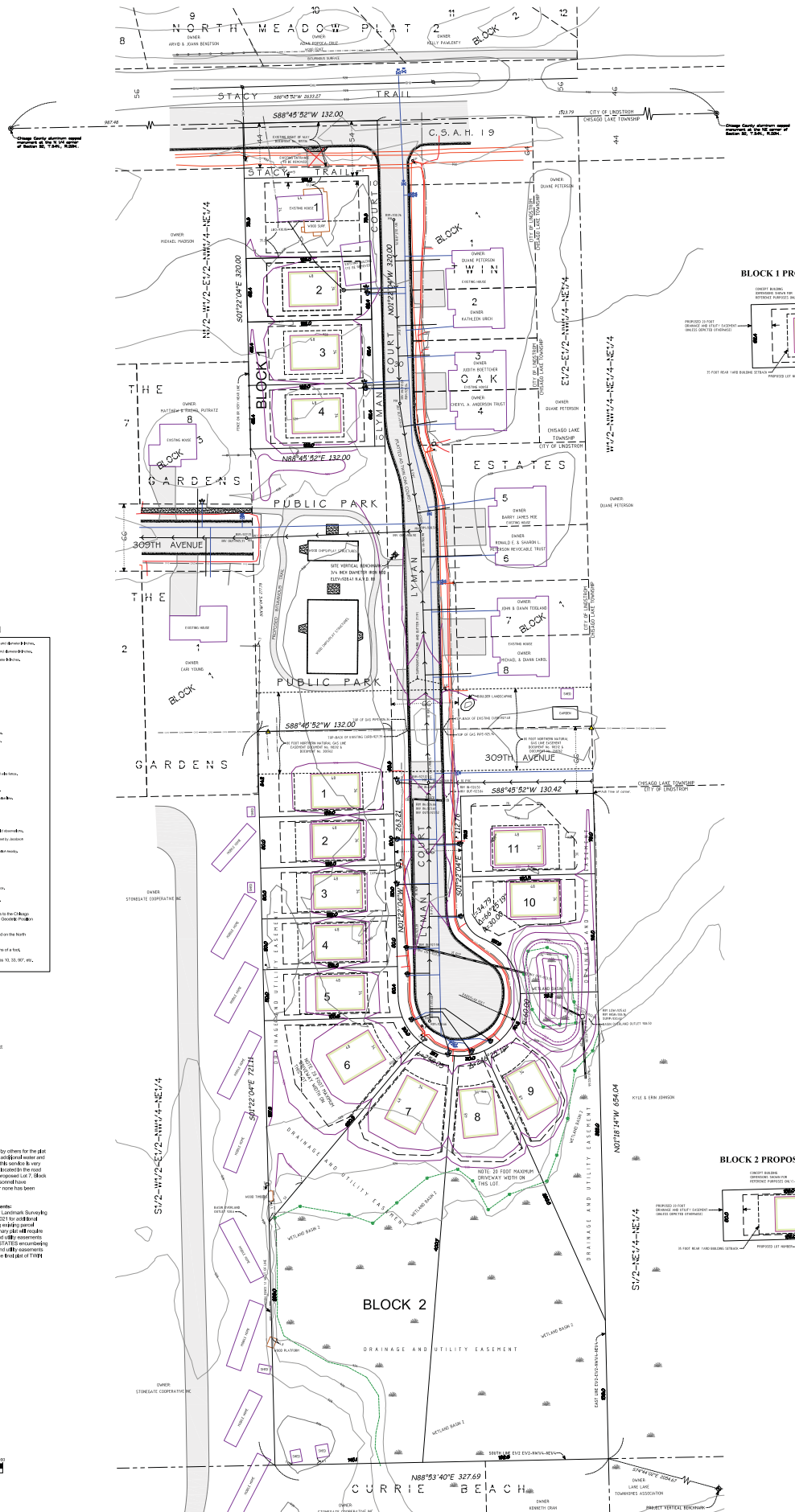
PRELIMINARY PLAT OF TWIN OAK ESTATES SECOND ADDITION

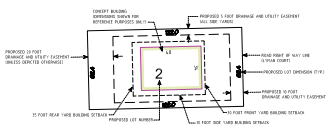
Part of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter,
and Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot7, Lot8, Lot 9,
Lot 10, Lot 11and Lot 12, TWIN OAK ESTATES
all in Section 32, Township 34 North, Range 20 West
City of Lindstrom, Chisago County, Minnesota

PRELIMINARY PLAT
Prepared for owner/subdivider:

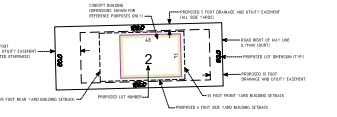
Robert Maloney
Virginia Maloney
B & V Holding, LLC
26750 Olinda Trail North
Lindstrom, Minnesota 55045



BLOCK 1 PROPOSED LOT DETAIL



BLOCK 2 PROPOSED LOT DETAIL



RECORD LAND DESCRIPTIONS:

Warranty Deed, Document No. A-460815
Dr. Robert Hughes and Virginia Hughes

The West 132 feet of the North 320 feet of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter (E1/2 of E1/2 of NW1/4 of NE1/4) of Section 32, Township 34 North, Range 20 West, Chisago County, Minnesota

Quit Claim Deed, Document No. A-460124
R & V Holding, LLC

Lots One (1), Two (2), Seven (7), Eight (8), Eleven (11) and Twelve (12), Block Two (2), Twin Oak Estates, Chisago County, Minnesota.

Quit Claim Deed, Document No. A-463577
R & V Holding, LLC

Lots 3, 4, 5, 6, 9 and 10, Block 2, Twin Oak Estates

WETLAND DELIMEATION :
Jacobson Environmental, PLLC.
5821 Humboldt Avenue North
Brooklyn Center, MN 55430
612-802-6619

ENGINEER:
Civil Methods Inc.
1551 Livingston Avenue, Suite 104
West St. Paul, MN 55118
763-210-5713

Legend

- Denotes calibrated concrete pipe and diameter in inches.
- Denotes corrugated metal pipe and diameter in inches.
- Denotes ABS PVC pipe and diameter in inches.
- Denotes utility pole.
- Denotes utility pedestal.
- Denotes ground hydrantmore.
- Denotes catch basin.
- Denotes man hole.
- Denotes light pole.
- Denotes water valve.
- Denotes fire hydrant.
- Denotes observed Which PVC pipe.
- Denotes observed cast iron valve.
- Denotes gas/propane meter.
- Denotes wood/metal post.
- Denotes chain link fence.
- Denotes deciduous and/or coniferous trees.
- Denotes underground gas line.
- Denotes underground electric line.
- Denotes underground communication line.
- Denotes overhead utility.
- Denotes water line.
- Denotes sanitary sewer line.
- Denotes soil boring location for field observations.
- Denotes wetland delineation flagged by Jacobson Environmental, PLLC.
- Denotes observed wetland vegetation trees.
- Denotes existing minor contour.
- Denotes existing major contour.
- Denotes proposed contour.
- Denotes existing bituminous surface.
- Denotes existing concrete surface.

Orientation of the bearing system is to the Chisago County Coordinate System, NAD83 Geodetic Position NAD83 (1996).

Elevations are in feet and are based on the North American Vertical Datum of 1988.

Distances are in feet and hundredths of a foot.

Distances and dimensions shown as 10, 30, 90°, etc. are exact and nominal values.

SUBDIVISION NOTES:

Existing Zoning:
R-2 Medium Density Residential District

Proposed Use:
Single Family Detached Residential

Parcel Area:
Block 1 - 0.970 acres (42,240 sq. ft.)
Block 2 - 4.844 acres (202,287 sq. ft.)

Proposed Minimum Lot Size:
Block 1 - 7,613 sq. ft.
Block 2 - 6,996 sq. ft.

Proposed Utilities:
City Sewer
City Water

Note: Per 2007 as-built data prepared by others for the plat of TWIN OAK ESTATES, there is one additional water and sewer service. The record location of this service is very near the transformer and iron test cap located in the road right of way near proposed Lot 6 and proposed Lot 7, Block 2. Surveyor and City of Lindstrom personnel have attempted to find this service, however none has been recovered to date.

Existing Drainage and Utility Easements:
See Certificate of Survey, prepared by Landmark Surveying Inc., Job No. 2020-76, dated April 1, 2021 for additional parcel boundary details and underlying existing parcel configurations. This proposed preliminary plat will require the vacation of all existing drainage and utility easements depicted on the plat of TWIN OAK ESTATES encumbering Lots 1 through 12, Block 2. Drainage and utility easements depicted hereon will be dedicated as the final plat of TWIN OAK ESTATES SECOND ADDITION.

Scale in Feet
0 10 20 40 80
1 Inch = 30 feet

SURVEY NOTES:

Sewer pipe dimensions are as-built data provided by the City of Lindstrom. Plans dated August 10, 2007.

Per as-built data provided by the City of Lindstrom, dated August 10, 2007, a water service and sewer stub was installed for Lots 1-12 inclusive, Block 2, TWIN OAK ESTATES. No curb stop was found servicing Lot 7, Block 2.

OFFICIAL COPIES OF THIS MAP ARE EMBOSSED SEALED

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.

Landmark Surveying Inc.

November 12, 2021
Mark L. Mack, Minnesota License No. 52577 Date
Revised December 21, 2021
Revised December 23, 2021

Landmark Surveying, Inc.
21070 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073
Office number: 651 - 433-5421
Cell number: 651 - 755-5760
E-mail: mlc@landmarksurveying.us

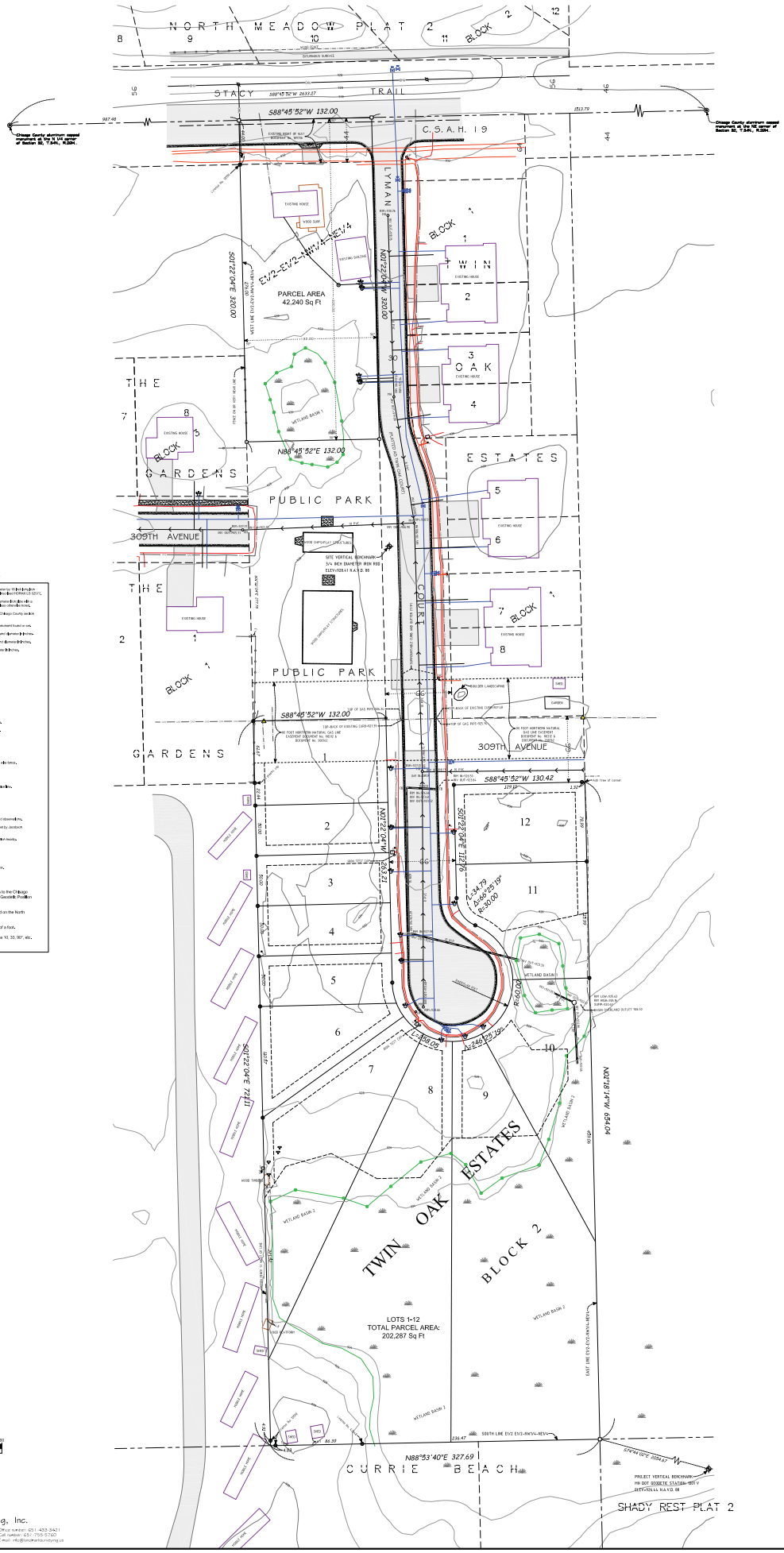
Job No. 2020-76

CERTIFICATE OF SURVEY

Part of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter,
and Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot7, Lot8, Lot 9,
Lot 10, Lot 11and Lot 12, TWIN OAK ESTATES
all in Section 32, Township 34 North, Range 20 West
City of Lindstrom, Chisago County, Minnesota

Existing Conditions Survey
Prepared for:

Robert Maloney
26750 Olinda Trail North
Lindstrom, Minnesota 55045



Legend

- Denotes set 5/8 inch ferrous diameter 18 inch iron pipe monument with plastic cap marked CERTIFICATE 52017.
- Denotes found 5/8 inch ferrous diameter iron pipe with a plastic cap marked RLS 17517 unless otherwise noted.
- Denotes found Aluminum capped Chisago County section corner monument.
- Denotes computed position, no monument found or set.
- Denotes measured concrete pipe and diameter in inches.
- Denotes corrugated metal pipe and diameter in inches.
- Denotes PVC pipe and diameter in inches.
- Denotes utility pole.
- Denotes utility pedestal.
- Denotes electric transformer.
- Denotes catch basin.
- Denotes man hole.
- Denotes gate valve.
- Denotes water valve.
- Denotes fire hydrant.
- Denotes observed clean out pipe.
- Denotes observed cable pedestal.
- Denotes gas/petroleum marker.
- Denotes wood/steel post.
- Denotes chain link fence.
- Denotes above ground electric line.
- Denotes underground gas line.
- Denotes underground cable line.
- Denotes underground communication line.
- Denotes overhead utility.
- Denotes water line.
- Denotes sanitary sewer line.
- Denotes sanitary manhole for field observations.
- Denotes wetland boundary flagged by Jacobson Environmental, PLLC.
- Denotes observed wetland vegetation beacon.
- Denotes existing minor contour.
- Denotes existing major contour.
- Denotes existing bituminous surface.
- Denotes existing concrete surface.

Orientation of the bearing system is to the Chisago County Coordinate System, NAD83 Geodetic Position NAD83 (1996).

Elevations are in feet and are based on the North American Vertical Datum of 1988.

Distances are in feet and decimals of a foot.

Distances and dimensions shown as 10, 33, 987, etc. are exact without tolerance.

RECORD LAND DESCRIPTIONS:

Warranty Deed, Document No. A-460815
Dr. Robert Maloney and Wife Maloney

The West 132 feet of the North 320 feet of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter (E1/2-E1/2-of-NW1/4-of-NE1/4) of Section 32, Township 34 North, Range 20 West, Chisago County, Minnesota

Quit Claim Deed, Document No. A-483124
R.G. Holdings, LLC

Lots One (1), Two (2), Seven (7), Eight (8), Eleven (11) and Twelve (12), all in Block Two (2), Twin Oak Estates, Chisago County, Minnesota.

Quit Claim Deed, Document No. A-483577
R.G. Holdings, LLC

Lots 3, 4, 5, 6, 9 and 10, Block 2, Twin Oak Estates

WETLAND DELINEATION :
Jacobson Environmental, PLLC
5821 Humboldt Avenue North
Brooklyn Center, MN 55430
612-802-6619

SURVEY NOTES:

The purpose of this survey is to document existing site conditions for the preparation/platting of a future condominium or lot re-arrangement. Existing minimal boundary lines along with existing drainage and utility easements on Lots 1-12, Block 2, Twin Oak ESTATES are generally mapped hereon. See record plat for additional information.

Building and driveway locations on adjoining properties were traced from aerial imagery.

Sewer and water connections shown on adjoining properties are for reference purpose only.

All underground utility locations are approximate. Their depicted locations are based on field markings and observations.

Sewer pipe dimensions per as-built data provided by the City of Lindstrom. Plans dated August 10, 2007.

Per as-built data provided by the City of Lindstrom, dated August 10, 2007, a water service and sewer stub was installed for Lots 1-2 inclusive, Block 2, TWIN OAK ESTATES. No curb stop was found servicing Lot 7, Block 2. Mineral sewer stubs were observed and are mapped as a 4 inch PVC pipe.

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

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.

Landmark Surveying Inc.

April 2, 2020
Mark A. Hanson, Minnesota License No. 52017 Date

Landmark Surveying, Inc.
21070 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073
Office number: 651-433-5421
Cell number: 651-755-5760
E-mail: mh@landmarksurveying.us

Job No. 2020-75

GENERAL NOTES:

1. The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CI/ASCE 38–02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown; Contractor is responsible for locating utilities prior to digging.
2. Perimeter sediment controls, tree protection fence and inlet protection shall be installed prior to beginning site disturbance operations, see Erosion Control Plan.
3. Existing pavement shall be cut full–depth to provide a clean, uniform face for new connection.
4. Protect existing sanitary and water services.
5. Protect llight poles and other existing utilities, signs, trees, etc. Relocation of any private utilities not directed on these plans shall be coordinated with the utility owner.
6. Damaged items or property shall be repaired or replaced at Contractor's expense.
7. Street trees shall be protected by establishing a tree protection zone using 4' tall fencing installeda t the drip line of the tree. Tree protection fencing shall be installed prior to the start of any site work and maintained for the duration of the project. Prposed work within, or changes to the location of tree protection fencing shall be reviewed by the City Forester prior to alteration.

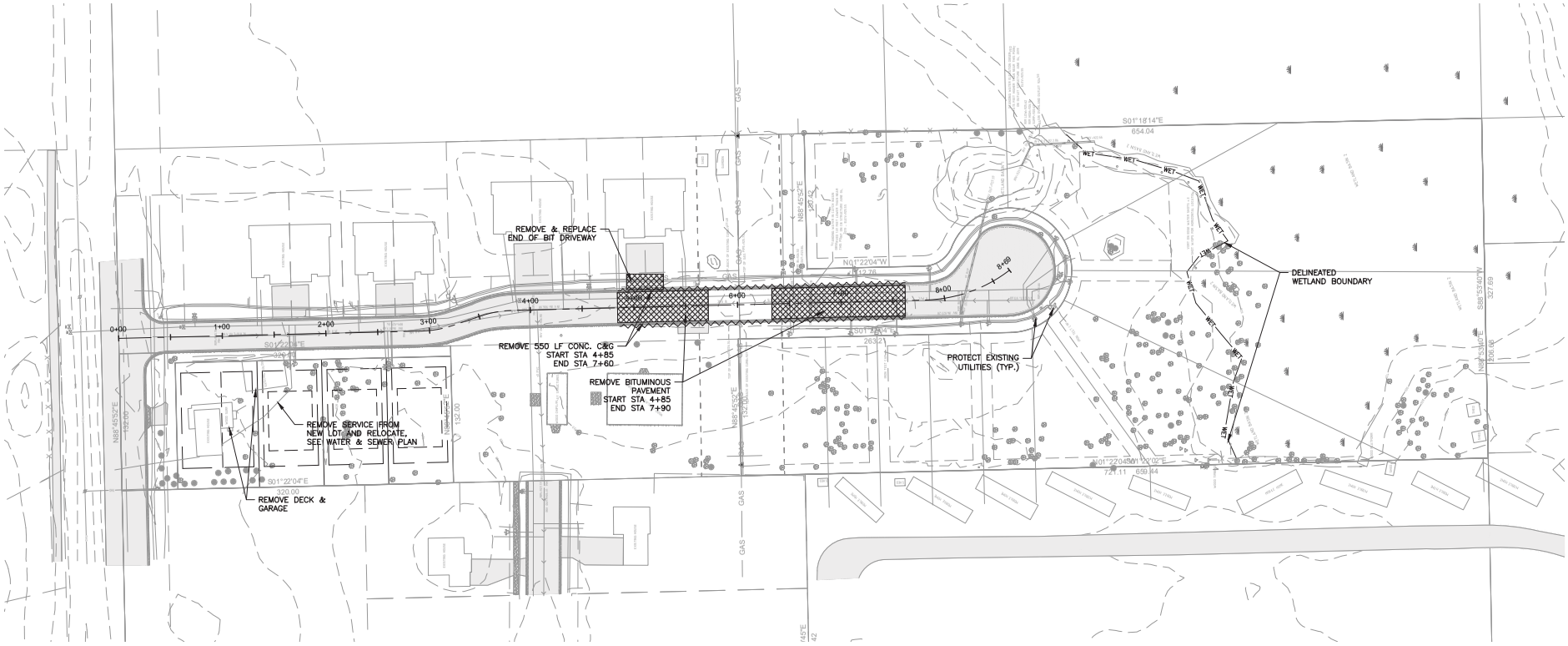
N

0 50 100 Feet

BENCHMARK
Iron Pipe – Playground ROW
Elevation = 928.41
(NAVD88)

LEGEND:

PROPERTY LINE
EASEMENT
PAVEMENT & CLASS 5 REMOVAL
REMOVAL



CIVIL METHODS, INC.
1551 Livingston Avenue, Suite 104
West St. Paul, MN 55118
o:763.210.5713 | www.civilmethods.com

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.

DAVID M POGGI

DATE 12-22-2021

LIC. NO. 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
12-22-2021 Preliminary Plat Review Set, NOT FOR CONSTRUCTION

TWIN OAK ESTATES
ROBERT MALONEY
LINDSTROM, MN

EXISTING CONDITIONS & REMOVAL PLAN

SHEET NO.
C10

Print Date: 12/22/2021 3:37 PM
File Loc: C:\CMCivil Methods, Inc\CMI - Documents\7. Projects\0927_Twin Oak Estates\08_DRAWINGS AND SPECIFICATIONS\CD\Sheets\01_EXISTING & REMOVALS.dwg

SITE GRADING NOTES:

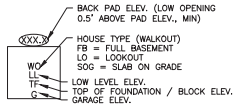
1. See erosion control sheet and SWPPP; install perimeter sediment controls prior to site disturbance.
2. Unless otherwise noted, all proposed grades shown are finished grades.
3. At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
4. Topsoil from grading areas shall be stripped, salvaged and stockpiled; subcut below final grade for placement of a minimum of 4" salvaged topsoil.
5. The site earthwork is not necessarily balanced; excess material shall be disposed of by contractor and coordinated with Owner.
6. Maximum slopes shall be 3:1 (H:V) in graded turf grass areas (2:1 max. in natural areas to be seeded with prairie mix).
7. Pond grading shall include 10' wide bench at 10:1 slope (H:V) below NWL. Side slopes to be 4:1 above NWL and 3:1 below the 10' bench.

BENCHMARK
Iron Pipe – Playground ROW
Elevation = 928.41
(NAVD88)

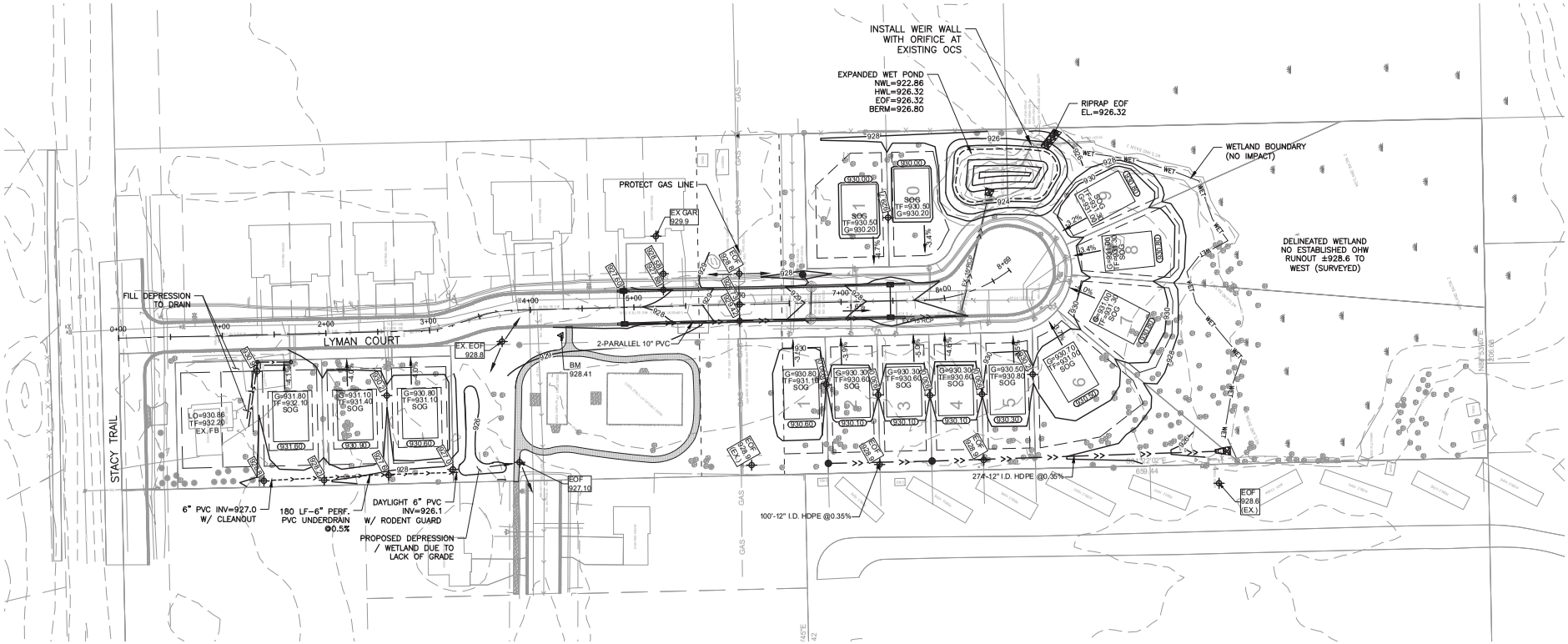
0 50 100 Feet

LEGEND:

PROPERTY LINE	
EASEMENT	
WETLAND	WET
CONTOUR	
CURB & GUTTER	
STORM SEWER	>>



TYPICAL LOT & HOUSE PAD



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West St. Paul, MN 55118
o:763.210.5713 | www.civilmethods.com

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.

DAVID M POGGI

DATE 12-22-2021

LIC. NO. 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
12-22-2021 Preliminary Plat Review Set, NOT FOR CONSTRUCTION

TWIN OAK ESTATES
ROBERT MALONEY
LINDSTROM, MN

GRADING PLAN

SHEET NO.
C40

Print Date: 12/22/2021 3:32 PM
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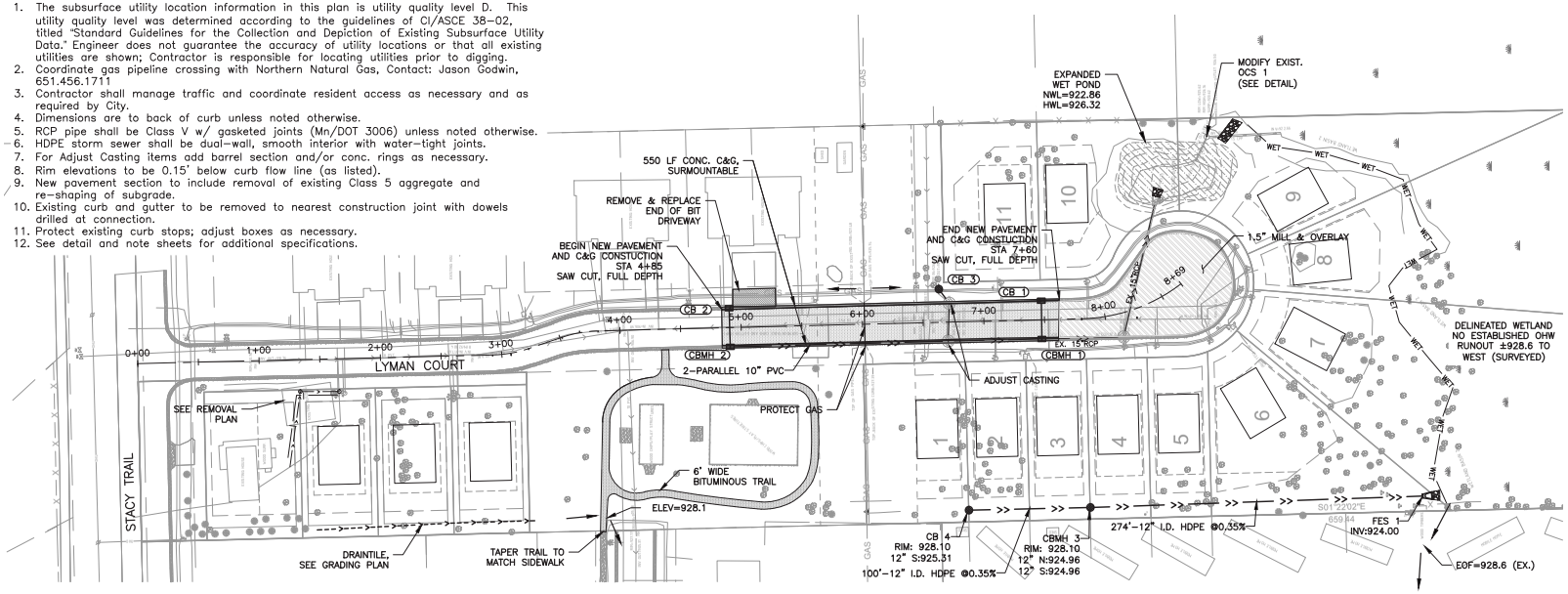
GENERAL NOTES:

1. The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CI/ASCE 38–02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown; Contractor is responsible for locating utilities prior to digging.
2. Coordinate gas pipeline crossing with Northern Natural Gas, Contact: Jason Godwin, 651.456.1711
3. Contractor shall manage traffic and coordinate resident access as necessary and as required by City.
4. Dimensions are to back of curb unless noted otherwise.
5. RCP pipe shall be Class V w/ gasketed joints (Mn/DOT 3006) unless noted otherwise.
6. HDPE storm sewer shall be dual–wall, smooth interior with water–tight joints.
7. For Adjust Casting items add barrel section and/or conc. rings as necessary.
8. Rim elevations to be 0.15' below curb flow line (as listed).
9. New pavement section to include removal of existing Class 5 aggregate and re–shaping of subgrade.
10. Existing curb and gutter to be removed to nearest construction joint with dowels drilled at connection.
11. Protect existing curb stops; adjust boxes as necessary.
12. See detail and note sheets for additional specifications.

BENCHMARK
Iron Pipe – Playground ROW
Elevation = 928.41
(NAVD88)

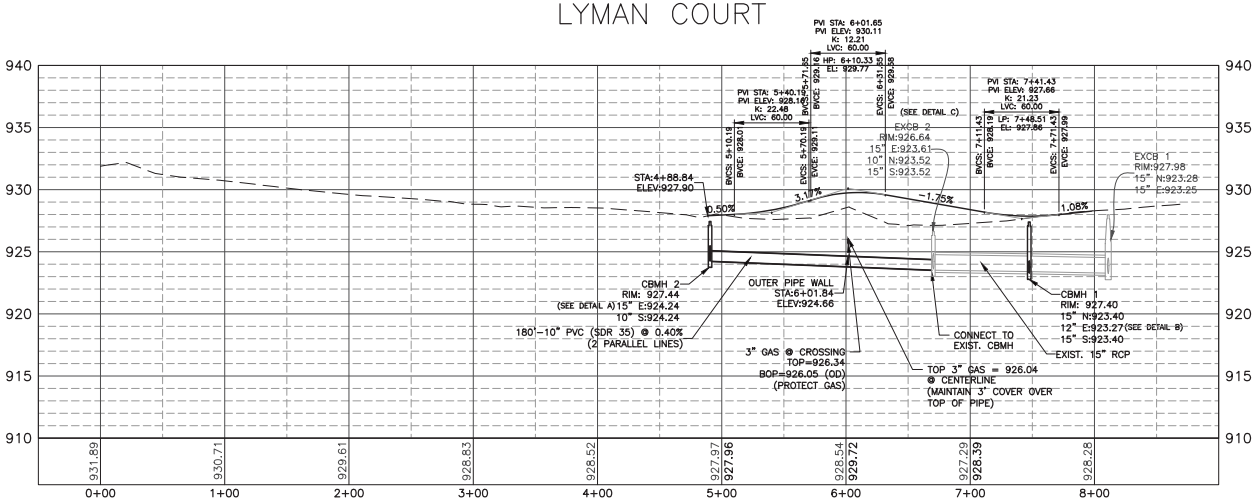


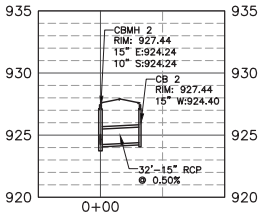
LEGEND:

PROPERTY LINE
SETBACK
EASEMENT
WETLAND
CONTOUR
CURB & GUTTER
STORM SEWER
STORMWATER BASIN
NEW PAVEMENT SECTION
1.5" MILL & OVERLAY

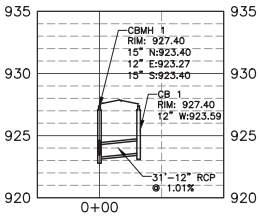
STORM STRUCTURE SCHEDULE		
ID:	SIZE:	CASTING:
CB 1	2'x3'	R–3501TB
CB 2	2'X3'	R–3501TB
CB 3	27"	R–4342
CB 4	27"	R–4342
CBMH 1	48" 4022	R–3501TB
CBMH 2	48" 4022	R–3501TB
CBMH 3	27"	R–4342
EXCB 2	48"	Adj. & Reuse
EXCB 3	48"	Adj. & Reuse

LYMAN COURT

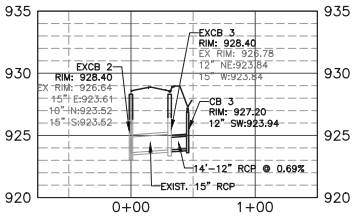




DETAIL A



DETAIL B



DETAIL C

CIVIL METHODS, INC.
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DAVID M POGGI
DATE 12-22-2021
LIC. NO. 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
12-22-2021 Preliminary Plat Review Set, NOT FOR CONSTRUCTION

TWIN OAK ESTATES
ROBERT MALONEY
LINDSTROM, MN

STREET & STORM PLAN

SHEET NO.
C20

Print Date: 12/22/2021 3:41 PM
File Loc: C:\CMCivil Methods, Inc\CMI - Documents\7. Projects\0927_Twin Oak Estates\08_DRAWINGS AND SPECIFICATIONS\CD\Sheets\02_STREET & STORM.dwg