

NO.	DATE	DESCRIPTION

**CERTIFICATION**  
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jeremy R. Honga  
DATE: 11/23/2020 LIC. NO.: 58013

**Client: Classic Construction, Inc.**  
Ramsey, Minnesota

**Proposed Gigi Addition - Boundary Survey Site Plan**

**DESCRIPTION of Parcel 28-32-25-23-0018**

Outlot A, COR Stone Brook Academy, Anoka County, Minnesota  
Note: This property is Torrens

**DESCRIPTION of Proposed Gigi's Parcel**

Lot 1, Block 1, Gigi Addition, Anoka County, Minnesota.

**PROPERTY SUMMARY**

- Subject property's address is Unassigned.
- Subject property's property identification number is 28-32-25-23-0018
- The gross area of the subject property is 136,676 Square Feet or 3.14 acres.
- The subject property is zoned COR: The COR, per the City of Ramsey zoning map dated September, 2011.
- There are no buildings on the subject property.

**SURVEY NOTES**

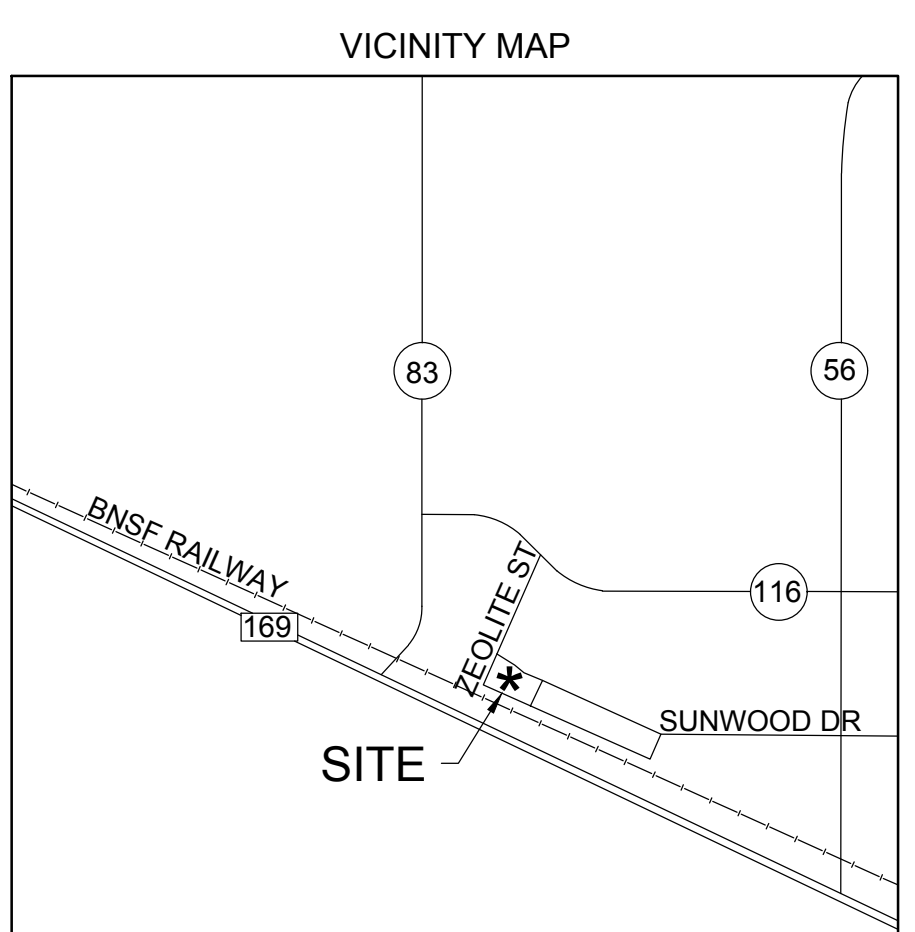
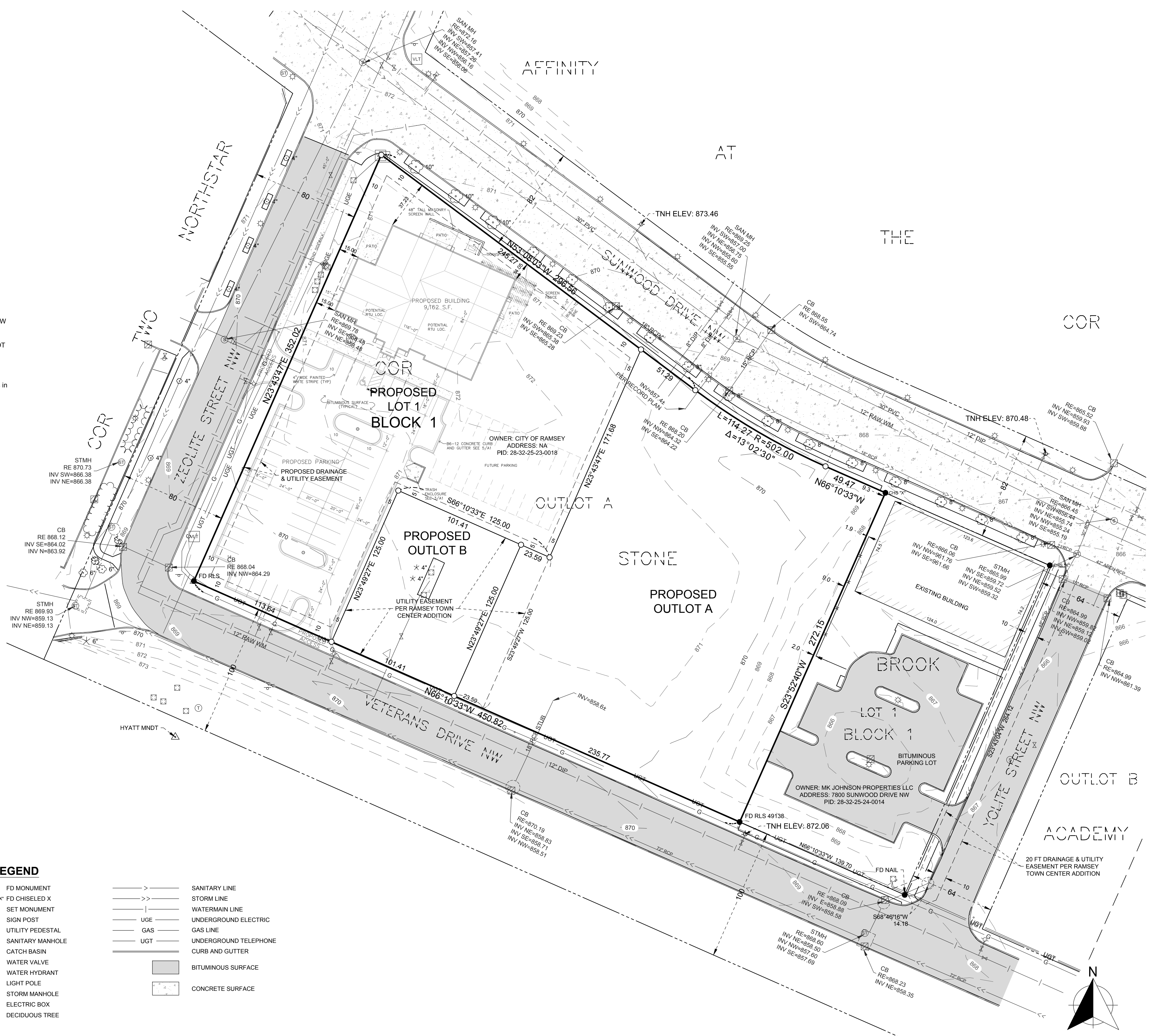
- The bearing system is based on the recorded plat of COR Stone Brook Academy, having a bearing of N66°10'33"W for the South line of Outlot A.
- The vertical datum is based on NAVD88. The originating benchmark is HYATT MNDT, referenced from the MnDOT Geodetic Database. Elev. = 878.97
- Location, sizes and types of underground utilities shown are a combination of observed evidence and plan information. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. WSB makes no guarantee that the utilities shown comprise all of the utilities in the area. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
- Field work was completed on 5/28/2020.

**PROPOSED PLAT AREAS**

Proposed plat areas are as follows:  
 Lot 1, Block 1, Gigi Addition = 61,831 Square Feet or 1.42 acres  
 Outlot A, Gigi Addition = 62,169 Square Feet or 1.43 acres  
 Outlot B, Gigi Addition = 12,676 Square Feet or 0.29 acres  
 Total = 136,676 Square Feet or 3.14 acres

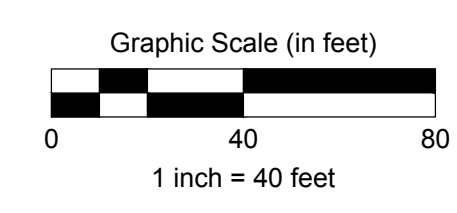
**SITE INFORMATION (PER CLIENT SITE PLAN)**

**SITE DATA:** COBBLESTONE ADDITION, OUTLOT A  
 LOT SIZE - 61,831 S.F. = 1.42 ACRES  
 (DOES NOT INCLUDE WELL EASEMENT)  
 BUILDING - 9,162 S.F. SALON AND SPA  
 ANTICIPATED EMPLOYEES - ±30  
 BUILDING COVERAGE  
 9,162/61,831 = 14.8%  
 IMPERVIOUS SURFACE COVERAGE  
 31,691/61,831 = 51.2%  
 ZONING - COR2, COMMERCIAL  
**PARKING DATA:**  
 HEALTH CLUB - 9,162 S.F. 3/1,000-5/1,000 = 27-37 STALLS  
 50 STALLS PROVIDED



**LEGEND**

●	FD MONUMENT	—	SANITARY LINE
○	FD CHISELED X	—	STORM LINE
○	SET MONUMENT	—	WATERMAIN LINE
⊕	SIGN POST	—	UNDERGROUND ELECTRIC
⊕	UTILITY PEDESTAL	—	GAS LINE
⊕	SANITARY MANHOLE	—	UNDERGROUND TELEPHONE
⊕	CATCH BASIN	—	CURB AND GUTTER
⊕	WATER VALVE	■	BITUMINOUS SURFACE
⊕	WATER HYDRANT	■	CONCRETE SURFACE
⊕	LIGHT POLE		
⊕	STORM MANHOLE		
⊕	ELECTRIC BOX		
⊕	DECIDUOUS TREE		



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