

**City of Pine Island
Planning and Zoning Commission
Agenda**

Tuesday – May 13, 2014

7:00 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of March 11, 2014
- IV. RSBR Investments, LLC, Rezoning Petition Public Hearing
-Part of Lot 2, Block 1 & Lot 2, Block 2, Replat of J & D Storage, First Addition
- V. RSBR Investments, LLC, Street Vacation Petition Public Hearing
-Vacation of South 19.64 feet of First Street NE directly abutting Lot 2, Block 2
of the Replat of J & D Storage, First Addition AND adding to Lot 2, Block 2
- VI. Action to Recommend to City Council Rezoning of Part of Lot 2, Block 1 & Lot 2, Block
2, Replat of J & D Storage, First Addition
- VII. Action to Recommend to City Council to Vacate South 19.64 feet of First Street NE
directly abutting Lot 2, Block 2 of the Replat of J & D Storage, First Addition AND
adding the vacated area to Lot 2, Block 2
- VIII. Adjourn.

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, March 11, 2014
7:00 P.M. – City Hall

Meeting called to order at 7:00 P.M. by Chairman Ken Hames

Present: Ken Hames, Harlan Pahl, Grant Friese, T.J. Schutz, Ken Hames, Brad Rehling, Randy Bates
Also Present: Jon Eickhoff, Steve Ziller, Craig Britton

Motion by T.J. Schutz and second by Brad Rehling to accept the minutes of the February 11, 2014 meeting. Approved 5-0.

Jon Eickhoff summarized the reason for the City of Pine Island and Pine Haven, Inc to subdivide 10,783 square feet from Lot 4 Block 1 and add it to Lot 2 Block 1 Pine Haven Community plat. This transfer is needed to accommodate the building project proposed by Pine Haven, Inc. Steve Ziller and Craig Britton went over the layout of the new lot lines and how the new layout was determined. Steve Ziller acknowledged the need to apply for a setback variance once the land transaction takes place.

Motion by Grant Friese and second by T.J. Schutz to recommend the City Council approve the subdivision as presented. Approved 5-0

Jon Eickhoff informed the Commission that additional lot lines changes within the Champagne Hills Subdivision are expected to be requested soon. The history of the platting and minor subdivision approvals in that area were reviewed. It was the consensus of the Commission that the only way to proceed with additional changes within that area would be a full replat.

Motion by T.J. Schutz and second by Brad Rehling to adjourn at 7:30 P.M. Approved 5-0

Respectively Submitted,

Jon Eickhoff

PETITION FOR REZONING

Date: 3/25/14

Name of applicant: RSBR Investments, LLC

Address: 1598 Imperial Center, Suite 2001

City: West Plains State: Missouri Zip: 65775

Telephone #: (417) 256-4790

Legal description of property: Part of Lot 2, Block 1 & Lot 2, Block 2

Plat/Parcel # J & D Storage Addition: First Addition

Reason(s) for rezoning: _____

Development of a Dollar General retail store.

Names and addresses of property owners abutting directly on the property described in this application:

J&D Storage, 222 Center Drive & 211 First Street

City of Pine Island, 206 Center Drive

Pro Feeds, LLC, 417 North Main Street (mailing), Pine Island, MN

1. Will the proposed zoning change be suitable so as not to create excessive burden on existing parks, schools, streets, parking supply, and other public facilities which serve or are proposed to serve the area?

Yes: X No: _____

Please explain: The property is currently zoned Heavy Industrial.

The proposed C-1 zoning will be compatible with existing zoning to the west.

2. Will the proposed zoning change be sufficiently compatible or separated by distance or screening from adjacent residentially zoned or used property? Yes: X No: _____

Please explain: Surrounding zoning is C-1 and I-1. No residential zoning is adjacent.

3. Please describe the proposed use of the property: _____

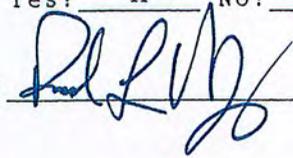
The property will be developed as a 9,100 s.f. Dollar General
retail store with associated parking.

4. Will the use be appropriate so as not to contribute to traffic
congestion/hazard? Yes: X No: _____

Please explain: _____

Turn lane improvements to Center Drive are planned to minimize any traffic issues.

5. Does the site have adequate utilities, access roads, drainage
and necessary infra-structure facilities? Yes: X No: _____

Applicant's signature: 

For Planning and Zoning Commission use only.

PETITION FOR REZONING

1. Will the proposed zoning change be compatible with the overall
needs of the City and with the existing land use?

Yes: _____ No: _____

Comments: _____

2. Is the proposed zoning change consistent with the purposes of
the zoning chapter and the geographic district in which the
rezoning is intended?

Yes: _____ No: _____

Comments: _____

3. Will the proposed rezoning be sufficiently compatible with the
goals and objectives of the local comprehensive plan?

Yes: _____ No: _____

Comments: _____

Planning and Zoning: Approved: _____ Denied: _____

Signature: _____

Date of publication: _____ Date of P&Z meeting: _____

Public notices mailed: _____

Date of Council meeting: _____ Approved: _____ Denied: _____

City Administrator: _____

Fee paid: _____

CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, May 13, 2014
7:00 PM
Second Floor Pine Island City Hall

Notice is hereby given that the Planning Commission of the City of Pine Island, MN will hold a public hearing on the above date and time to consider a Rezoning Petition from I-1 (Heavy Industrial) to C-1 (Central Business District) for a 9,100 sq. ft. building proposed on part of Lot 2, Block 1 & Lot 2, Block 2 of the Replat of J & D Storage, First Addition. The application was submitted by RSBR Investments, LLC for a Dollar General retail store.



Any person wishing to comment upon this request may do so by submitting written comments to the Zoning Administrator, PO Box 1000, Pine Island, Minnesota 55963, or in person at the time and place of the hearing.

Jon Eickhoff
Zoning Administrator

Publish April 30, 2014.

LAND O LAKES INC
PO BOX 64101
MS 4015
ST PAUL MN 55164-0101

PINE ISLAND FARMERS ELEVATOR
PO BOX 1037
PINE ISLAND MN 55963

ANTHONY C OLSON
13021 NEW HAVEN RD
PINE ISLAND MN 55963

ADRIAN F BURDICK
111 1ST AVE NE
PINE ISLAND MN 55963

J & D STORAGE LLC
PO BOX 712
FARIBAULT MN 55021

PRO FEEDS LLC
417 MAIN ST N
PINE ISLAND MN 55963

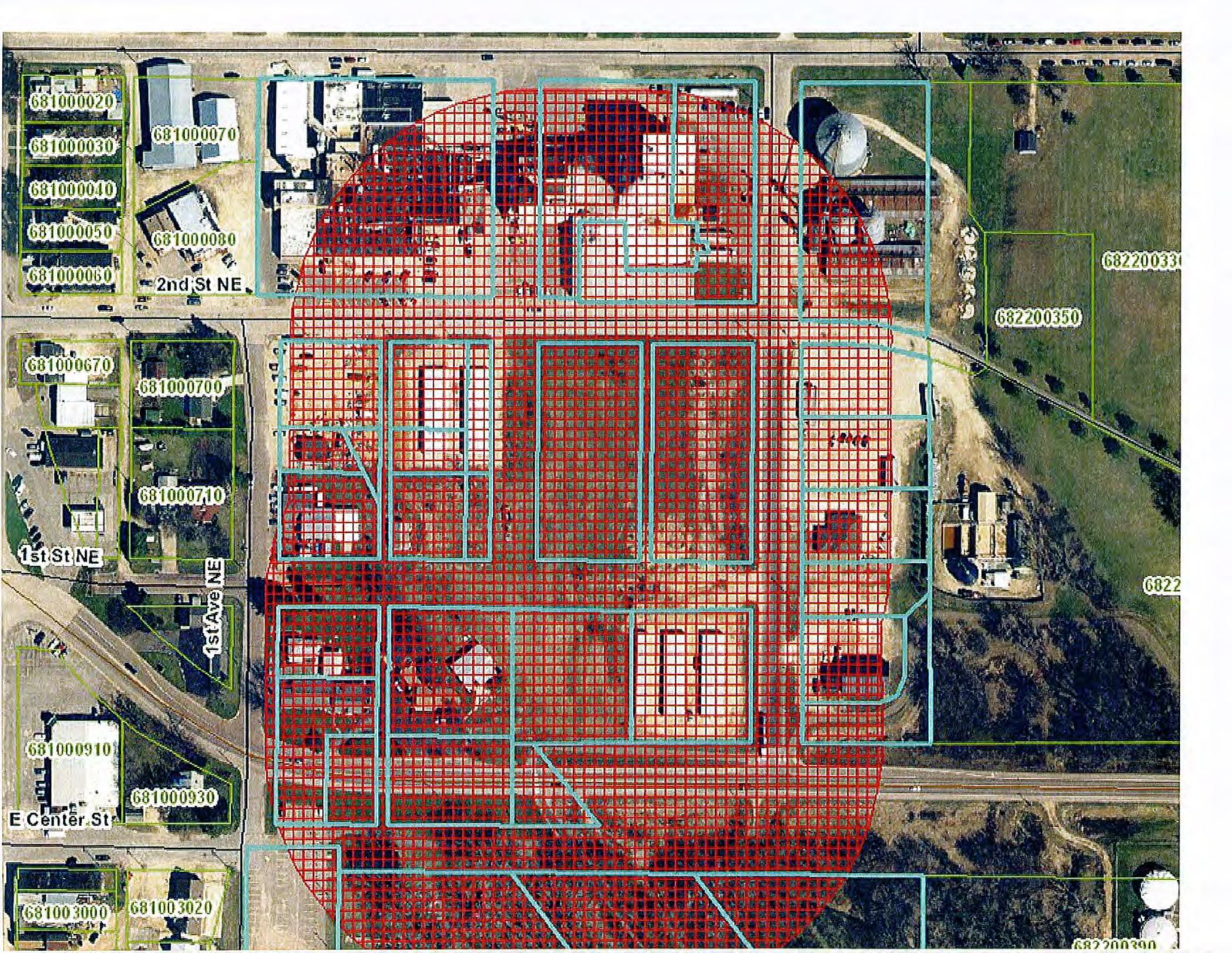
RANDALL D VAN WYHE
31 HILLCREST CT SW
PINE ISLAND MN 55963

R & R PROPERTIES LLC
C/O JACOB RUDE
18310 480TH ST
ZUMBROTA MN 55992

State of Minnesota
Douglas State Trail
2300 Silver Creek Rd NE
Rochester, MN 55906

TODD R GATHJE
1805 SALEM RD SW
ROCHESTER MN 55902

J & D SCHROM PROPERTIES LLC
4728 18TH ST SE
OWATONNA MN 55060



681000020

681000070

681000030

681000040

681000080

681000050

681000060

2nd St NE

682200330

682200350

681000670

681000700

681000710

1st St NE

1st Ave NE

6822

681000910

681000930

E Center St

681003000

681003020

682200390



Established 1945

JHS

JONES, HAUGH & SMITH INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS

515 South Washington
ALBERT LEA, MINNESOTA 56007
Telephone: 507/373-4876
Fax: 507/373-1839

April 1, 2014

John H. Schulte IV, P.L.S.
Steven J. Thompson, P.L.S.
Brian J. Johnson, P.E.
Steven J. Penkava, P.E.
John H. Schulte V, P.E.
Arthur W. Smith, P.E. - Retired

C.V. Jones, 1901-1990
Harold H. Haugh, 1925-2001

City of Pine Island
Attn: Jon Eickhoff, City Clerk
250 South Main Street
P.O. Box 1000
Pine Island, MN 55963

RE: Our File 13-495

Dear Mr. Eickhoff:

Enclosed is an 'Application for Minor Subdivision' for the property located in part of Lot 2, Block 1 and Lot 2, Block 2, Replat of J & D Storage First Addition, Pine Island, Goodhue County, Minnesota; the survey of the proposed minor subdivision, along with the fee of \$350.00 to record the minor subdivision.

It is the intent of RSBR Investments to petition to vacate the portion of First Street NE adjacent to the property shown in the minor subdivision and reserve an easement over the same to the public.

Enclosed are the Administrative Survey, description of the property and an easement description for vacation purposes on this property.

If there are any questions, please let us know.

Yours very truly,

Steven J. Thompson, LS

Enclosures

cc: Overland Engineering, LLC
Attn: Rusty Doss
1598 Imperial Center, Suite 2009
West Plains, MO 65775

CITY OF PINE ISLAND
APPLICATION FOR MINOR SUBDIVISION

Date: 4/1/2014

Person(s) applying for minor subdivision:

RSBR Investments by Steven J. Thompson of Jones, Haugh & Smith Inc.

Address: 515 South Washington - Albert Lea Telephone: 507.373.4876
MN 56007

Legal Description of Property: Lot 2 Block 1, except the East 80 feet
Block 2

Plat/Parcel # Replat of J & D Storage Addition First

Reason for minor subdivision: to combine lots, street and easement

Number of parcels resulting from minor subdivision: One (1)

Names and addresses of property owners abutting directly on the property described in this application:

City of Pine Island - 206 Center Drive East - Pine Island, MN 55963

J & D Storage LLC - 211 1st Street NE - Pine Island, MN 55963

Pro Feeds LLC - 417 Main Street North - Pine Island, MN 55963

Please answer the following questions:

1. Are you subdividing a lot which is a part of a recorded lot? No _____ Yes X
2. Are you subdividing a lot which is a part of a recorded plat? No _____ Yes X
3. Is the subdivision to permit the adding of a parcel of land to an abutting lot? No _____ Yes X
4. Will your request to subdivide create no more than three (3) lots? No _____ Yes X
5. Is the subdivision request so designed that the newly created property lines will not cause any resulting lot to be in violation of the minor subdivision regulations or the Zoning Chapter? No _____ Yes X
6. Will the new parcel/lot have defined utilities & public service provisions ie. water, sewer, independent access etc. No _____ Yes X

Requirements:

1. Submission of a survey by a registered land surveyor showing original lot and the proposed minor subdivision.
2. A fee of \$ 350.00 will be required to record the minor subdivision at the Goodhue County Recorder's office.

Signature _____



April 1, 2014

DESCRIPTION
LOT 2, BLOCK 2, REPLAT OF J & D STORAGE FIRST ADDITION
AND PART OF FIRST STREET NE
CITY OF PINE ISLAND, GOODHUE COUNTY, MINNESOTA

DOLLAR GENERAL

Lot 2, Block 2, Replat of J & D Storage First Addition, as the same is platted and recorded in the office of the County Recorder of Goodhue County, Minnesota.

AND

The South 19.64 feet of First Street NE, as measured at a right angle to the north line of said Lot 2, Block 2, bounded on the east and west by the northerly extension of the east and west lines of said Lot 2;

subject to a 5.00 foot utility easement over, under and across the north 5.00 feet of said South 19.64 feet;

also subject to drainage and utility easements over, under and across the east and west 10 feet of the above described South 19.64 feet.

Subject to easements shown on said Replat and any other easements or restrictions, if any.

Our Job No. 13-495

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.



Steven J. Thompson

Date: 4-1-14

L.S. No. 22705



Albert Lea • Austin • Owatonna

Jones, Haugh
& Hosfield

415 WEST NORTH STREET
OWATONNA, MN. 55060

507-451-4598

April 1, 2014

EASEMENT DESCRIPTION FOR VACATION PURPOSES
LOT 2, BLOCK 2, REPLAT OF J & D STORAGE FIRST ADDITION
CITY OF PINE ISLAND, GOODHUE COUNTY, MINNESOTA

DOLLAR GENERAL

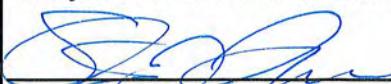
An easement for drainage and utility purposes over, under and across the North 10 feet of Lot 2, Block 2, Replat of J & D Storage First Addition, as the same is platted and recorded in the office of the County Recorder of Goodhue County, Minnesota;

except the North 10 feet of the East 10 feet of said Lot 2;

also except the North 10 feet of the West 10 feet of said Lot 2.

Our Job No. 13-495

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Steven J. Thompson

Date: 4-1-14

L.S. No. 22705



ENGINEERS
SURVEYORS

Albert Lea • Austin • Owatonna

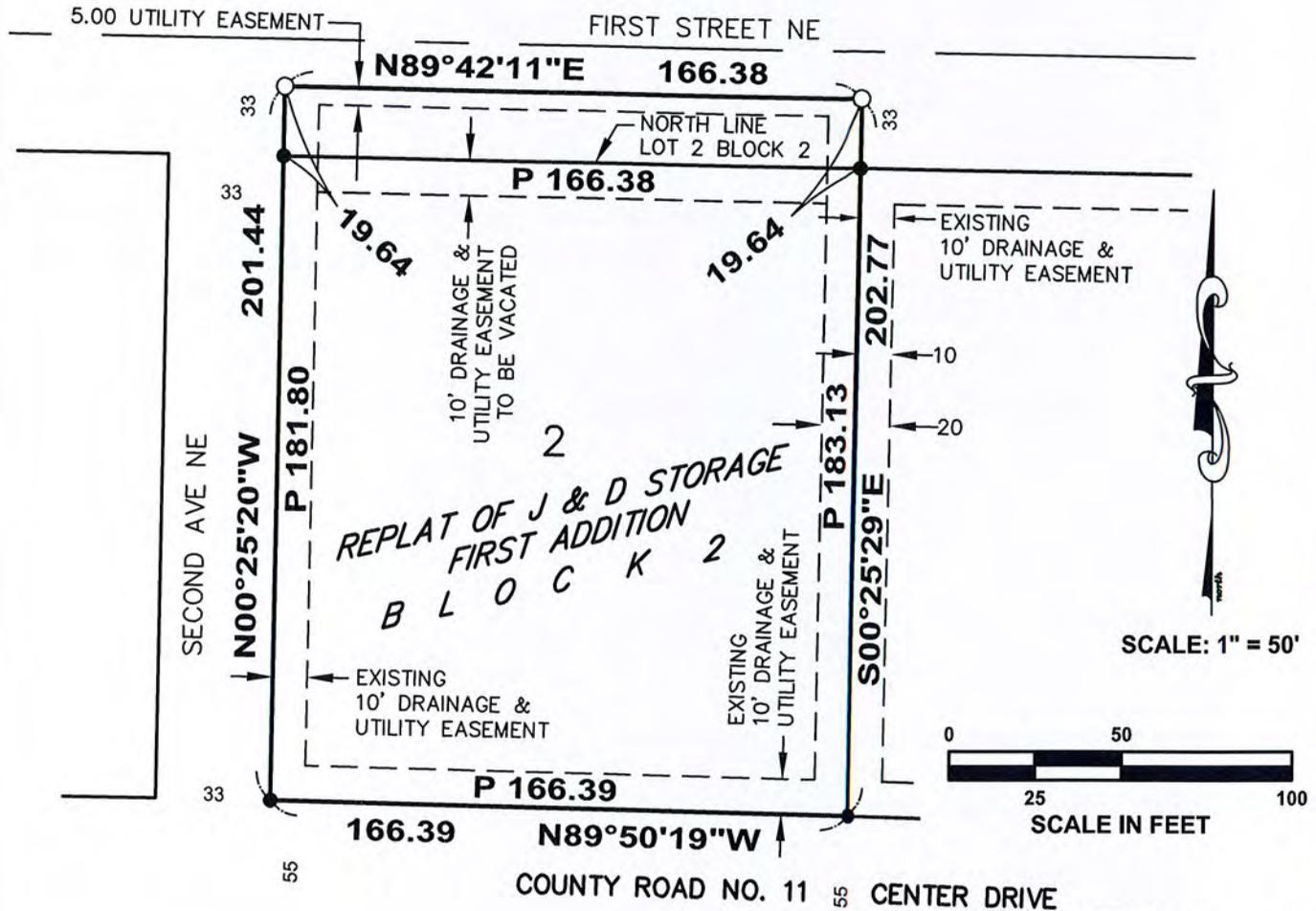
Jones, Haugh
& Hosfield

415 WEST NORTH STREET
OWATONNA, MN. 55060

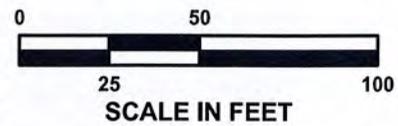
507-451-4598

ADMINISTRATIVE SURVEY

PART OF LOT 2, BLOCK 2, REPLAT OF J & D STORAGE FIRST ADDITION
CITY OF PINE ISLAND, GOODHUE COUNTY, MINNESOTA



SCALE: 1" = 50'



LEGEND:

- = 5/8" x 16" iron stake monument (Capped RLS 22705)-Placed
- = Iron stake monument-Found
- P=Plat Distance

DOLLAR GENERAL

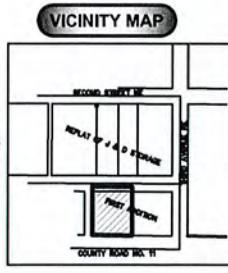
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Steven J. Thompson
Date: 4-1-14
L.S. No. 22705

Date: 03/20/2014 Revised date: -
Drawn by: SAT Survey: SAT
Book: - Page: -
Coord-System: RECORDED PLAT THEREOF
Job No: 13-495

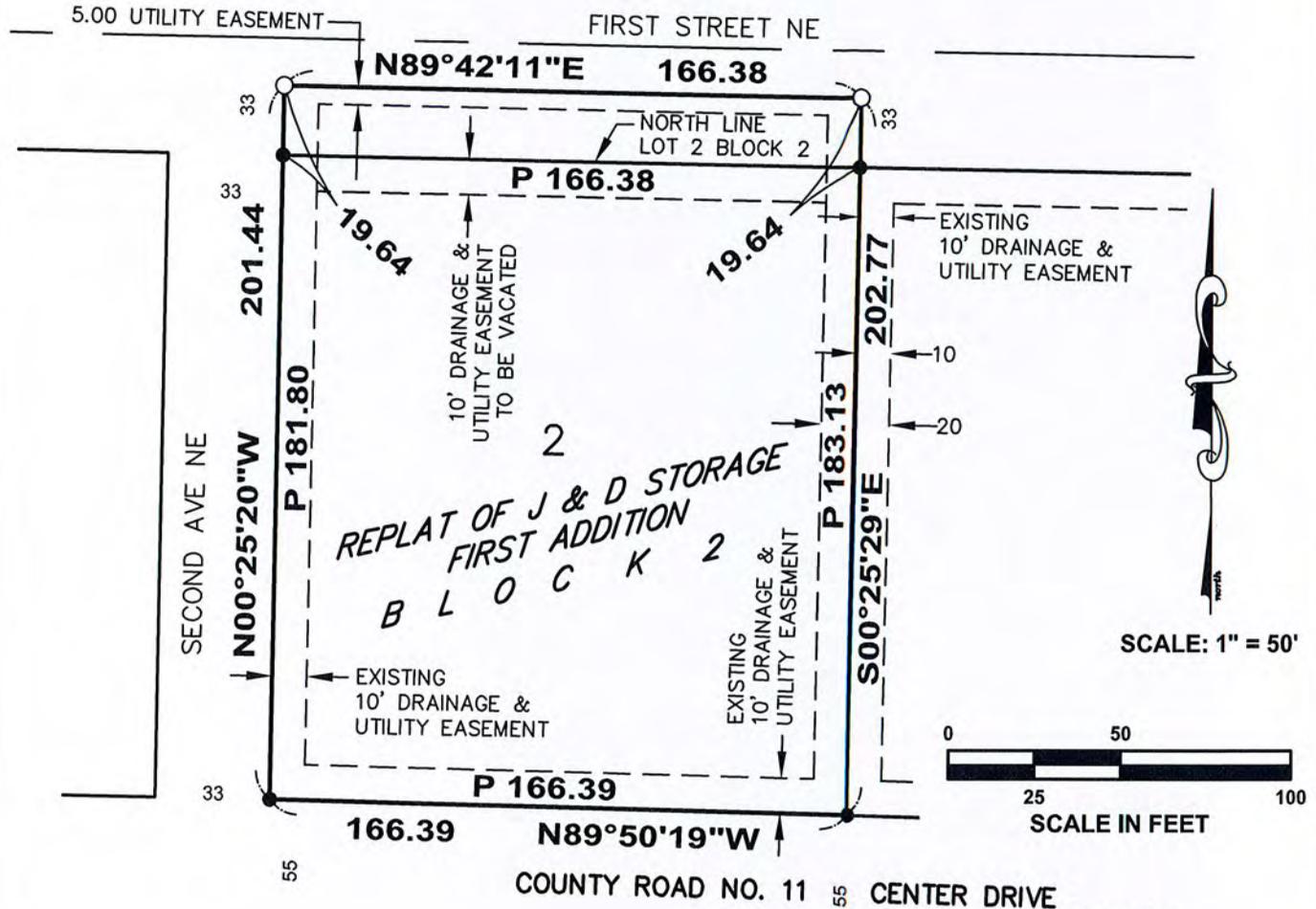
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ENGINEERS SURVEYORS
Established 1945
Jones, Haugh & Hosfield
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OWATONNA, MN. 55060
507-451-4598
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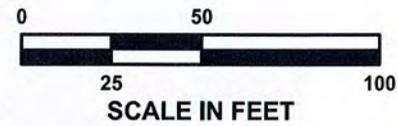


ADMINISTRATIVE SURVEY

PART OF LOT 2, BLOCK 2, REPLAT OF J & D STORAGE FIRST ADDITION
CITY OF PINE ISLAND, GOODHUE COUNTY, MINNESOTA



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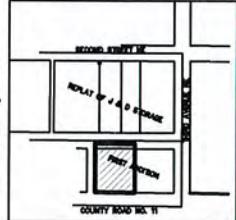
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JHS
ENGINEERS SURVEYORS
Established 1945

Jones, Haugh & Hosfield
415 WEST NORTH STREET
OWATONNA, MN. 55060
507-451-4598

Albert Lea • Austin • Owatonna

VICINITY MAP



**CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, May 13, 2014
7:00 PM
Second Floor Pine Island City Hall**

Notice is hereby given that the Planning Commission of the City of Pine Island, MN will hold a public hearing on the above date and time to consider vacating the South 19.64 feet of First Street NE directly abutting Lot 2, Block 2 of the J & D Storage, First Addition AND adding the vacated portion to Lot 2, Block 2. The application was submitted by RSBR Investments, LLC for a Dollar General retail store.



Any person wishing to comment upon this request may do so by submitting written comments to the Zoning Administrator, PO Box 1000, Pine Island, Minnesota 55963, or in person at the time and place of the hearing.

Jon Eickhoff
Zoning Administrator

Publish April 30, 2014.

LAND O LAKES INC
PO BOX 64101
MS 4015
ST PAUL MN 55164-0101

PINE ISLAND FARMERS ELEVATOR
PO BOX 1037
PINE ISLAND MN 55963

ANTHONY C OLSON
13021 NEW HAVEN RD
PINE ISLAND MN 55963

ADRIAN F BURDICK
111 1ST AVE NE
PINE ISLAND MN 55963

J & D STORAGE LLC
PO BOX 712
FARIBAULT MN 55021

PRO FEEDS LLC
417 MAIN ST N
PINE ISLAND MN 55963

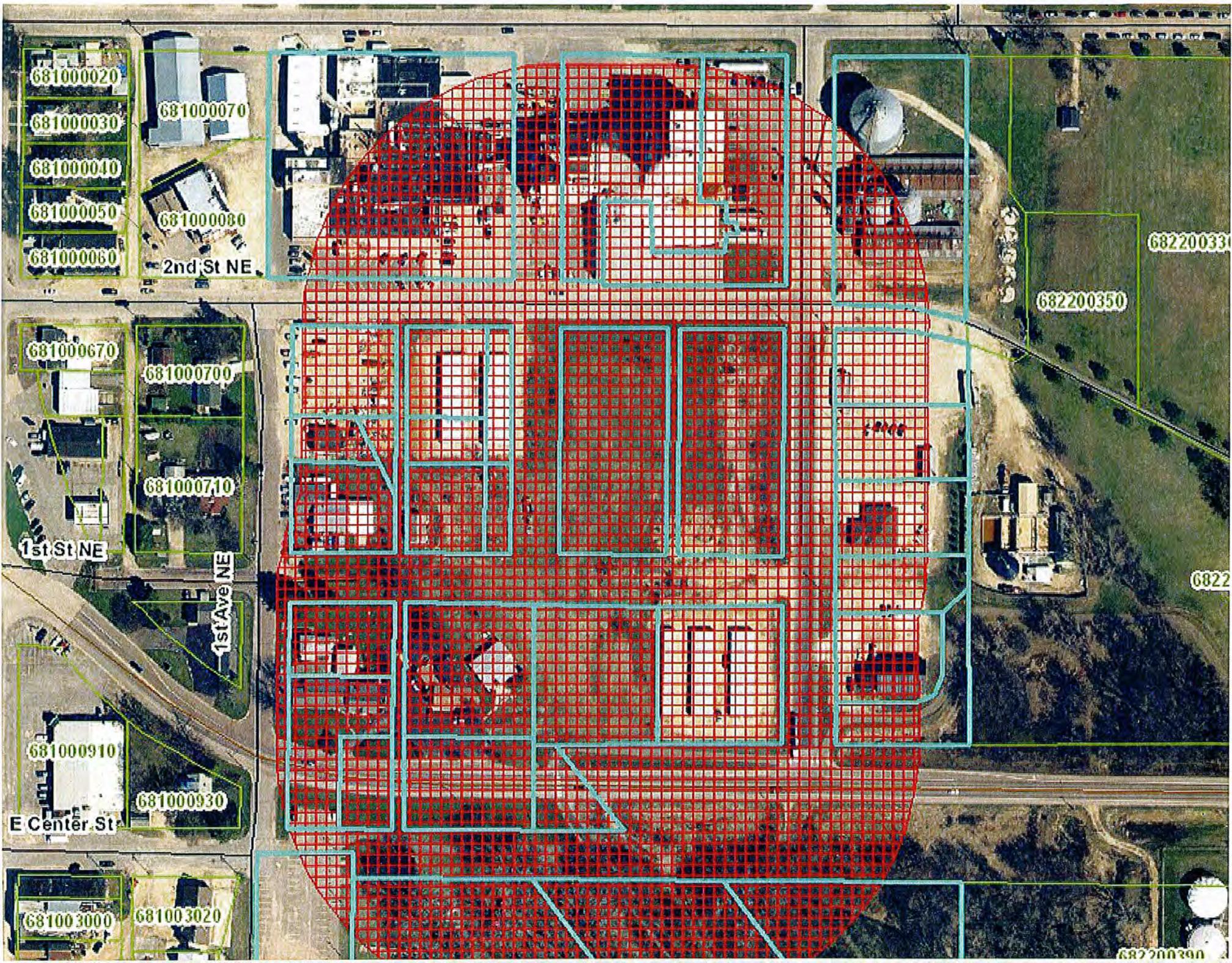
RANDALL D VAN WYHE
31 HILLCREST CT SW
PINE ISLAND MN 55963

R & R PROPERTIES LLC
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State of Minnesota
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Rochester, MN 55906

TODD R GATHJE
1805 SALEM RD SW
ROCHESTER MN 55902

J & D SCHROM PROPERTIES LLC
4728 18TH ST SE
OWATONNA MN 55060



681000020

681000030

681000040

681000050

681000060

681000070

681000080

2nd St NE

681000670

681000700

681000710

1st St NE

1st Ave NE

681000910

681000930

E Center St

681003000

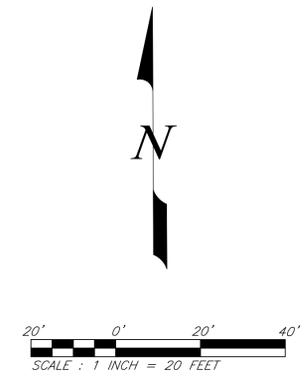
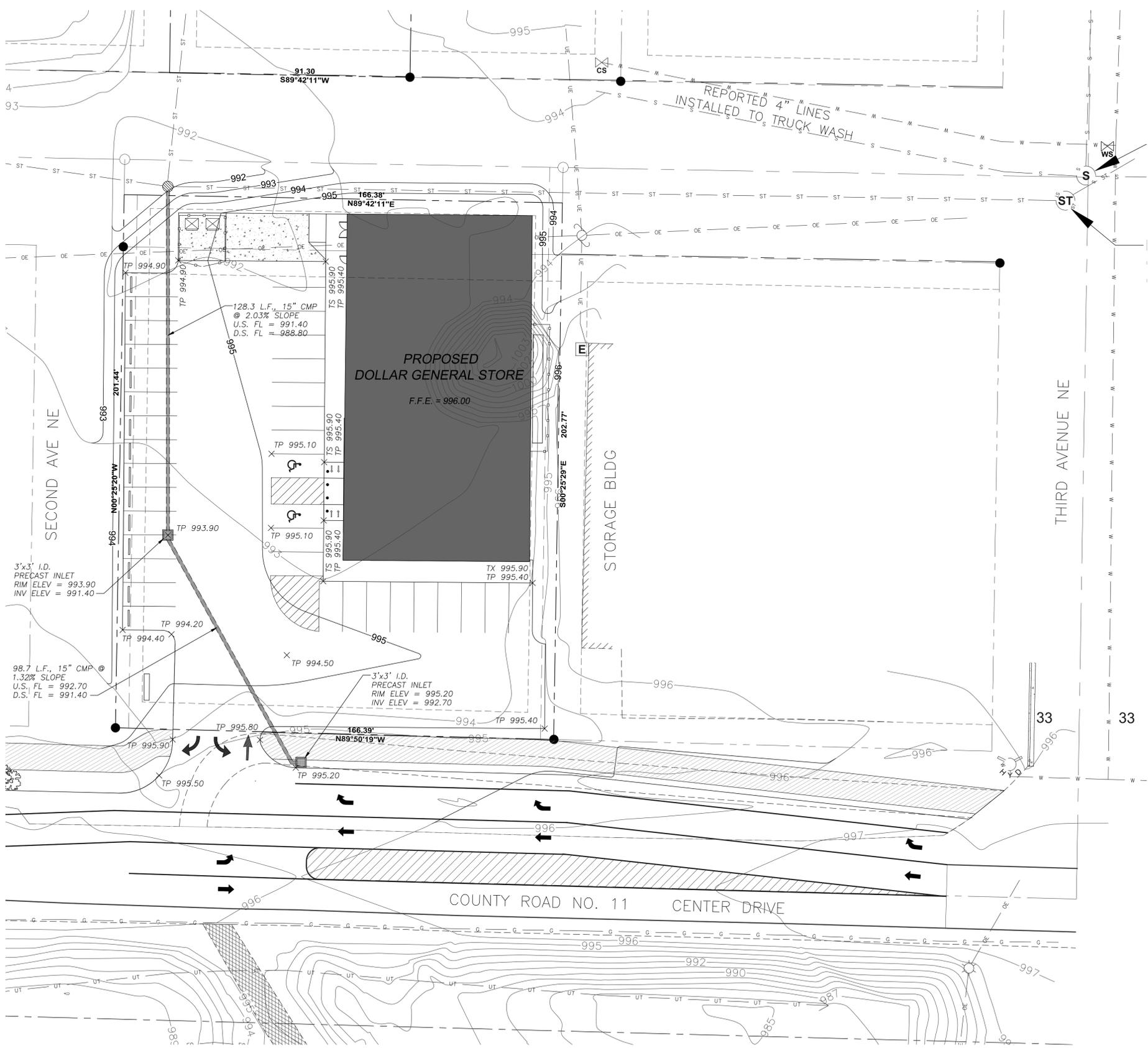
681003020

682200330

682200350

682200390

682200390



- LEGEND**
- = 5/8" X 16" iron stake monument (capped RLS 22705)-Placed
 - = Iron stake monument-Found
 - W = Water Main
 - S = Sanitary Sewer
 - ST = Storm Sewer
 - G = Gas Main
 - UT = Underground Telephone
 - UE = Underground Electric
 - OE = Overhead Electric
 - ⊠ = Electric Meter
 - ⊞ = Telephone Pedestal
 - ⊙ = Light Pole
 - ⊕ = Power Pole
 - ⊗ = Guy Anchor
 - ⊘ = Fire hydrant
 - ⊙ = Water Main Valve
 - ⊙ = Curb Stop
 - ⊙ = Culvert
 - ⊙ = Catch Basin & Catch Basin Numbers
 - ⊙ ⊕ = Manholes & Manhole Numbers
 - 1272 = Elevation Contour Line
 - 1271.23 = Spot Elevation
 - RM1270.89 = Rim Elevation
 - FL1262.34 = Line Elevation
 - ▨ = Concrete Surface
 - ▩ = Bituminous Surface
 - = Green Area

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

Print Name: RODNEY PARROTT
 Signature: [Signature]
 Date: 1-29-14 License # 49682

800-252-1166
 www.gopherstateonecall.org

UTILITY DISCLAIMER
 EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

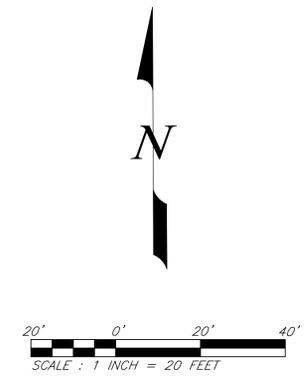
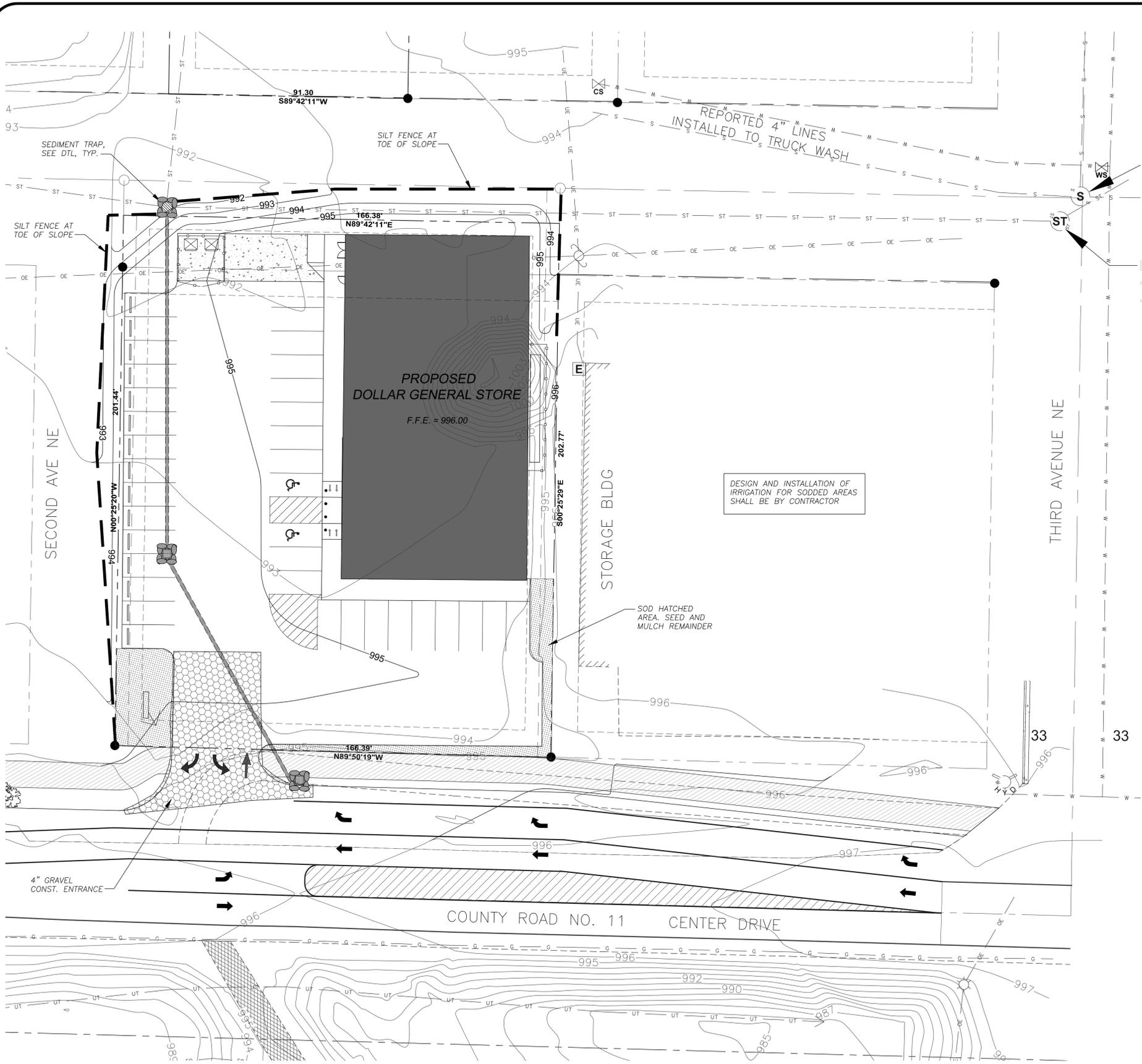
DOLLAR GENERAL
 272 CENTER DRIVE, PINE ISLAND, MINNESOTA 55963
 pineisland.dollar.com

NO.	DATE	DESCRIPTION	BY

Overland
 ENGINEERING, LLC
 1598 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
 PHONE: (417) 256-8150 FAX: (417) 256-8152
 rps@overlandeng.com

DOLLAR GENERAL
 PINE ISLAND, MINNESOTA
 GRADING PLAN

SHEET
C2



- LEGEND**
- = 5/8"Ø X 16" iron stake monument (capped RLS 22705)-Placed
 - = Iron stake monument-Found
 - W — = Water Main
 - S — = Sanitary Sewer
 - ST — = Storm Sewer
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Print Name: **RODNEY PARROTT**

Signature: *[Signature]*

Date: **1-29-14** License # **49682**

800-252-1166
www.gopherstateonecall.org

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DOLLAR GENERAL
 272 CENTER DRIVE, PINE ISLAND, MINNESOTA 55963
dollargeneral.com

NO.	DATE	DESCRIPTION	BY

Overland
ENGINEERING, LLC
 1598 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
 PHONE: (417) 256-8150 FAX: (417) 256-8152
www.overlandeng.com

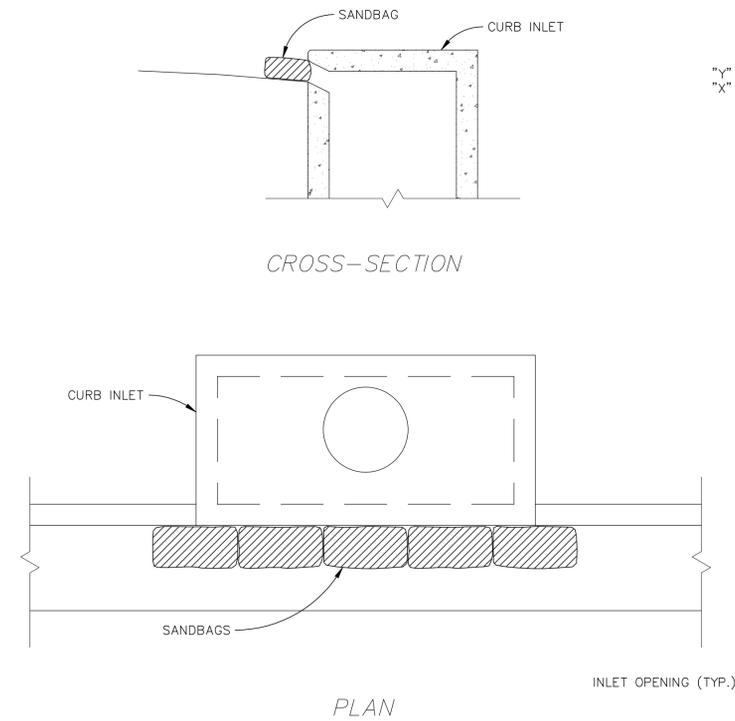
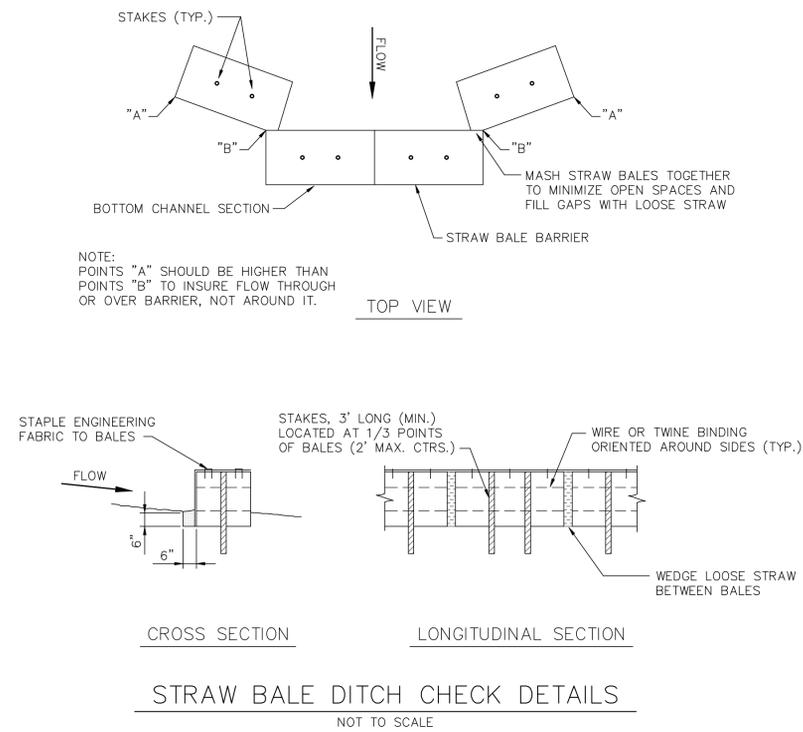
DOLLAR GENERAL
PINE ISLAND, MINNESOTA
SEDIMENT & EROSION CONTROL PLAN

SHEET
03

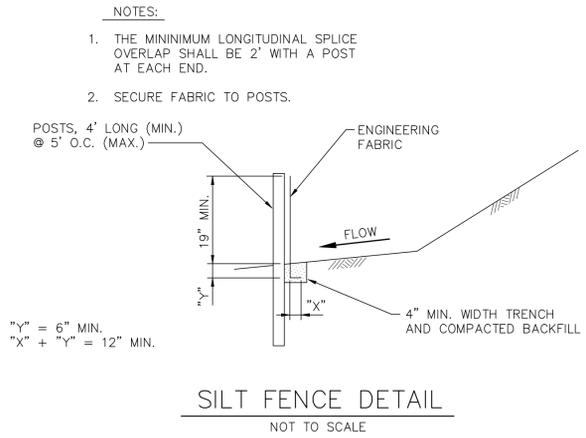
SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE MINNESOTA DOT SEEDING MANUAL AS PUBLISHED BY THE OFFICE OF ENVIRONMENTAL SERVICES.
2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 3 INCHES.
3. FERTILIZER
FERTILIZER SHALL BE 10-10-10 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.
4. SEEDING
SEED MIX SHALL BE MIXTURE 260 AS SPECIFIED IN THE MINNESOTA DOT SEEDING MANUAL. SEED SHALL BE APPLIED AT A RATE OF 100 POUNDS PER ACRE.
5. MULCHING
MULCHING SHALL BE TYPE 1 MULCH, APPLIED AT THE RATE OF 2 TONS PER ACRE.



- NOTES:
1. FILL BAGS WITH 5/8" CRUSHED LIMESTONE.
 2. BAGS SHALL BE BURLAP OR BIODEGRADABLE PLASTIC.
 3. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.



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

Print Name: RODNEY PARROTT
Signature: [Signature]
Date: 1-29-18 License # 49682

DOLLAR GENERAL
272 CENTER DRIVE, PINE ISLAND, MINNESOTA 55963
dollargeneral.com

NO.	DATE	DESCRIPTION	BY

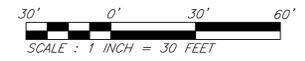
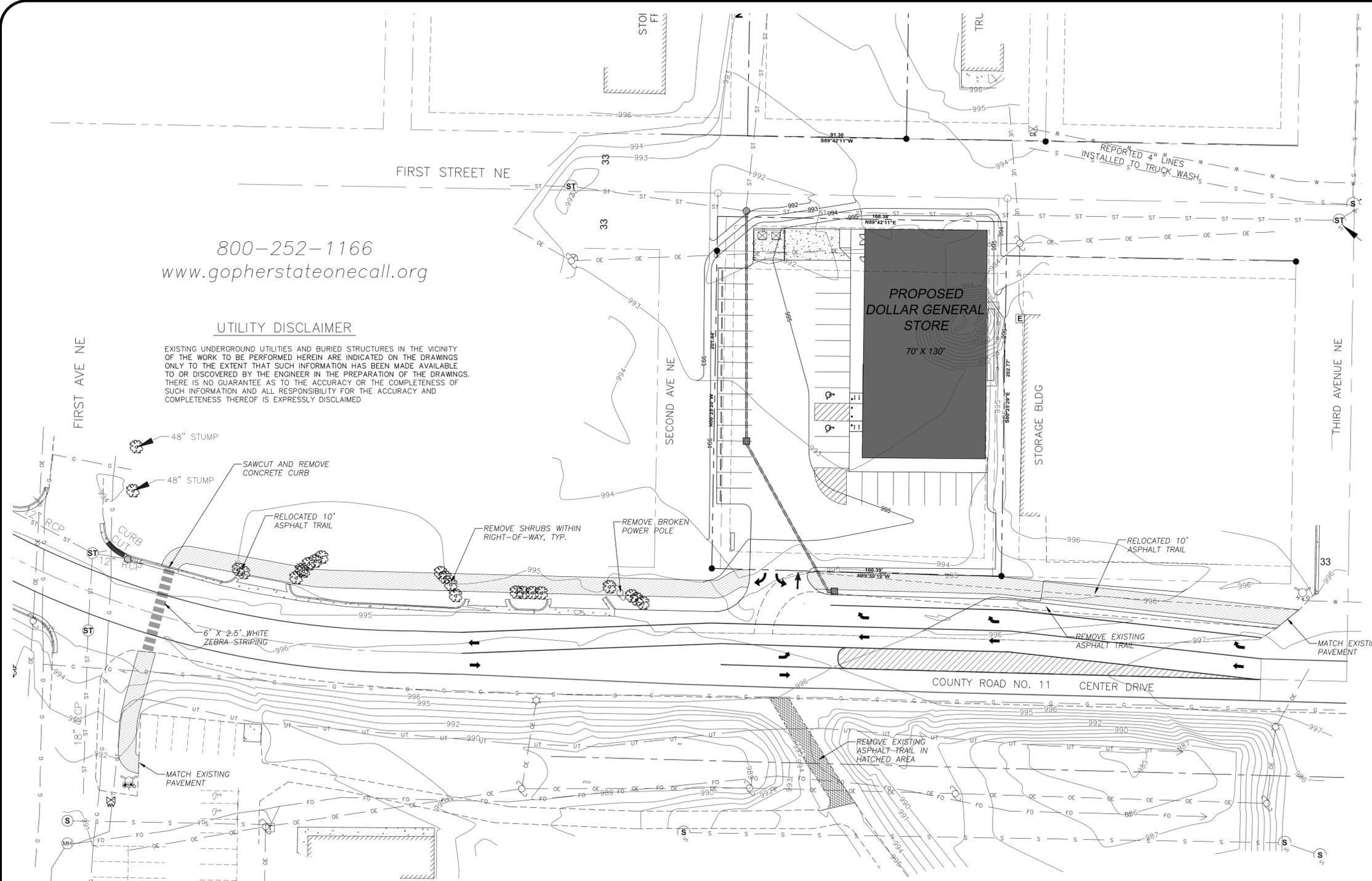
Overland ENGINEERING, LLC
1598 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 296-8100 FAX: (417) 296-8102
info@overlandeng.com

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PINE ISLAND, MINNESOTA
SEDIMENT & EROSION CONTROL DETAILS

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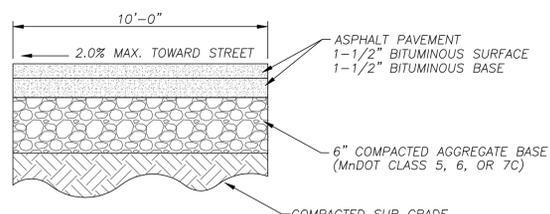
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LEGEND

- = 5/8"Ø X 16" iron stake monument (capped RLS 22705)-Placed
- = Iron stake monument-Found
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- UE = Underground Electric
- OE = Overhead Electric
- EM = Electric Meter
- TP = Telephone Pedestal
- LP = Light Pole
- PP = Power Pole
- GA = Guy Anchor
- FD = Fire hydrant
- WMV = Water Main Valve
- CS = Curb Stop
- C = Culvert
- CB & CB# = Catch Basin & Catch Basin Numbers
- ST# & MH# = Manholes & Manhole Numbers
- 1272 = Elevation Contour Line
- 1271.23 = Spot Elevation
- RM1270.89 = Rim Elevation
- FL1262.34 = Line Elevation
- = Concrete Surface
- = Bituminous Surface
- = Green Area



ASPHALT TRAIL PAVEMENT SECTION
NO SCALE

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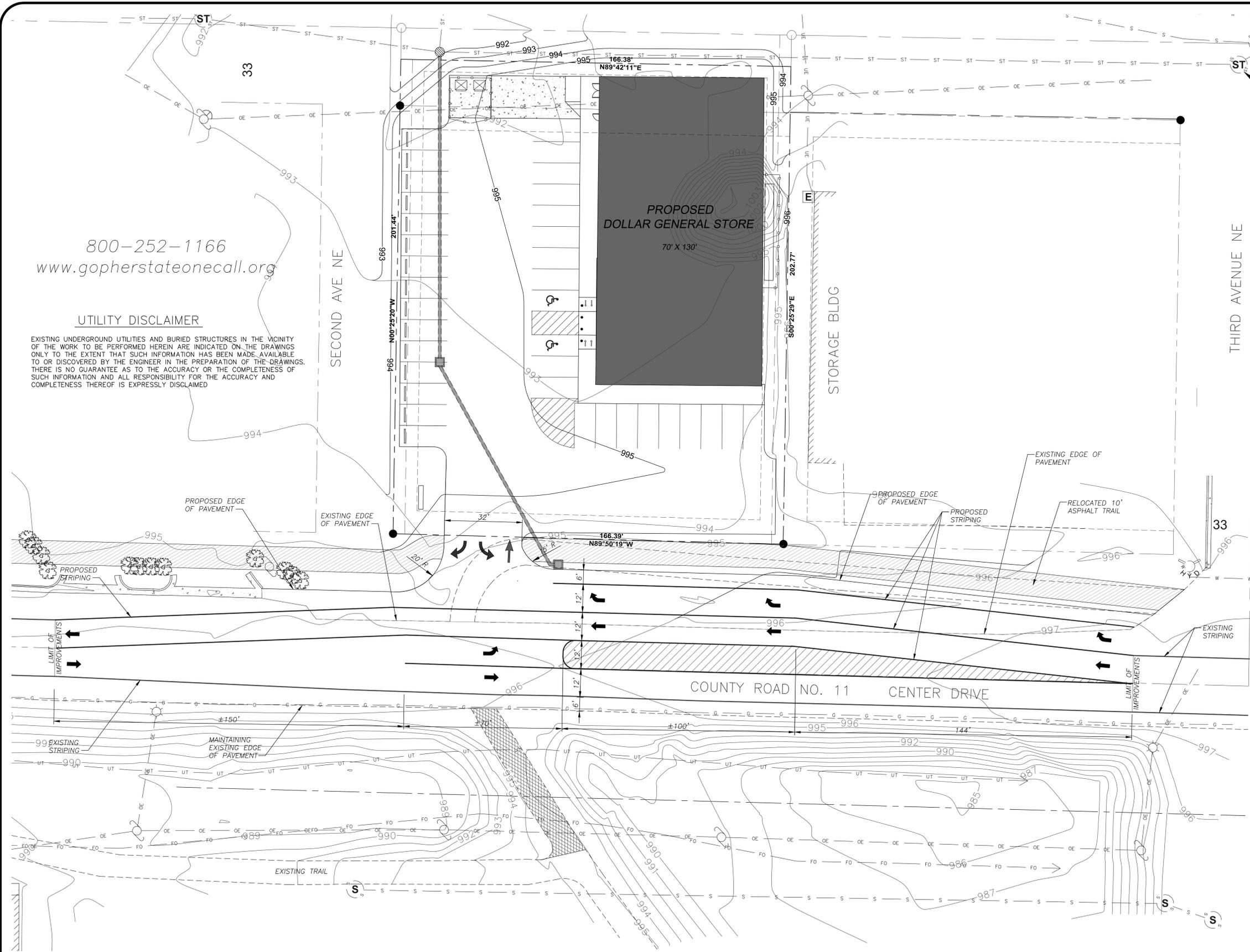
Print Name: RODNEY PARROTT
Signature: [Signature]
Date: 1-29-18 License # 49682

DOLLAR GENERAL
272 CENTER DRIVE, PINE ISLAND, MINNESOTA 55863

NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1598 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
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rps@overlandeng.com

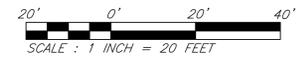
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- GR = Green Area

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