

**BEMIDJI TOWNSHIP**  
**ROAD AGREEMENT FOR PLATS**

Made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between Bemidji Township, Beltrami County Minnesota, herein referred to as the Township, and \_\_\_\_\_, herein referred to as the Platter and/or Owner, for the construction of all streets and roads located within Bemidji Township.

The design of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, topographic conditions, to runoff of storm waters and to the proposed uses to the area to be served.

Where new streets extend adjoining streets, their projects shall be at the same or greater width, but in no case less than the minimum width required herein.

If the construction of a new street or road creates a drainage problem on an existing township road, the Platter/Owner shall be required to take action which is deemed necessary by the Township to keep the existing road in the same condition it was before the construction of the new road.

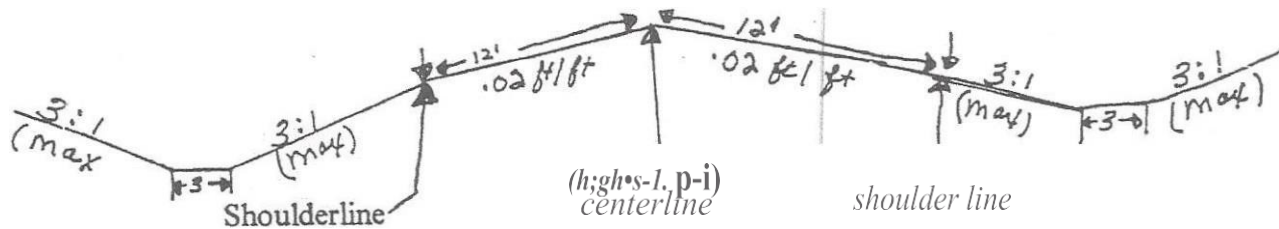
All private streets and roads and easements intended for vehicular traffic and all platted streets and roads lying within a proposed plat shall be laid out and constructed with the following minimum cross-sectional dimensions:

The right of way shall be a minimum of sixty-six feet (66') wide for every platted street or road. It shall be surveyed by a licensed surveyor. Centerline shall be in the center of road right-of-way.

The width between shoulder lines shall be uniform and the distance between shoulder lines and centerline shall be a minimum of fourteen (14') includes a (2') foot shoulder.

The right-of-way shall be cleared and grubbed a minimum of thirty-three feet (33') on both sides of the centerline. Stumps, fill, refuse or any other materials relating to or resulting from the establishment and construction of said roads shall be burned and all excess shall be removed. Nothing shall be buried under the roadbed or any approaches or drainage culverts, and/or township right-of-way and/or proposed township right-of-way.

The embankment and excavation shall be constructed according to the following diagram hereby referred to as the typical section.



There shall be a minimum of a two-foot (2') ditch separation.

Dead-end streets will be terminated by use of a cul-de-sac turn around with a minimum radius of sixty-six (66') from the center point.

The Platter/Owner is responsible for providing a finished roadway shape which conforms to the typical section. The profile grade of the roadway shall be essentially flat, with consideration given to matching approaches and existing roads. Any grade steeper than three per cent (3%) shall be acceptable only with the prior approval of the township. The rate of change of grades shall not exceed one per cent (1%) in one hundred feet (100') except at the crest of a hill or bottom of a low point. Intersection of grades at a bottom or crest shall be smoothed with a uniform vertical curve at least two hundred feet (200') in length. The elevation of any point on the finished cross section of the roadbed shall be within .02 ft/ft with the centerline as the highest point.

Temporary shape easements shall be obtained by the Platter/Owner from the adjoining landowners, if necessary, in order to comply with the maximum slope ratio of 3:1 on both in slopes and backslopes.

Existing topsoil on the project shall be stripped, stockpiled and spread at least four inches (4") in depth (loose) on the in slope, ditch and backslope after completion of excavation and shaping. Under no circumstances shall topsoil be used for the construction of the embankment nor shall any rock larger than six (6") inches in diameter be visible after topsoil is spread and seeded with native grass seed to eliminate soil erosion and/or washouts. The seeding will not be done after September 15<sup>th</sup>.

Muck excavation:

- A. All saturated and unsaturated soils and organic matter not suitable for road foundation shall be removed from the roadbed.
- B. Platter/Owner will provide a stable roadbed and inner embankments or a stable material under the embankments.
- C. Frozen soil may be used if pulverized before placing the embankment.

Mechanical compaction shall be required for embankment construction. In plastic soils, pneumatic-tired, steel-wheeled; or grid rollers may not be used for compacting embankment layers three inches (3") or less in loose thickness or for compacting the upper three inches (3") of thicker layers where a tamping roller will not produce an increase in density. In non-plastic soils, pneumatic-tired, steel-wheeled, or grid rollers may be used for compacting

layers of eight inches (8") or less in loose thickness. Construction traffic will not be considered a compaction method.

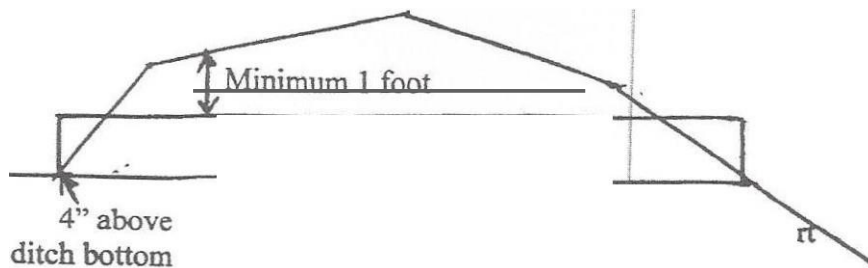
Rock removal from road top:

- A. No rock exceeding four (4") inches in diameter shall be in the top six (6") inches of road top.
- B. No rock exceeding six (6") inches in diameter shall be in the top twelve (12") inches of the road top.

Upon completion of the road, all in slopes, backslopes and ditch bottoms shall be sodded or seeded with an acceptable grass seed and cover crop and harrowed at least one time.

Culverts:

- A. All culverts shall be a minimum of fifteen inches (15") in diameter under the main roadway and a minimum of fifteen inches (15") in diameter under approaches, safety aprons on all culverts.
- B. Culverts shall be of a sturdy, steel construction.
- C. Culverts under approaches shall be a minimum of twenty-four feet (24') long.
- D. Under no circumstances will the Township accept a road where used culverts have been used.
- E. In slopes at culverts shall not vary from the typical section for either the roadway or approaches.
- F. The Platter/Owner shall guarantee the location and elevation of culverts to provide continuity of drainage of the right-of-way and have been placed in relation to the natural drainage of the total plat and/or adjoining properties.
- G. Culvert lengths shall be determined by the location and fit into the typical section according to the following diagram:
- H. Location and fit into the typical section according to the following diagram:



Bottom of culvert intersects with slope.

- I. All culverts shall be level and installed approximately four (4) inches above the ditch bottom. Culvert ends shall extend to the ditch bottom or in the case of uneven bottom (as shown above), the bottom portion of the culvert shall intersect with the angle of the in slope.
- J. There shall be a minimum of one (1) foot of fill above the top surface of all culverts.
- K. Culverts will be installed on appropriate sand/gravel bedding and compaction effort will be made around pipe.

Signs:

The Platter/Owner shall be required to furnish and install all safety signs, including but not limited to, stop signs, warning signs, etc. and street naming signs according to the current edition of the *Minnesota Manual of Uniform Traffic Control Devices*.

Surfacing:

- a. All new roadways and approaches and existing road tops that have been disturbed from construction activity shall be bituminous surfaced meeting current Minnesota Department of Transportation (MnDOT) specifications with a minimum ten-ton load capacity.
- b. No lots will be sold or Land Use Permits will be issued till the roads are completed. Unless the board works with the developer to establish a time frame to have the road paved and a bond to cover paving the road if they should default. Road(s), street(s) within a plat will be reviewed for acceptance by the township only after 75% of the parcels in the plat have had homes constructed and inhabited as a primary residence. The road(s), street(s) must be bituminous surfaced meeting current MnDOT specifications with a minimum ten-ton load capacity with the driving surface being a minimum of 24 feet wide and a two (2)' shoulder, with the right-of-way-to-right-of-way boundary being a minimum of sixty-six (66) feet.
- c. (If the road inside the plat is not a through road and only services 6 parcels or less then the road bed can be 22ft wide with a 20ft blacktop service.)

Roadway/Street Naming:

The street/roadway names of all proposed roadways to be presented to Bemidji Township for consideration for adoption must be approved by the township.

Roadway/Street Adoption:

No new plat road(s)/street(s) will be considered, reviewed and/or inspected for adoption between October 15 and May 1 of any year due to climatic conditions.

Additions, Deletions and/or Alterations:

Additions, deletion and/or alterations to this document shall be listed below and shall be initialed and dated by the Platter/Owner and the Chair of the Bemidji Township Board of Supervisors upon the Board of Supervisors approval at a Board Meeting of the Bemidji Township Board of Supervisors.

Upon completion of the requirements of this agreement by the Platter/Owner as set forth above, the Township may consider approval of said streets or roads in a manner required by applicable statutes, county ordinances, and township ordinances. The Platter/Owner will carry a three-year warranty on the road.

This agreement shall be recorded by the Platter/Owner with the County Recorded of Beltrami County, Bemidji Minnesota within ten (10) business days of the approval and execution by the Bemidji Township Board of Supervisors.

Township roads damage to be repaired by contractor/developer a bond maybe required.

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(Platter/Owner)

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(Platter/Owner)

\_\_\_\_\_  
(Platter/Owner)

\_\_\_\_\_  
(Platter/Owner)

\_\_\_\_\_  
(Town Chair)

\_\_\_\_\_  
(Town Vice-Chair)

\_\_\_\_\_  
(Town Supervisor)

\_\_\_\_\_  
(Town Supervisor)

\_\_\_\_\_  
(Town Supervisor)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Town Clerk as Notary for Township)

State of Minnesota]

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County of Beltrami]

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by all Platter/Owners above.

\_\_\_\_\_  
(Notary Public)