8. THE CONTRACTOR SHALL MAINTAIN A TEMPORARY STOCKPILE OF EROSION CONTROL MATERIALS AT ALL TIMES FOR EROSION CONTROL.
9. WHEN NO CORRECT PAYMENT WILL BE MADE, THE ENGINEER WILL BE RESPONSIBLE FOR REVIEWING THE CONTRACTOR'S EROSION CONTROL LOGS.

TYPE OF BMP INSTALLATION

- THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES, INCLUDING EROSION CONTROL BMPs.
1. BMPs SHALL BE INSTALLED PRIOR TO ANY OF THE DISTURBED AREAS.
2. TEMPORARY PERIMETER CONTROL BMPs SHALL BE INSTALLED BEFORE ANY EROSION CONTROL BMPs ARE INSTALLED.
3. PERMANENT PERIMETER CONTROL BMPs SHALL BE INSTALLED PRIOR TO ANY OF THE DISTURBED AREAS.
4. ONCE CONSTRUCTION ACTIVITY CEASES FOR 14 DAYS OR MORE, IN AN AREA, THAT AREA SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT BMPs.

SEDIMENT CONTROL

1. NO EARTHWORK ACTIVITIES MAY COMMENCE UNTIL SEDIMENT CONTROL BMP INSTALLATION HAS BEEN INSPECTED AND APPROVED BY THE ALL APPLICABLE PERMITS ARE OBTAINED PRIOR TO COMMENCING CONSTRUCTION. SEDIMENT CONTROL BMPs MUST BE INSTALLED CONFORMING WITH THE ALL-APPROVED PLAN. THE CONTRACTOR MUST CONTACT THE ALL FOR A SITE INSPECTION, CLEANING AND GRUBBING MAY BE PERFORMED PRIOR TO BMP INSTALLATION.
2. STORM DRAIN INLETS MUST BE PROTECTED FROM SEDIMENT INFILTRATION WITH APPROPRIATE BMPs UPON COMPLETION.
3. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE PERIMETER SEDIMENT CONTROLS. STOCKPILES CAN NOT BE PLACED IN HOURS, BUFFERS OR SURFACE WATERS, INCLUDING EROSION CONTROL CONVEYANCES. BMP FENCE MUST BE USED FOR EROSION CONTROL.
4. SEDIMENT TRAPPED ON PUBLIC STREETS MUST BE CLEANED AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT, WHEN DEPOSITS CAN CAUSE A HAZARD TO TRAFFIC, PROPERTY, OR EROSION CONTROL.
5. SEDIMENT CONTROL BMPs MAY BE TEMPORARILY REMOVED IF REQUIRED TO ACCOMMODATE SHORT-TERM ACTIVITIES. HOWEVER, THE BMPs MUST BE IMMEDIATELY RE-ESTABLISHED UPON COMPLETION OF THE SHORT-TERM ACTIVITIES. BMPs MUST BE RE-ESTABLISHED BEFORE THE NEXT RAIN EVENT, EVEN IF THE SHORT-TERM ACTIVITIES ARE NOT COMPLETED.
6. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED IDENTIFY AND PREVENT FAILURE OF EXCESSIVE MAINTENANCE. REQUIREMENT ADDITIONAL UPGRADES MUST BE INSTALLED. THE ESC PLAN MUST BE UPDATED TO REFLECT THESE CHANGES.
7. BMPs MUST BE MAINTAINED UPON FREEZE UP TO REDUCE THE POTENTIAL FOR STREET FLOODING. THE INLET PROTECTION MUST BE RE-INSTALLED AT THE END OF WINTER BEFORE THE NEXT RAIN EVENT.
8. UNLESS INFILTRABLE DUE TO LACK OF PERIODS OF VEGETATED AREAS, DISCHARGES FROM BMPs MUST BE DIRECTED TO THESE AREAS TO INCREASE SEDIMENT REMOVAL. VELOCITY DEGRADATION MUST BE PROVIDED, IF NECESSARY, TO MINIMIZE EROSION.
9. ANY SEDIMENT REMOVED IN PLACE AFTER THE BMP FENCE OR FILTER FABRIC OR NO LONGER REQUIRED SHALL BE CARRIED TO CONFORM TO THE EROSION GRADING AND PREPARED AND BUILT WITH THE APPROPRIATE SEDIMENT. AS DIRECTED BY THE ENGINEER.
10. PROXIMITY OR BACK-COVERED GROUND DOES NOT NEGATE THE REQUIREMENT FOR PERIMETER SEDIMENT CONTROL BMPs.

POLLUTION PREVENTION PRACTICES

- IN ADDITION TO THE ALL-ESC STANDARDS THE FOLLOWING MEASURES MUST BE FOLLOWED:
1. CONSTRUCTION PRODUCTS, MATERIALS AND WASTES MUST BE STORED, HANDLED AND DISPOSED TO MINIMIZE EXPOSURE TO STORMWATER.
 2. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS TREATMENT CHEMICALS AND LANDSCAPE MATERIALS MUST BE STORED UNDER COVER OR SIMILAR MEANS.
 3. HAZARDOUS MATERIALS, TOXIC WASTE, INCLUDING OIL, USED FUEL, HYDRAULIC FLUIDS, PESTICIDES, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ADHESIVES MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS STORAGE AREAS MUST BE PROVIDED TO PREVENT UNAUTHORIZED STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH 26 CFR 108 AND LOCAL STATE REGULATIONS AS APPLICABLE.
 4. MANAGEMENT OF SOLID WASTES MUST BE CONFORMANT WITH STATE REQUIREMENTS.
 5. PORTABLE TOILETS MUST BE PORTIONED SO THAT THEY ARE SECURE AND WILL NOT BE THROWN OR DISCHARGED. SANITARY WASTE MUST BE DISPOSED OF BY A LICENSED HAULER, CONFORMANT WITH STATE REQUIREMENTS.
 6. FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES, SPILL PREVENTION AND RESPONSE, ALL REASONABLE STEPS MUST BE TAKEN TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUELS WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DUMP PANS OR ASSHEDS UNLESS INFILTRABLE. FUELING MUST BE CONDUCTED IN A CONTAINED AREA UNLESS INFILTRABLE. ASSHEDS SUPPLIES MUST BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR DISCHARGED SPILLED MATERIALS. SPILLS MUST BE REPORTED AND CLEANED UP IMMEDIATELY AS REQUIRED BY THE APPROPRIATE AGENCIES. USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
 7. VEHICLE AND EQUIPMENT WASHING AT THE EXTENSION OF VEHICLES OR EQUIPMENT IS WASHED IN THE PROJECT SITE. WASHING MUST BE LIMITED TO A DESIGNATED AREA OF THE SITE. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SMALLLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DEPOSITED OF, SCUMS, DETERGENTS, AND SOLVENTS MUST BE PROPERLY USED AND STORED.
 8. NO ENGINE DEGRADING IS ALLOWED ON SITE.
 9. CONCRETE AND OTHER WASTES MUST BE REMOVED. THE PERMITTEE MUST PREVENT EFFECTIVE CONTROL FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. CONCRETE, STUCCO PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS RELATED TO THE CONSTRUCTION ACTIVITY, THE LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND, AND THE CONTRACTOR MUST BE DEBARRED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DEPOSITED OF PROPERLY AND IN COMPLIANCE WITH ALL APPLICABLE. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.

DEWATERING ACTIVITIES

1. DEWATERING REQUIREMENT: DISCHARGE OF SEDIMENT-LOADED OR OTHERWISE CONTAMINATED WATER FROM THE SITE IS NOT ALLOWED. ALL DEWATERING SHALL DISCHARGE THROUGH A FILTER BAG. IF THE BAG SHOWS SIGNS OF FAILURE, INSTALL A HAY BALE FILTER FABRIC LINED CORRAL, OFF-SITE DISCHARGE MUST NOT CAUSE EROSION OR NUISANCE CONDITIONS. DO NOT DISCHARGE INTO SEWER SYSTEMS.
2. IF FILTERS WITH BACKWASH WATER ARE BEING USED, THE BACKWASH WATER MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS OR INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

EROSION MINIMIZATION

1. THE SPECIFIED CLASS AND QUANTITY OF RIPRAP OR OTHER ALL-APPROVED ENERGY DISSIPATION MUST BE INSTALLED AT ALL PIPE OUTLETS WITHIN 14 DAYS OF COMPLETION.
2. ALL SLOPES IN EXCESS OF 10 PERCENT WILL BE HORIZONTALLY TRACKED OR ROUGH GRADED AT THE END OF EACH WORKING DAY. FOR SLOPES LESS THAN 10 PERCENT FROM TOP TO BOTTOM, SLOPE TRACKING CAN BE REPLACED WITH 2" TO 4" RIBBED CURB ACROSS THE SLOPE AT INTERVALS OF 20'.
3. IN AREAS WHERE WOOD TRIM BLANKET OR OTHER SLOPE STABILIZATION METHODS HAVE FAILED, THE SLOPE SHALL BE RE-ESTABLISHED, SEED AND TOPSOIL REPLACED, AND ADDITIONAL SLOPE TREATMENT RE-INSTALLED.
4. PROXIMITY OR BACK-COVERED GROUND DOES NOT NEGATE THE REQUIREMENT FOR EROSION MINIMIZATION.
5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION TO BE THE GENERAL SITE CAN BE MAINTAINED AND REESTABLISHED UPON THE DISTURBANCE.
6. THE NORMAL VETTED PERMITTER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAIN WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DRAINETS WATER FROM THE SITE, WITHIN 50 LINEAL FEET OF THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER MUST BE STABILIZED. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 14 HOURS AFTER CONNECTION TO A SURFACE WATER ON PROPERTY EDGE.

ES&C LEGEND:

1. INLET PROTECTION
2. CONCRETE WASHOUT AREA
3. EROSION CONTROL (SLOPE STABILIZATION) BLANKET
4. BMP FENCE
5. FILTER SOCK
6. LIMITS OF EARTH DISTURBANCE (XLSX ACRES)
7. SOIL BOUNDARY



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PROFESSIONAL SEAL

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ENGINEERING & ARCHITECTURE
INC.
02/02/2024

PROFESSIONAL IN CHARGE
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PROJECT MANAGER
C. CAMERON, PE
QUALITY CONTROL
G. CAMERON, PE
DRAWN BY
J. HENDERSON
DATE
02/02/2024

PROJECT NAME
HOLIDAY STATIONSTORES LLC
MTI
NWC OF HWY 2 &
MOBERG DR NW
NORTHERN TIER BU
**NWC HWY 2 &
MOBERG DR NW
BEMIDJI, MN 56601**






HOLIDAY STATIONSTORES, L.L.C.
PROJECT NUMBER
22008746A
SHEET TITLE

ESC PLAN

SHEET NUMBER
C040
4 OF 19

DEMOGRAPHICS

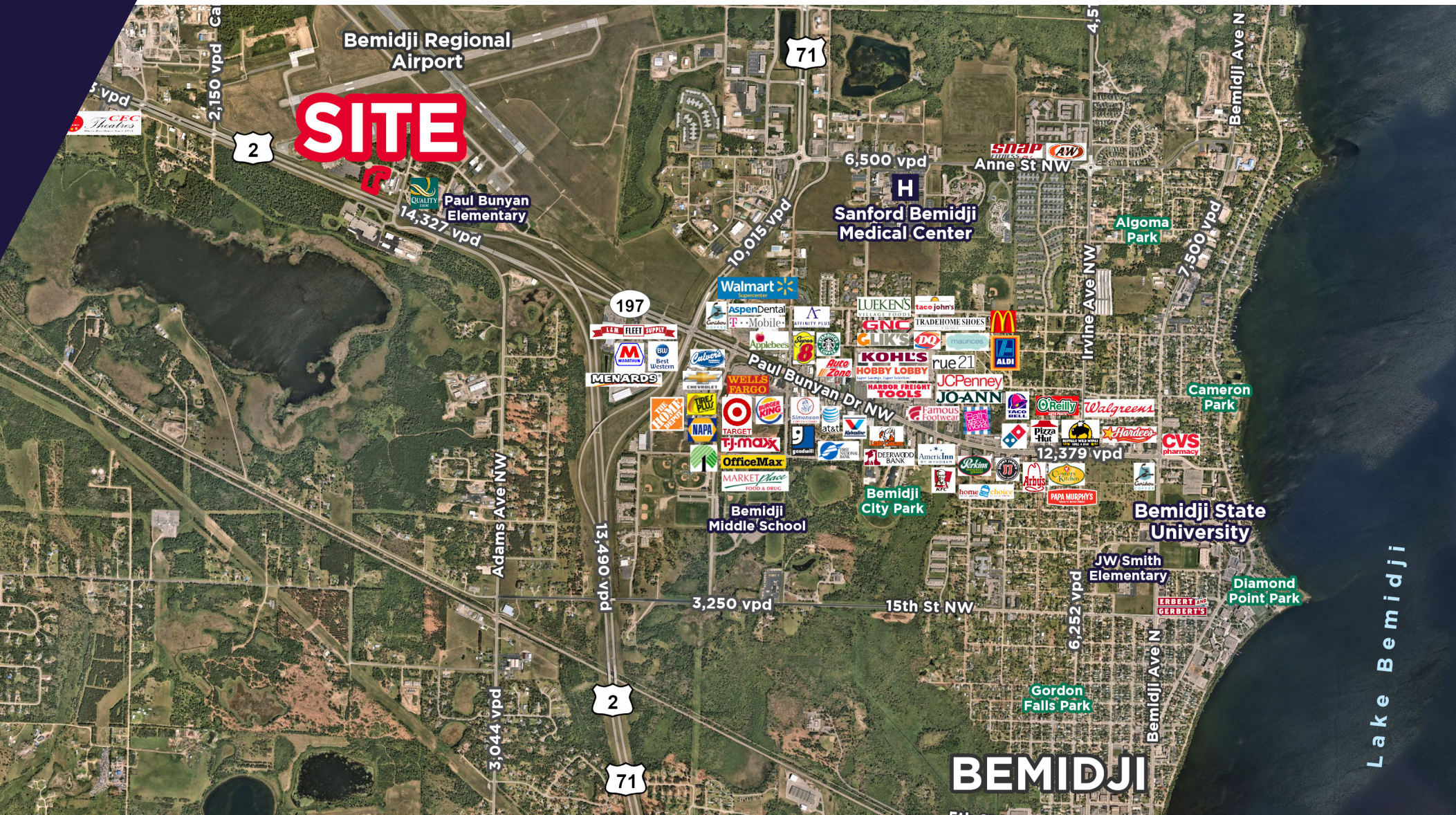
NEIGHBORHOOD DEMOGRAPHICS

| |  2024 POPULATION |  2024 AVERAGE HOUSEHOLD INCOME |  2024 DAYTIME EMPLOYMENT |
|---------|---|---|---|
| 1 Mile | 197 | \$62,620 | 658 |
| 3 Miles | 11,176 | \$61,797 | 16,701 |
| 5 Miles | 19,794 | \$67,218 | 23,564 |

AERIAL



AERIAL



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