

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**

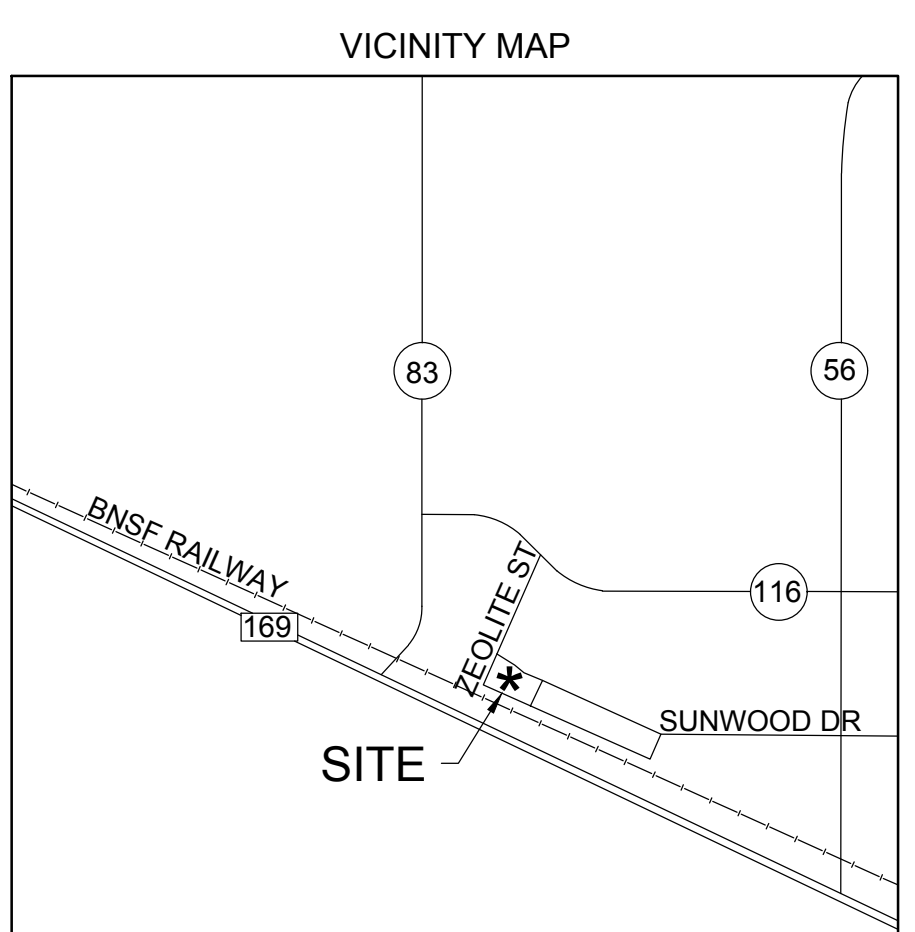
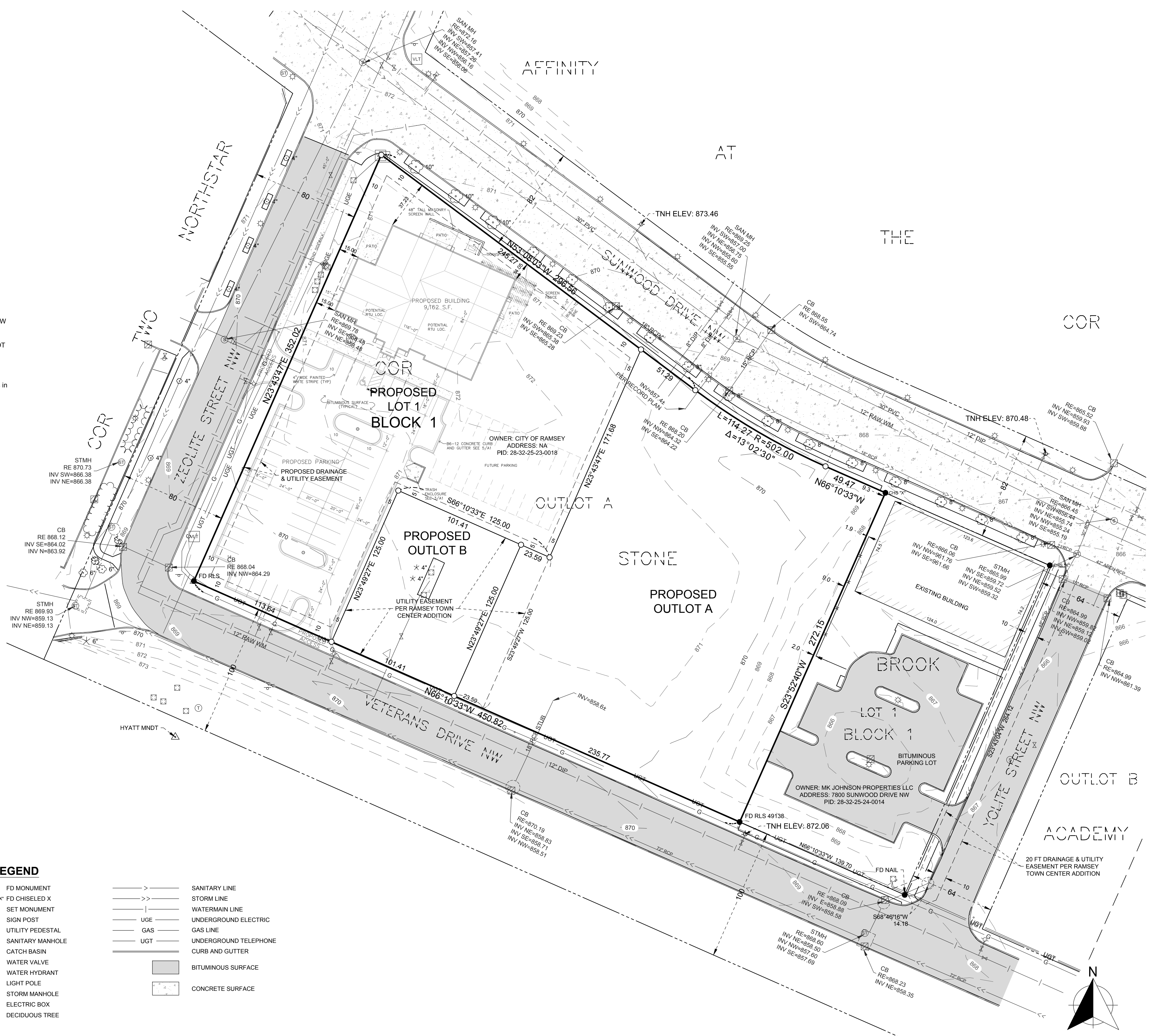
- The bearing system is based on the recorded plat of COR Stone Brook Academy, having a bearing of N66°10'33"W for the South line of Outlot A.
- The vertical datum is based on NAVD88. The originating benchmark is HYATT MNDT, referenced from the MnDOT Geodetic Database. Elev. = 878.97
- Location, sizes 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

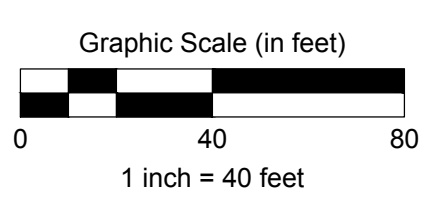
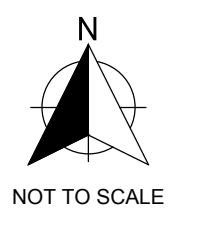
**SITE INFORMATION (PER CLIENT SITE PLAN)**

**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		



K:\015674-000\015674-000-1-DRY-SITE PLAN-CHG Addition.dwg, 11/23/2020 2:37:23 PM

# GIGI ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

Outlot A, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as GIGI ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: City of Ramsey

By: \_\_\_\_\_ Mayor By: \_\_\_\_\_ Clerk

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, as Mayor and \_\_\_\_\_, as Clerk of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, Minnesota Notary Printed Name  
 My Commission Expires \_\_\_\_\_

I, Jeremy R. Honga do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Jeremy R. Honga, Licensed Land Surveyor,  
 Minnesota License No. 58013

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jeremy R. Honga.

\_\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, Minnesota Notary Printed Name  
 My Commission Expires \_\_\_\_\_

**CITY COUNCIL, CITY OF RAMSEY, MINNESOTA**

This plat of GIGI ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: \_\_\_\_\_ Mayor By: \_\_\_\_\_ Clerk

**COUNTY SURVEYOR**

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Charles F. Gitzen, Anoka County Surveyor

**COUNTY AUDITOR / TREASURER**

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Property Tax Administrator By: \_\_\_\_\_, Deputy

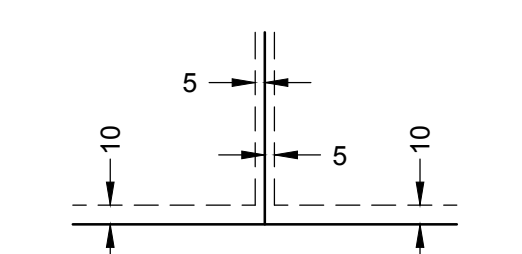
**COUNTY RECORDER / REGISTRAR OF TITLES**  
 County of Anoka, State of Minnesota

I hereby certify that this plat of GIGI ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. and was duly recorded as Document Number \_\_\_\_\_.

\_\_\_\_\_  
 County Recorder/Registrar of Titles By: \_\_\_\_\_, Deputy



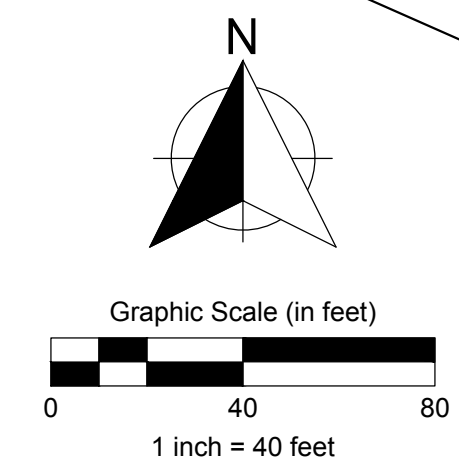
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 58013.
- DENOTES FOUND MONUMENT, AS NOTED.

THE SOUTH LINE OF OUTLOT A, COR STONE BROOK ACADEMY, IS ASSUMED TO HAVE A BEARING OF N66°10'33"W.



DRAFT - FINAL PLAT - 2020-11-16

PRELIMINARY PLAT - 2020-11-16

**PROPERTY DESCRIPTION**

Outlot A, COR Stone Brook Academy, Anoka County, Minnesota

Note: This property is Torrens

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**SURVEY NOTES**

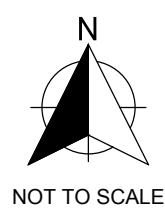
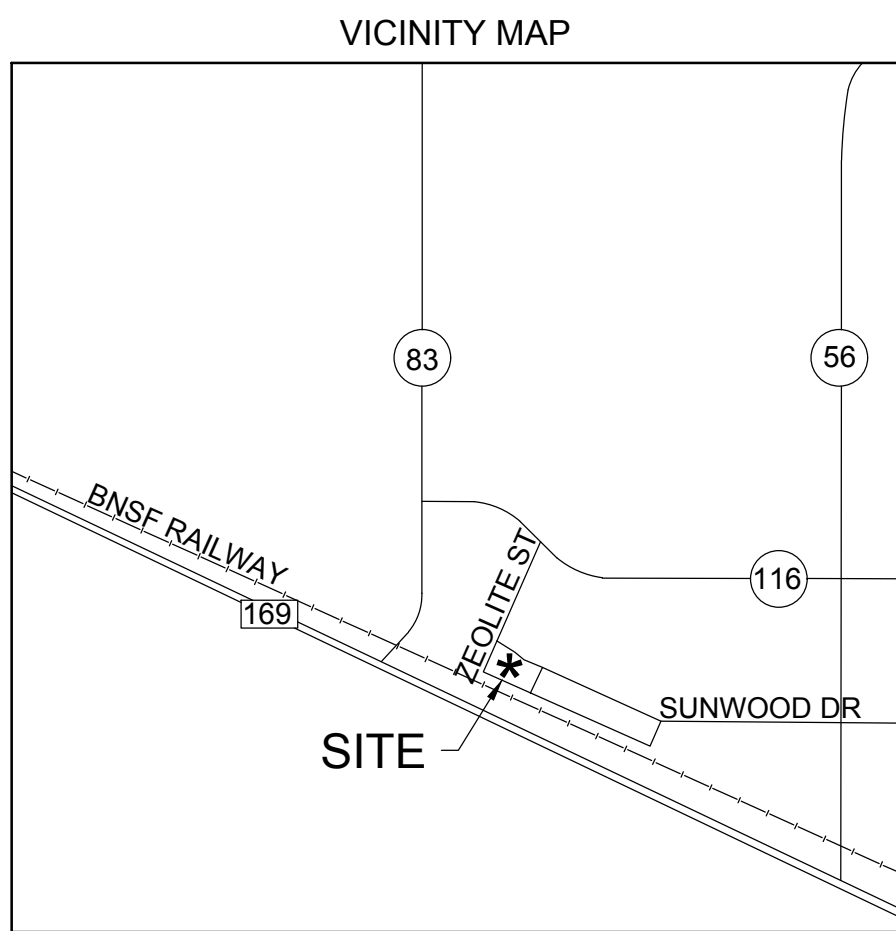
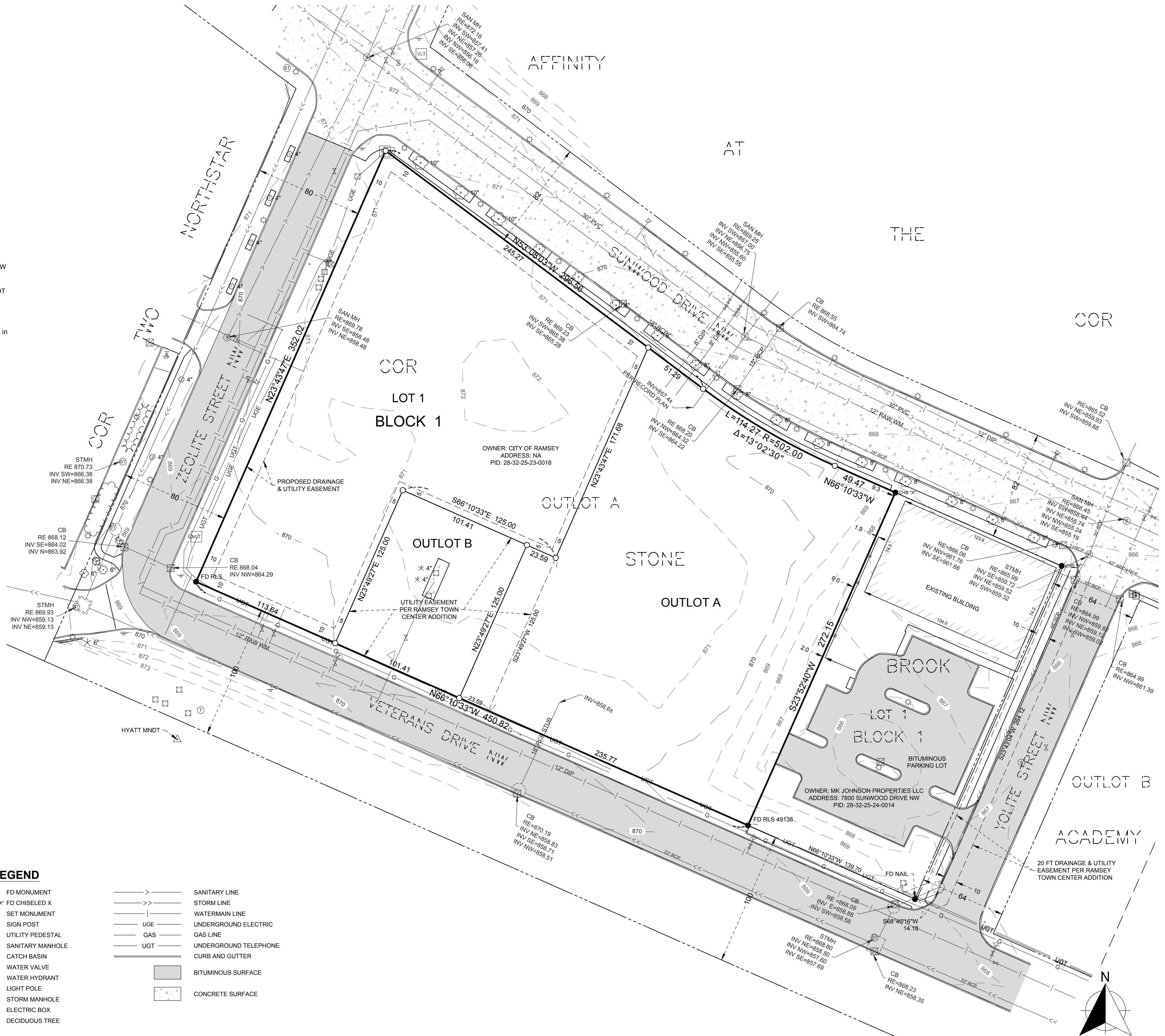
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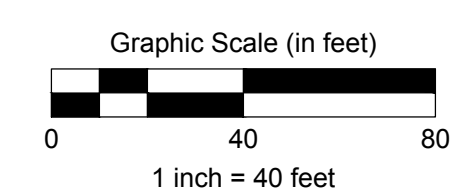
**ADDRESSES**

Owner: as shown on graphic  
 Surveyor: WSB  
 701 Xenia Avenue South, Suite 300  
 Minneapolis, MN 55416



**LEGEND**

- FD MONUMENT
- CHS "x" FD CHISELED X
- SET MONUMENT
- ⊕ SIGN POST
- ⊕ UTILITY PEDESTAL
- ⊕ SANITARY MANHOLE
- ⊕ CATCH BASIN
- ⊕ WATER VALVE
- ⊕ WATER HYDRANT
- ⊕ LIGHT POLE
- ⊕ STORM MANHOLE
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- STORM LINE
- WATERMAIN LINE
- UGE UNDERGROUND ELECTRIC
- GAS LINE
- UGT UNDERGROUND TELEPHONE
- CURB AND GUTTER
- BITUMINOUS SURFACE
- CONCRETE SURFACE



**wsb**  
 WSB PROJECT NO.:  
 015674-000

SCALE: 1" = 40'  
 DRAWN BY: JRH  
 SURVEY BY: NE / JO  
 CHECK BY: JRH

REVISIONS	
NO.	DESCRIPTION

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Jeremy R. Honga  
 DATE: 11/16/2020 LIC. NO.: 58013

**Outlot A, COR Stone Brook Academy**  
 Client: Classic Construction, Inc.  
 Ramsey, Minnesota

Gigi Addition  
 Preliminary Plat

SHEET  
 1 OF 1

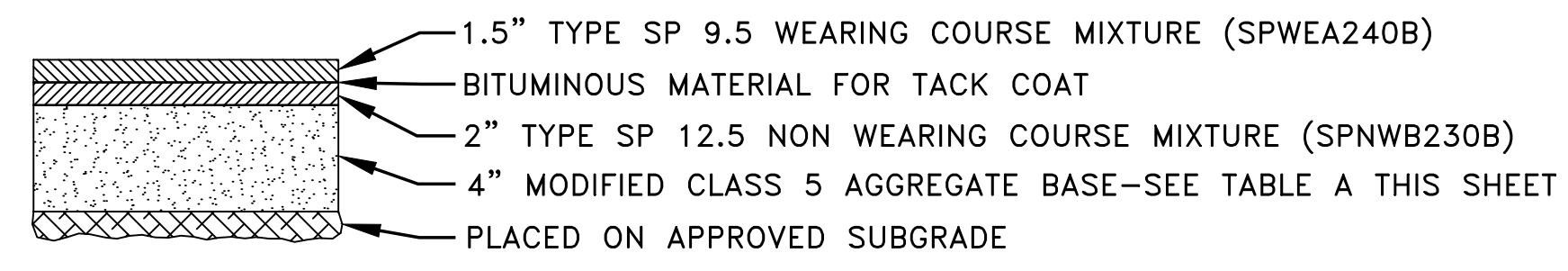
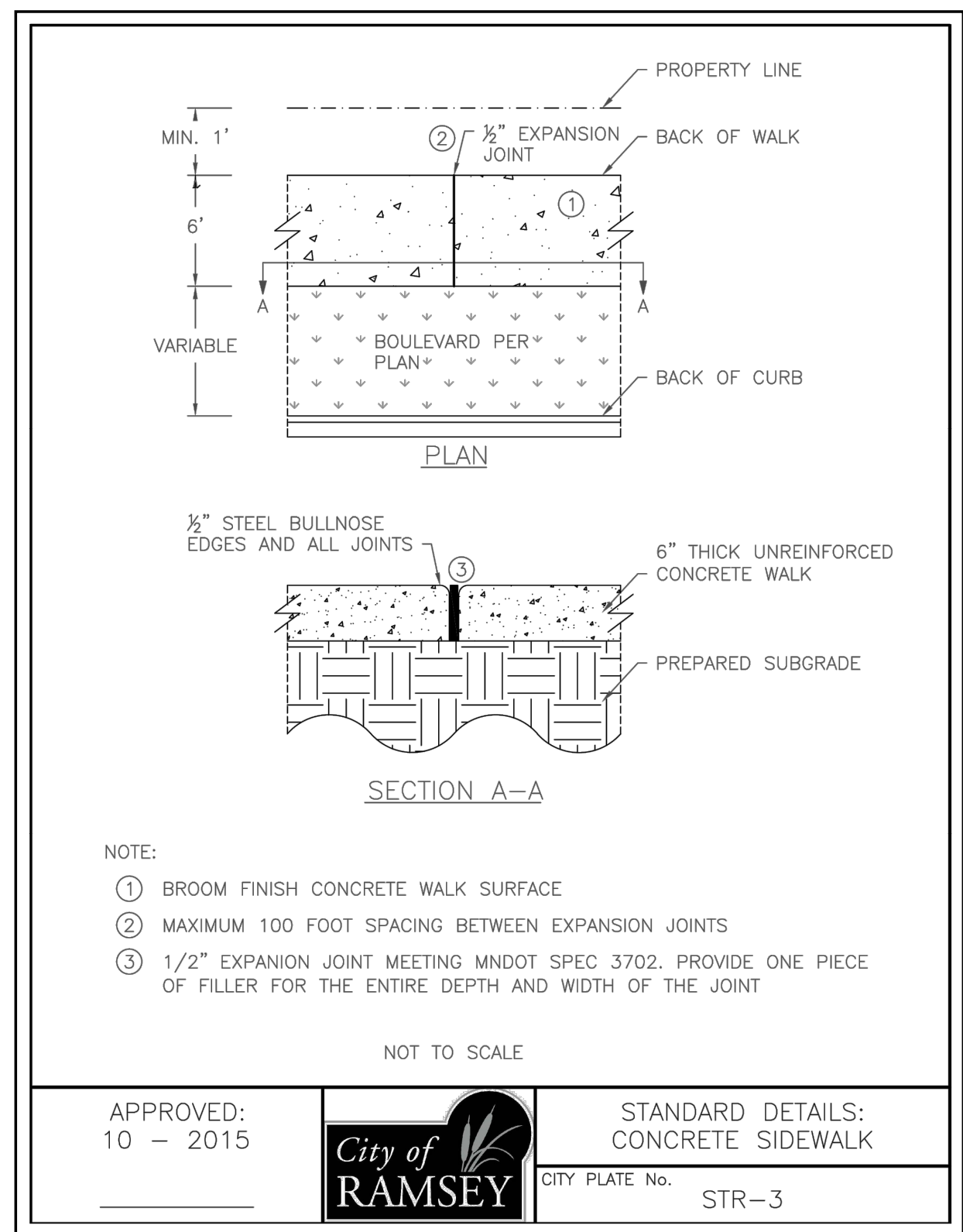
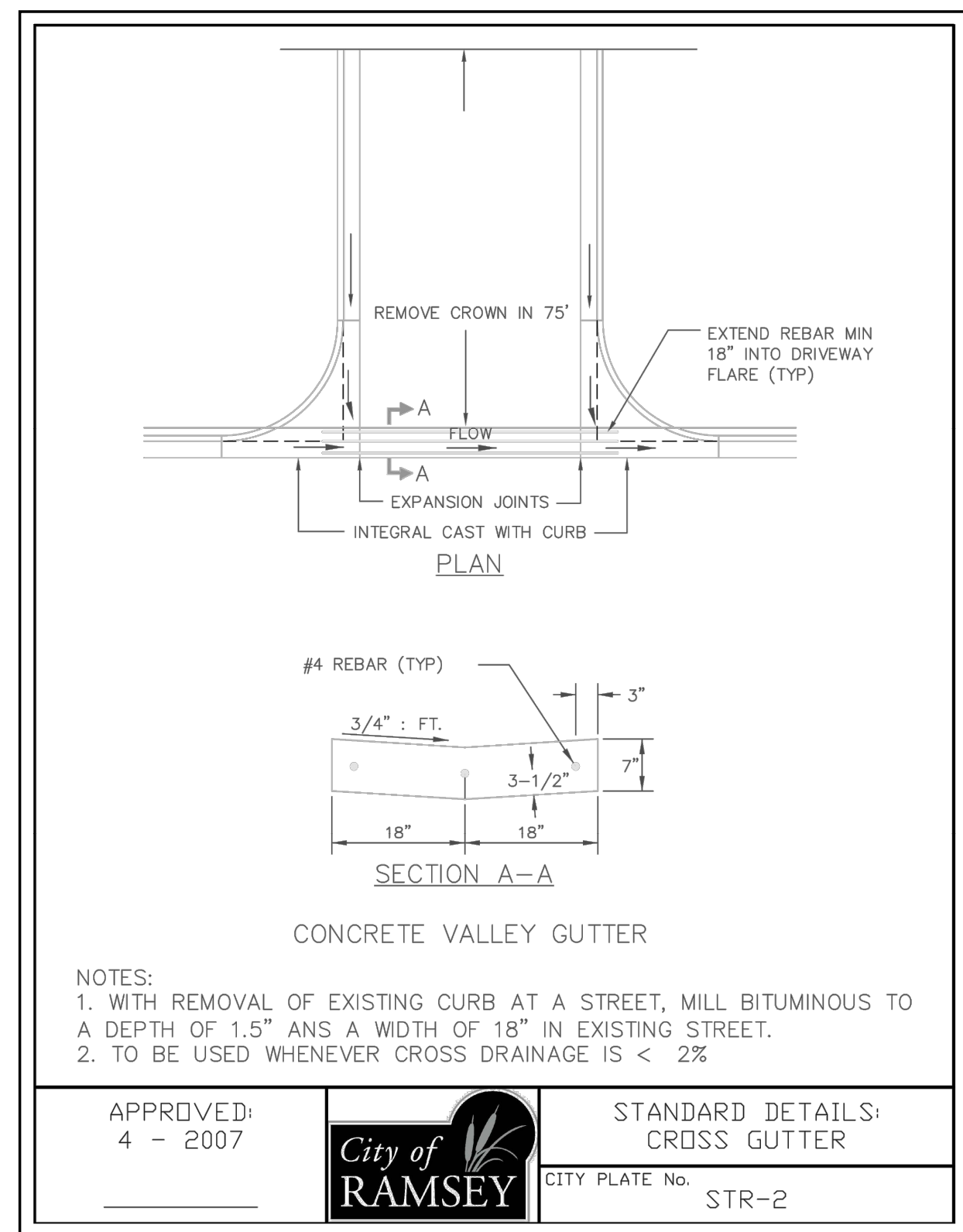
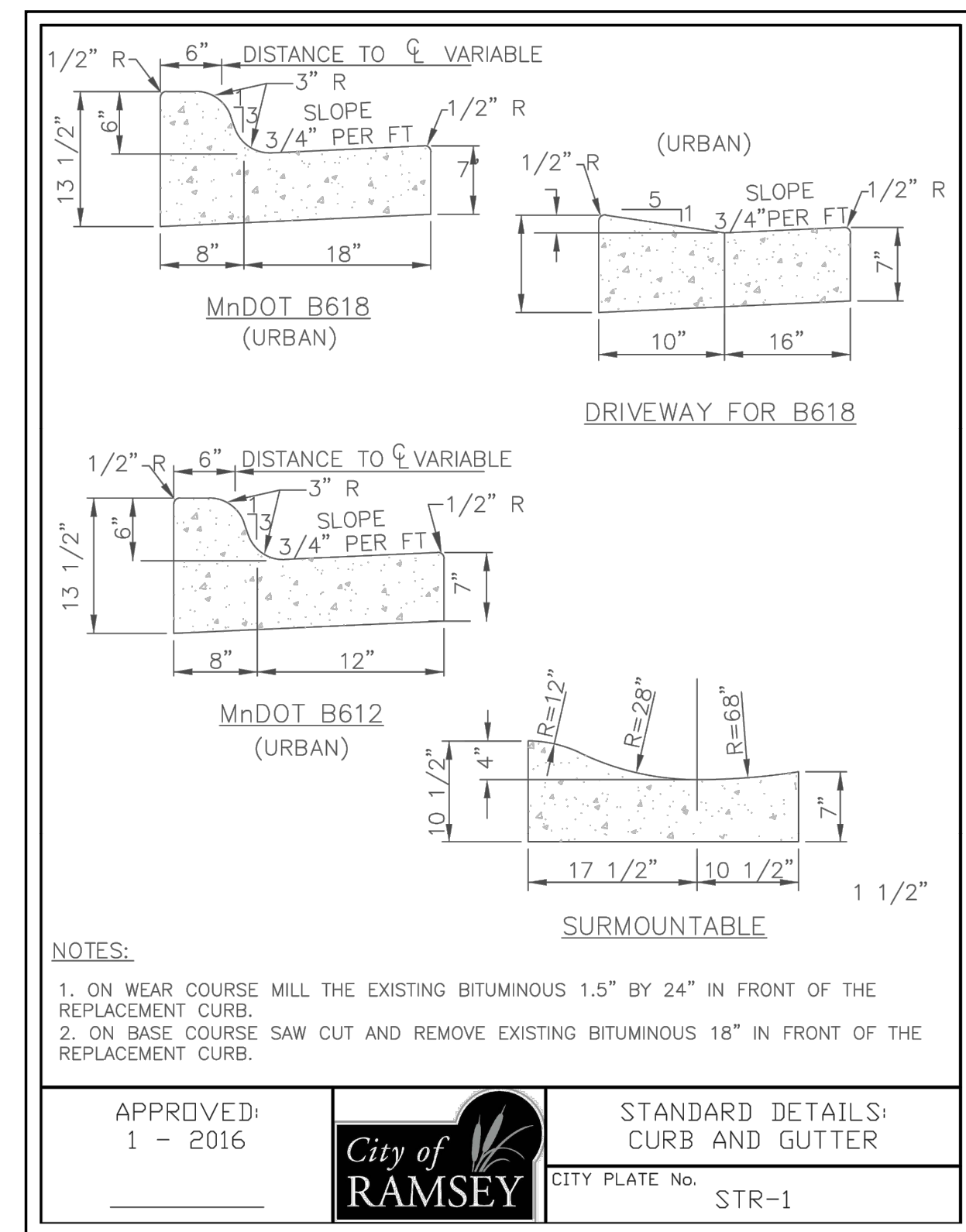
K:\1574\02\5\p\p\Drawings\015674-000-1\PLAT.dwg, Addition.dwg, 11/16/2020 1:28:32 PM

**GENERAL CONSTRUCTION AND SOILS NOTES:**

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, OR IN THE GEOTECHNICAL REPORT, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED OR IMPORTED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. PROVIDE A FULL DEPTH SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH Mn/DOT SPEC. 2104.3.
6. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.05 GAL/SY TO 0.07 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
7. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE LISTED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTION.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEE CITY STANDARD PLATE ERO-6 ON SHEET C2 FOR TOPSOIL REQUIREMENTS.

**GENERAL EROSION CONTROL NOTES:**

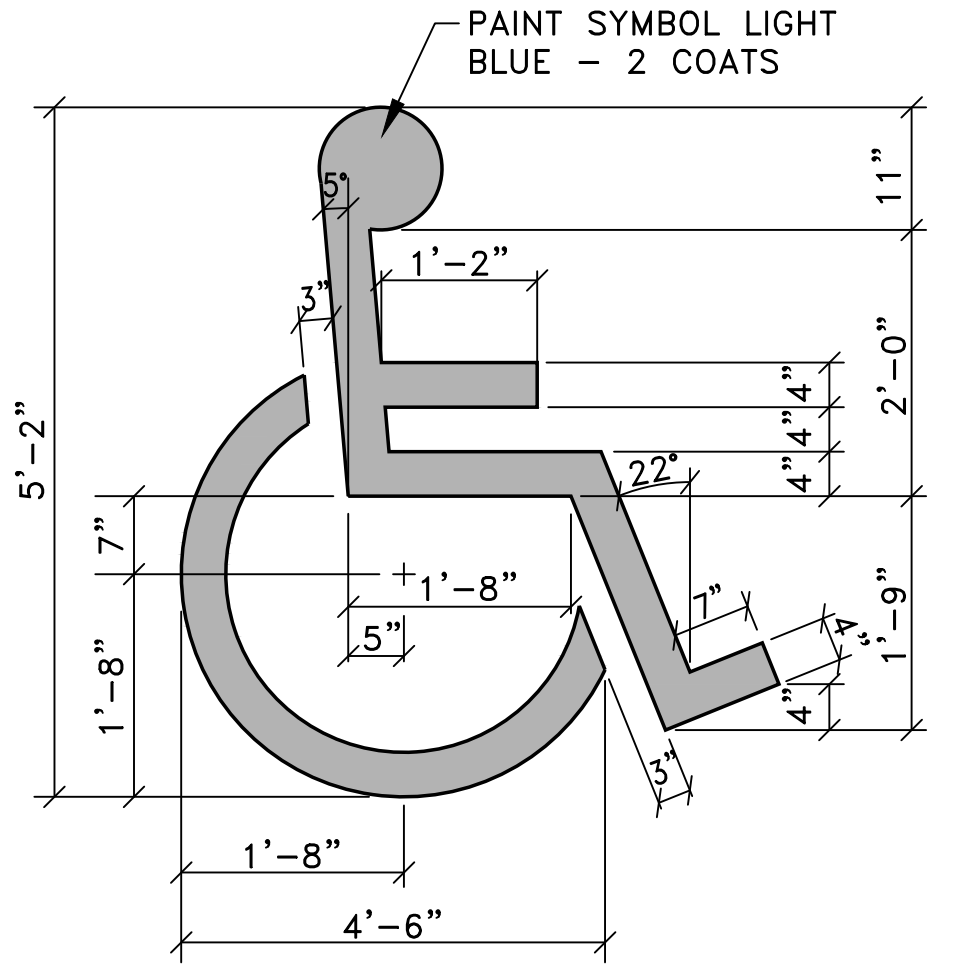
1. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK AND THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY MUST APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL. ALL EROSION CONTROL INSPECTION LOGS MUST BE SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. STREETS SHALL BE CLEANED WITHIN 3 HOURS AFTER NOTIFICATION BY CITY THAT SWEEPING IS REQUIRED.
9. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2013 CEAM STANDARD SPECIFICATIONS AND ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES.



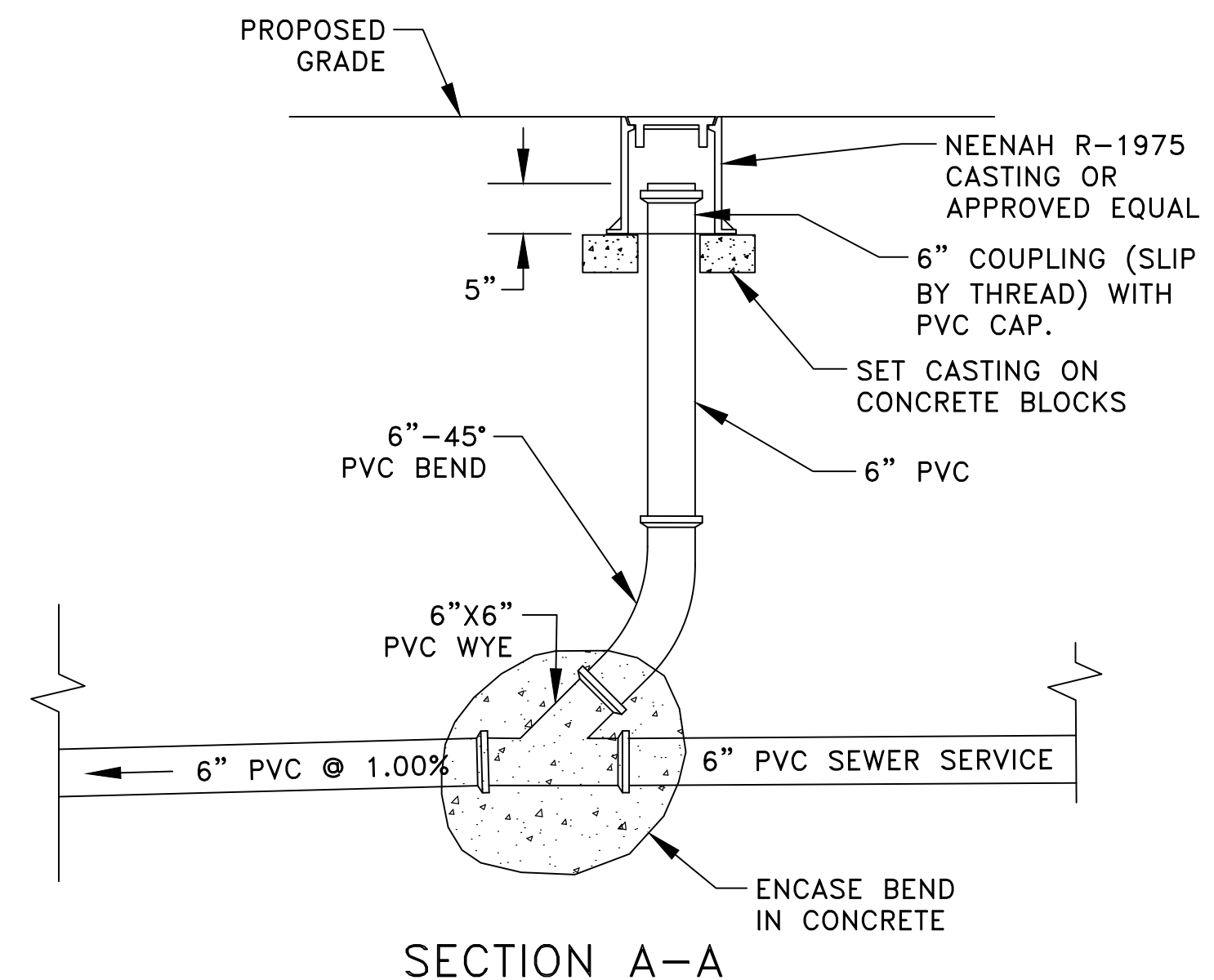
**1 BITUMINOUS PAVEMENT SECTION**  
 NO SCALE

**TABLE A  
 MODIFIED CLASS 5  
 SPECIFICATIONS**

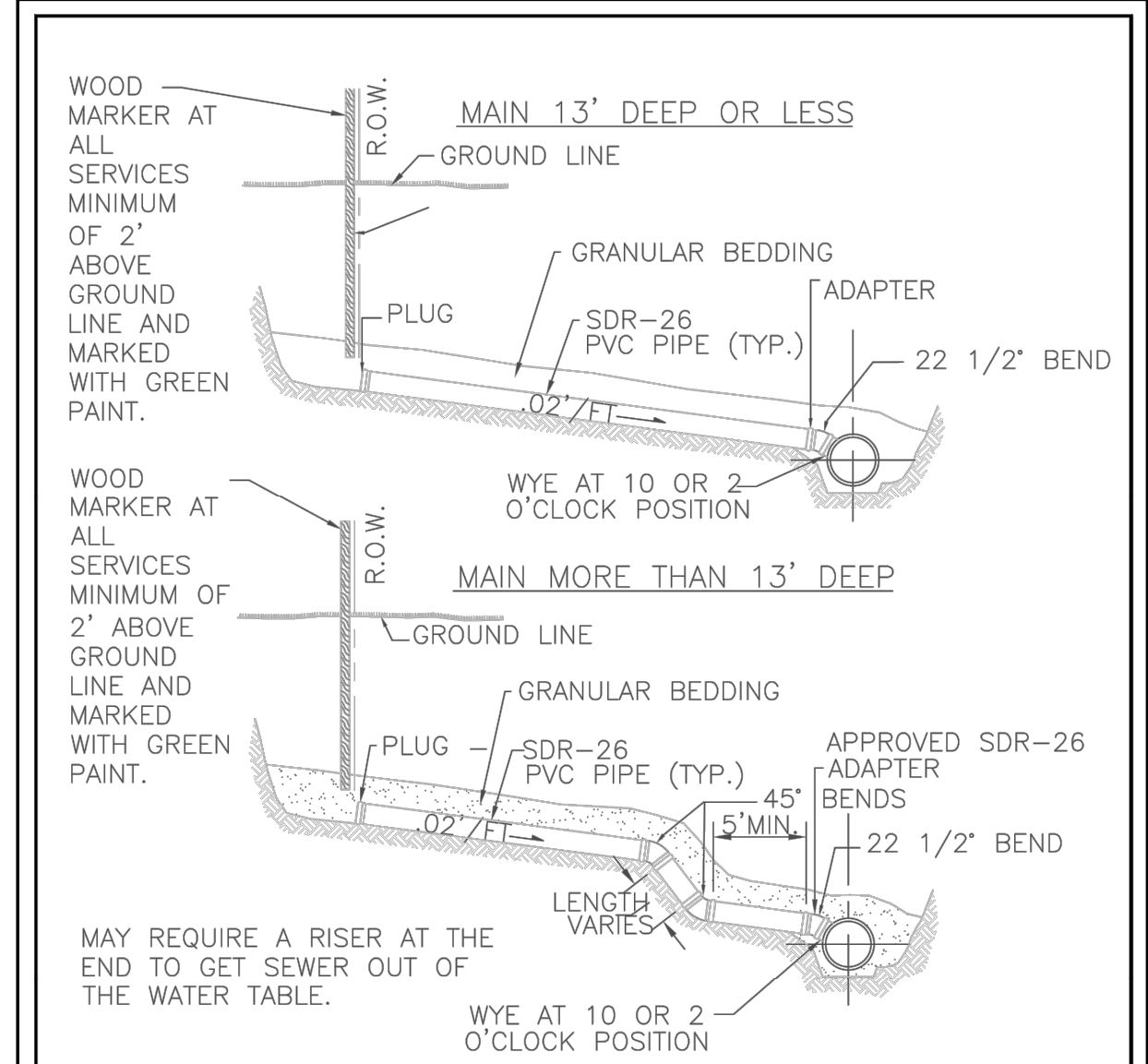
% PASSING	
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10



**2 H.C. PARKING SYMBOL**  
 C1



**3 SANITARY SEWER CLEANOUT DETAIL**  
 C1



APPROVED: 4 - 2016  
 City of Ramsey  
 STANDARD DETAILS: SANITARY SEWER SERVICE  
 CITY PLATE No. SEW-3

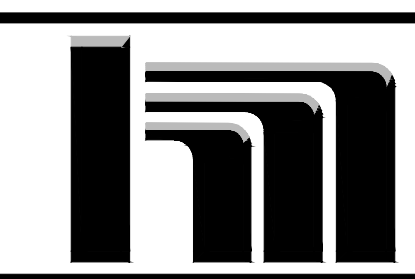
Dec 08, 2020 - 3:17am K:\PRIVATE\3950.02\ENGINEERING\3950.02\_DETAILS.dwg

DATE	REVISION

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.

*Craig J. Jochum*  
 CRAIG J. JOCHUM, P.E.  
 Date 12/8/20 Lic. No. 23461

DESIGNED BY: CJJ  
 DRAWN BY: SJJ  
 CHECKED BY: TAE

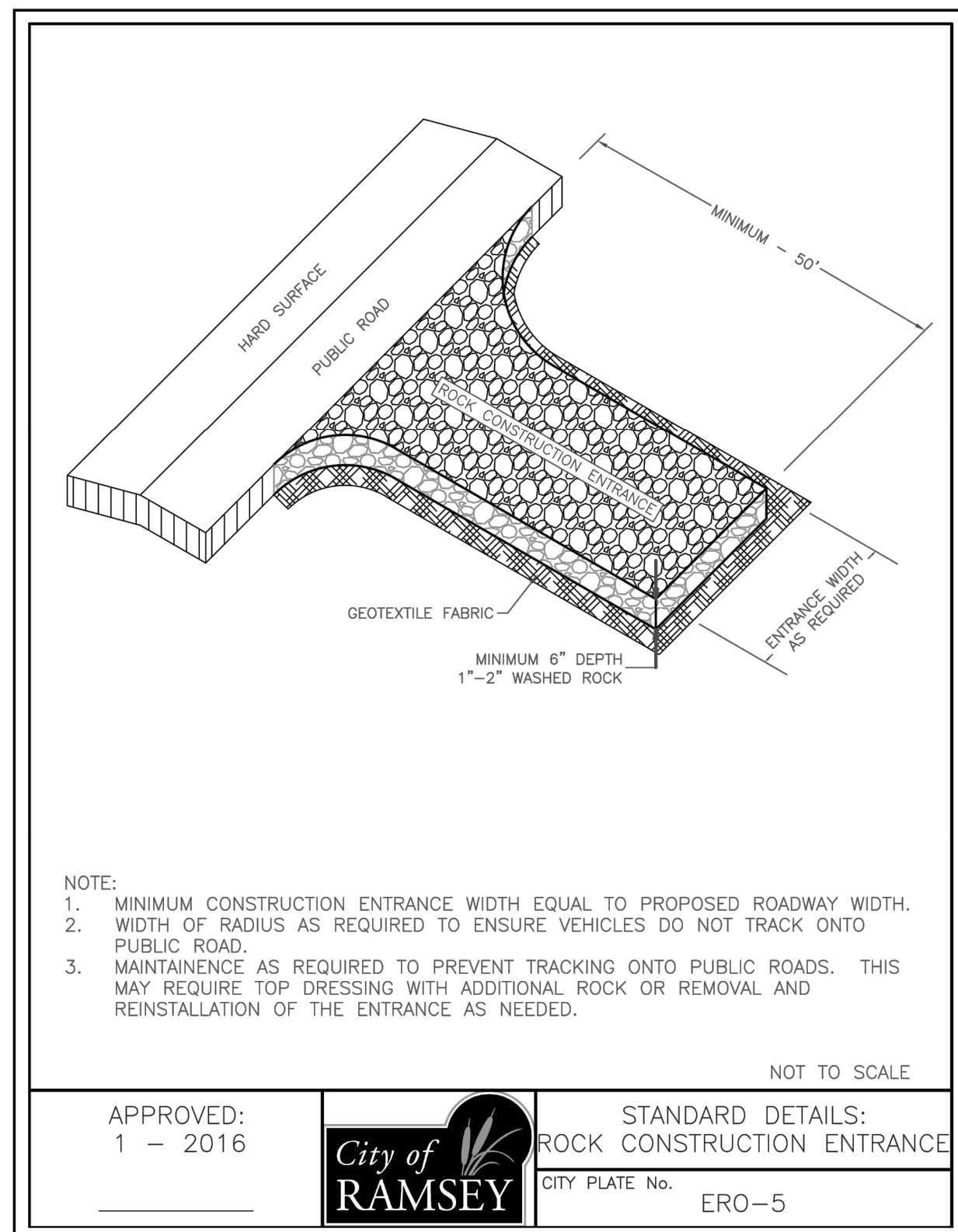
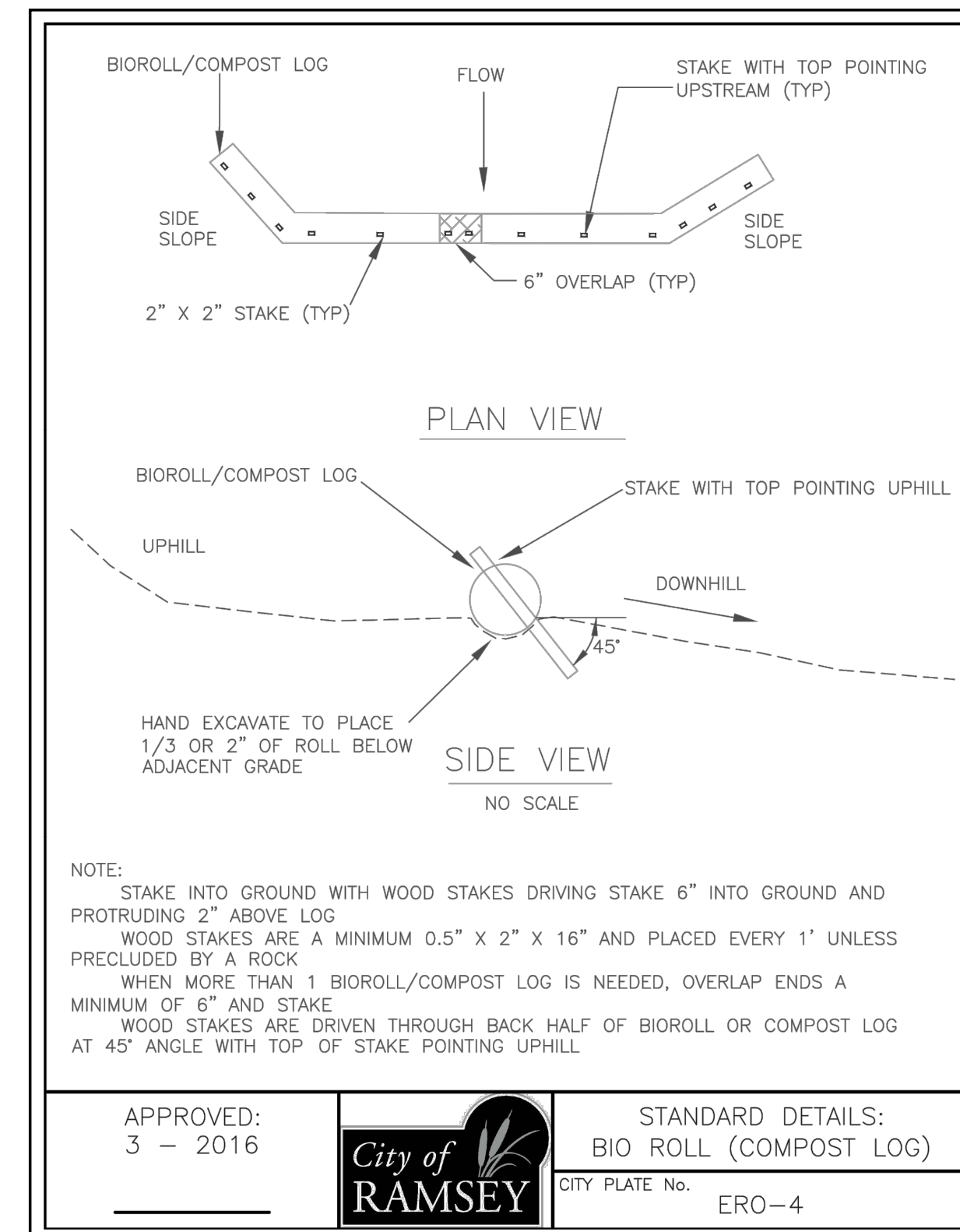
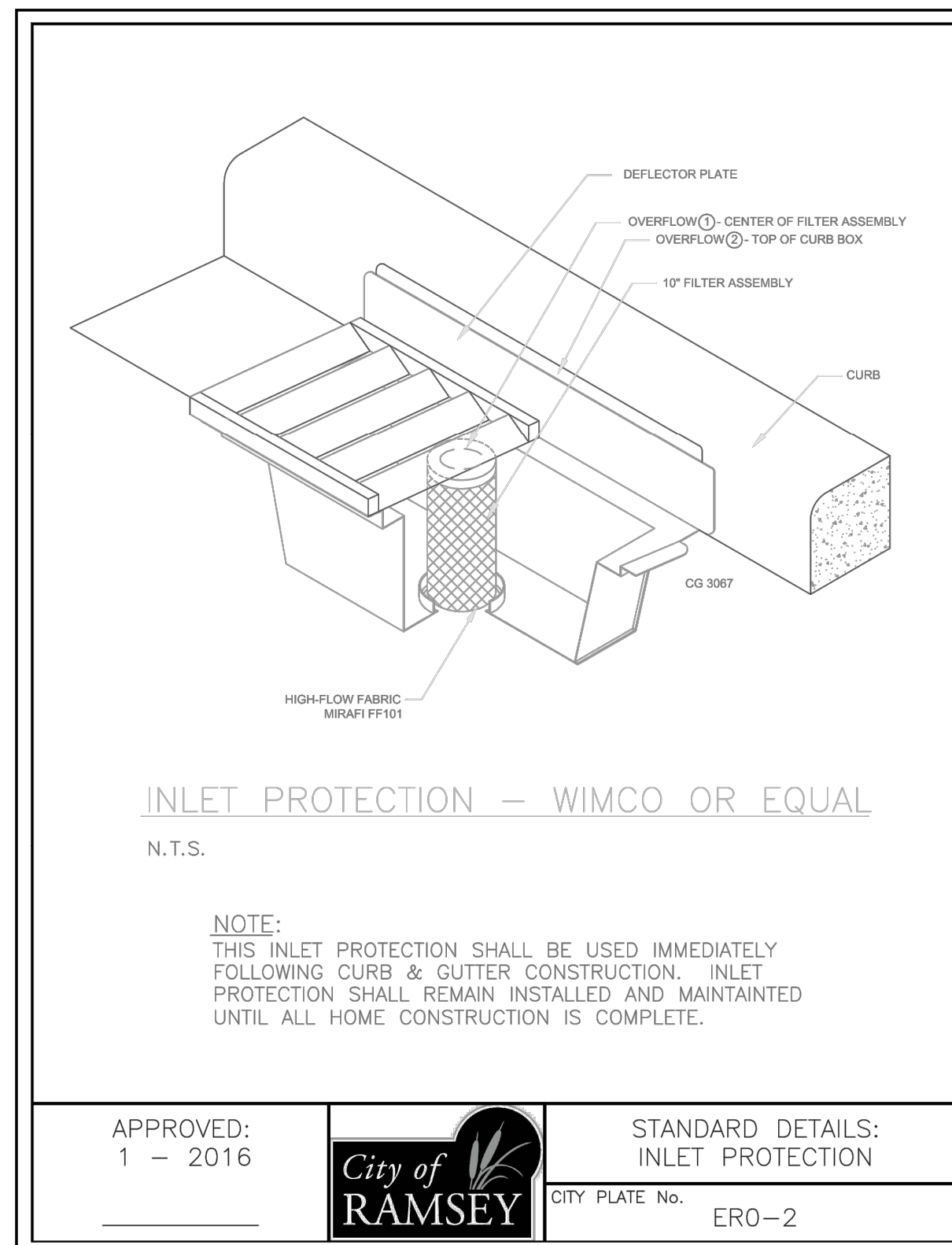
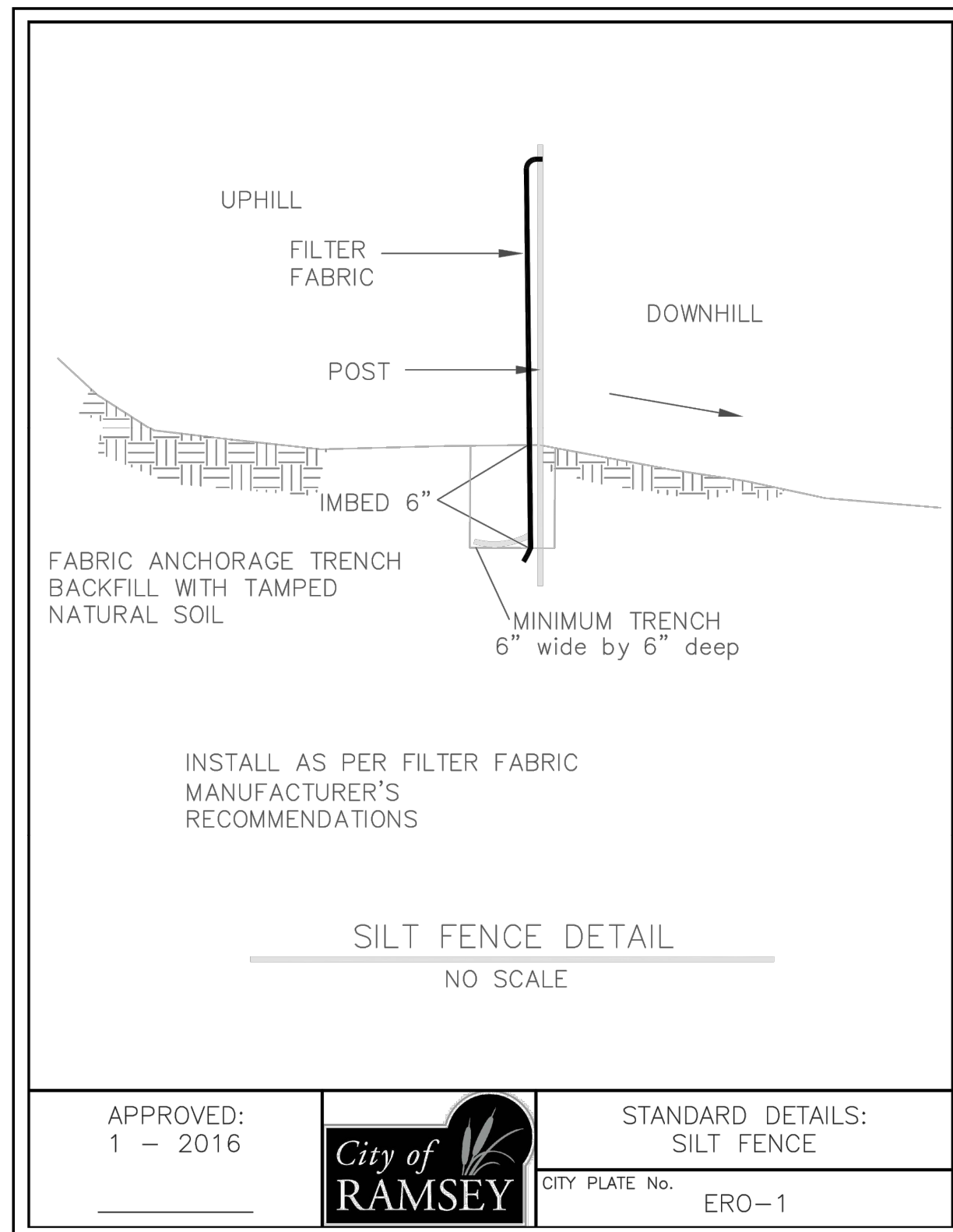
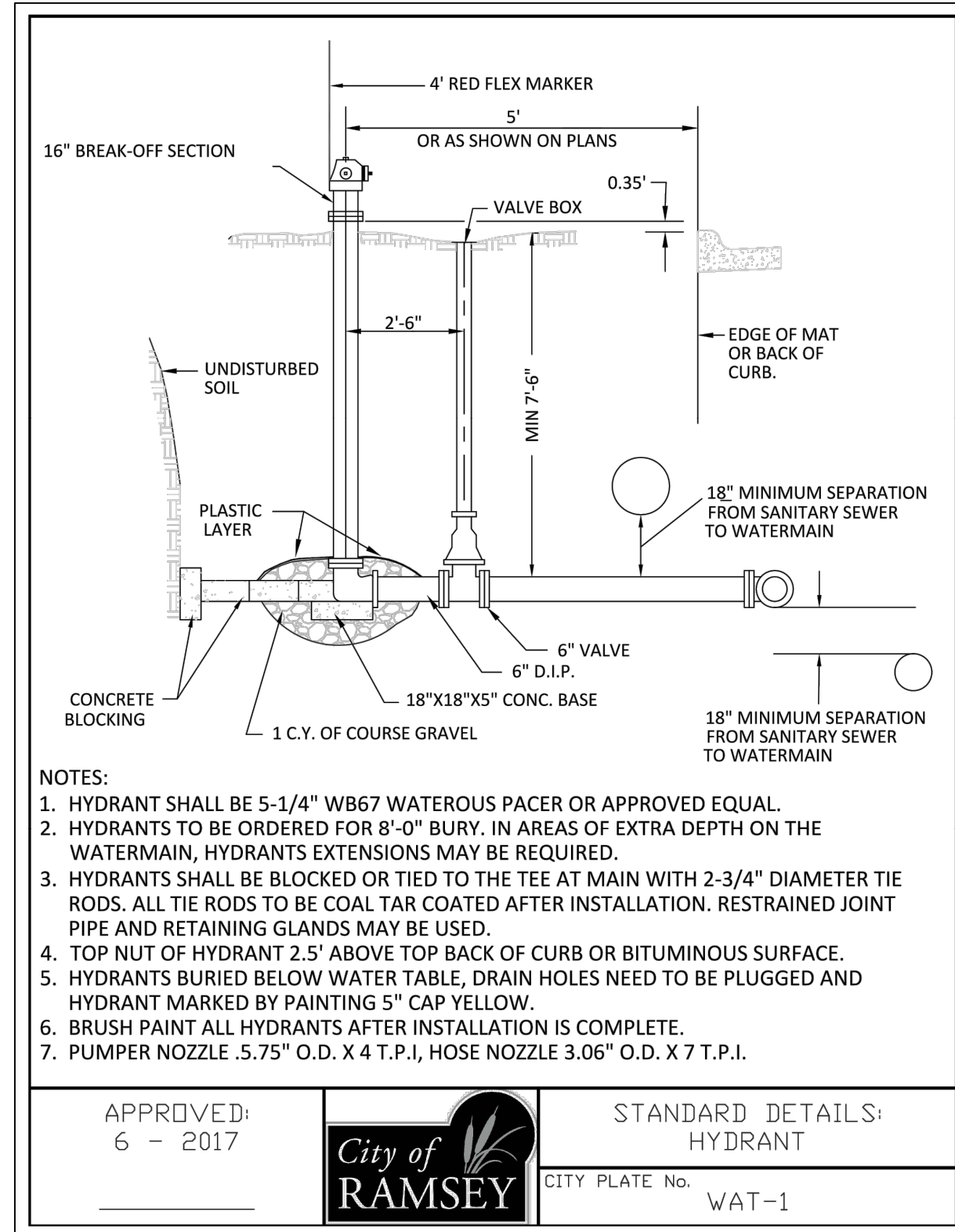


**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3601 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

**GIGI'S SALON CONSTRUCTION PLANS**  
 CLASSIC CONSTRUCTION

**GENERAL CONSTRUCTION NOTES AND DETAILS**  
 CITY OF RAMSEY, MINNESOTA

SHEET C1 OF C5 SHEETS



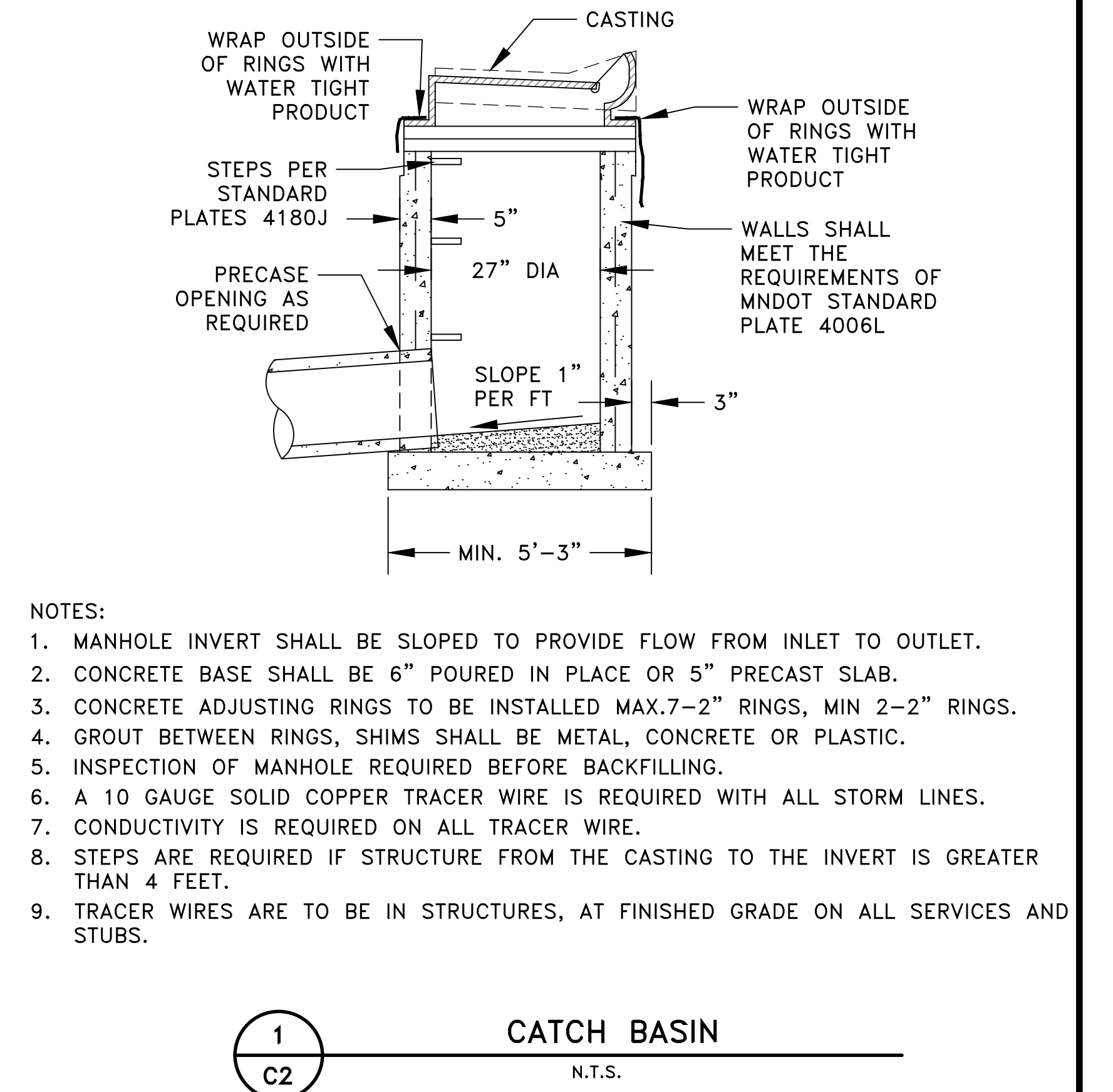
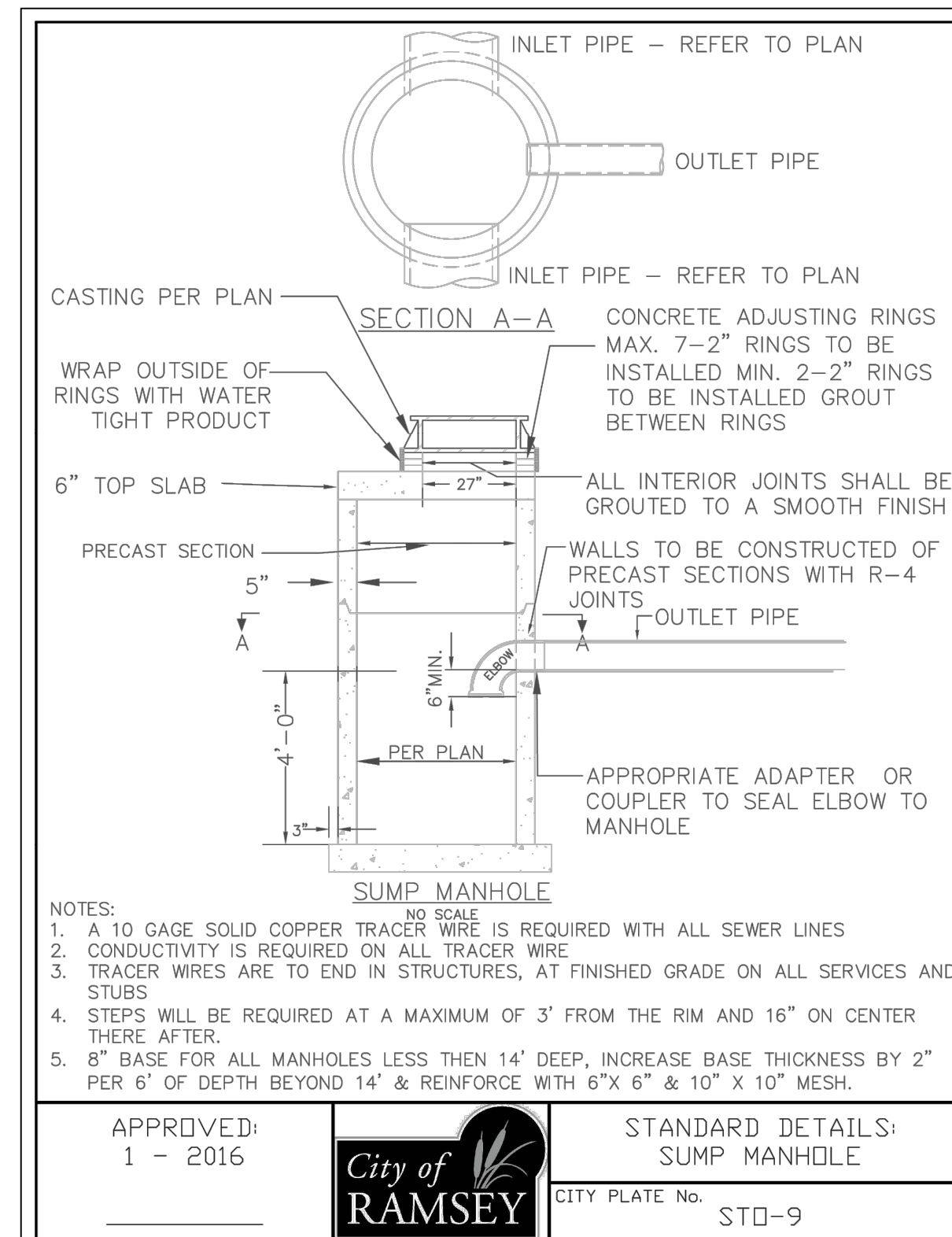
**MNDOT 2016 SPEC**

MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% - 35%	ASTM D 422
SILT	5% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G 51

**NOTE:**

- INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
- A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
- TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 - 2016  
 City of RAMSEY  
 CITY PLATE No. ERO-6  
 STANDARD DETAILS: TOPSOIL REQUIREMENTS



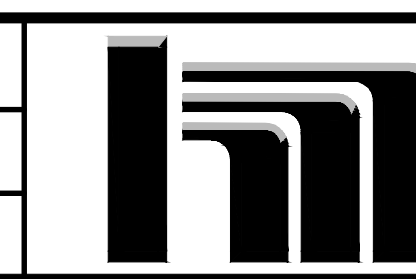
Dec 08, 2020 - 3:17am K:\PRIVATE\3950.02\ENGINEERING\3950.02\_DETAILS.dwg

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 CRAIG J. JOCHUM, P.E.  
 Lic. No. 23461

DESIGNED BY: CJJ  
 DRAWN BY: SJJ  
 CHECKED BY: TAE



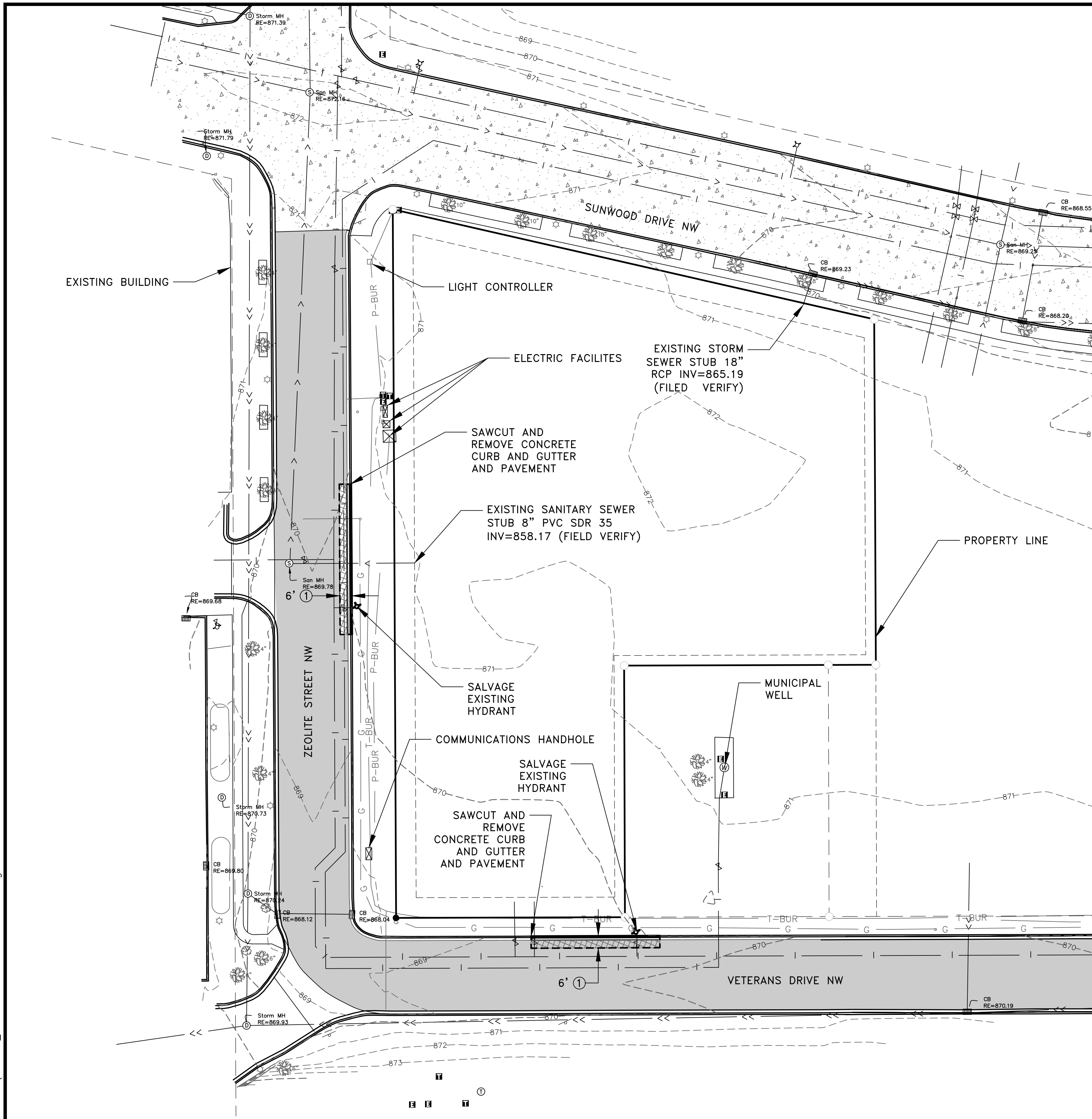
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**GIGI'S SALON CONSTRUCTION PLANS**  
**CLASSIC CONSTRUCTION**

**DETAILS**  
**CITY OF RAMSEY, MINNESOTA**

SHEET **C2** OF **C5** SHEETS  
 3950.02

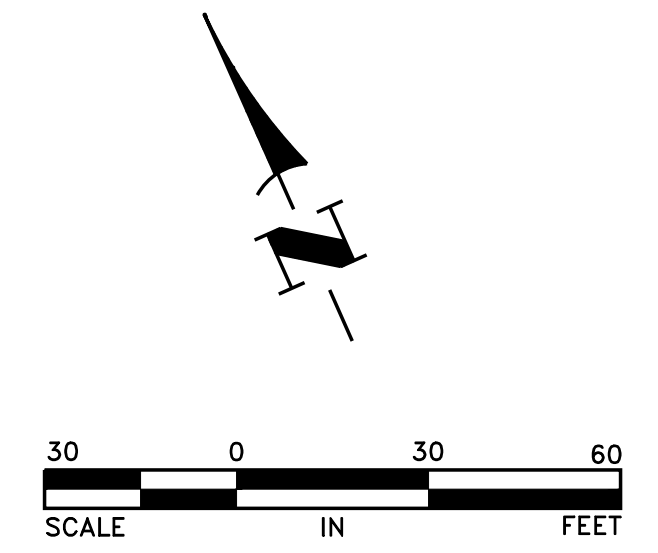
Dec 08, 2020 3:17pm K:\PRIVATE\3950.02\ENGINEERING\3950.02\_EX CONDITIONS AND REMOVALS.dwg



- LEGEND**
- 906 --- EXISTING CONTOUR
  - - - - - DRAINAGE AND UTILITY EASEMENT
  - \_\_\_\_\_ PROPERTY LINE
  - P-BUR UNDERGROUND ELECTRIC
  - T-BUR UNDERGROUND TELEPHONE
  - G UNDERGROUND GAS LINE
  - PROPERTY MONUMENT SET
  - PROPOSED PROPERTY MONUMENT
  - ☼ LIGHT POLE
  - >--->--- EXISTING STORM SEWER
  - ▣ EXISTING CATCH BASIN
  - ⊙ EXISTING STORM MANHOLE
  - >--- EXISTING SANITARY SEWER
  - ⊙ EXISTING SANITARY MANHOLE
  - >--- EXISTING WATER SERVICE
  - ⊕ EXISTING HYDRANT
  - ⊕ EXISTING GATE VALVE
  - ⊕ SALVAGE HYDRANT
  - ===== EXISTING CONCRETE CURB
  - REMOVE CURB
  - - - - - SAWCUT CONCRETE CURB AND GUTTER OR BITUMINOUS
  - ☼ DECIDUOUS AND CONIFEROUS TREES
  - ②/③ DETAIL NUMBER
  - ③ SHEET NUMBER
  - ▒ EXISTING BITUMINOUS STREET
  - ▒ EXISTING CONCRETE STREET
  - ▒ REMOVE BITUMINOUS
  - Ⓣ TELEPHONE HAND HOLE
  - Ⓣ TELEPHONE PEDESTAL
  - Ⓣ ELECTRIC SURFACE UTILITY

**REFERENCE NOTES:**

① CONTRACTOR SHALL SAWCUT AND REMOVE PAVEMENT A MINIMUM OF 6' FROM BACK OF CURB FOR DRIVEWAY CONSTRUCTION. IF NECESSARY, CONTRACTOR SHALL SAWCUT AND REMOVE ADDITIONAL PAVEMENT TO RELOCATE HYDRANT.

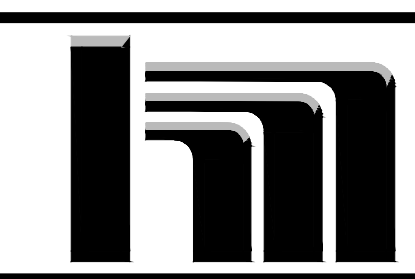


DATE	REVISION

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.

*Craig J. Jochem*  
**CRAIG J. JOCHUM, P.E.**  
 Date 12/8/20 Lic. No. 23461

DESIGNED BY: CJJ  
 DRAWN BY: SJJ  
 CHECKED BY: TAE

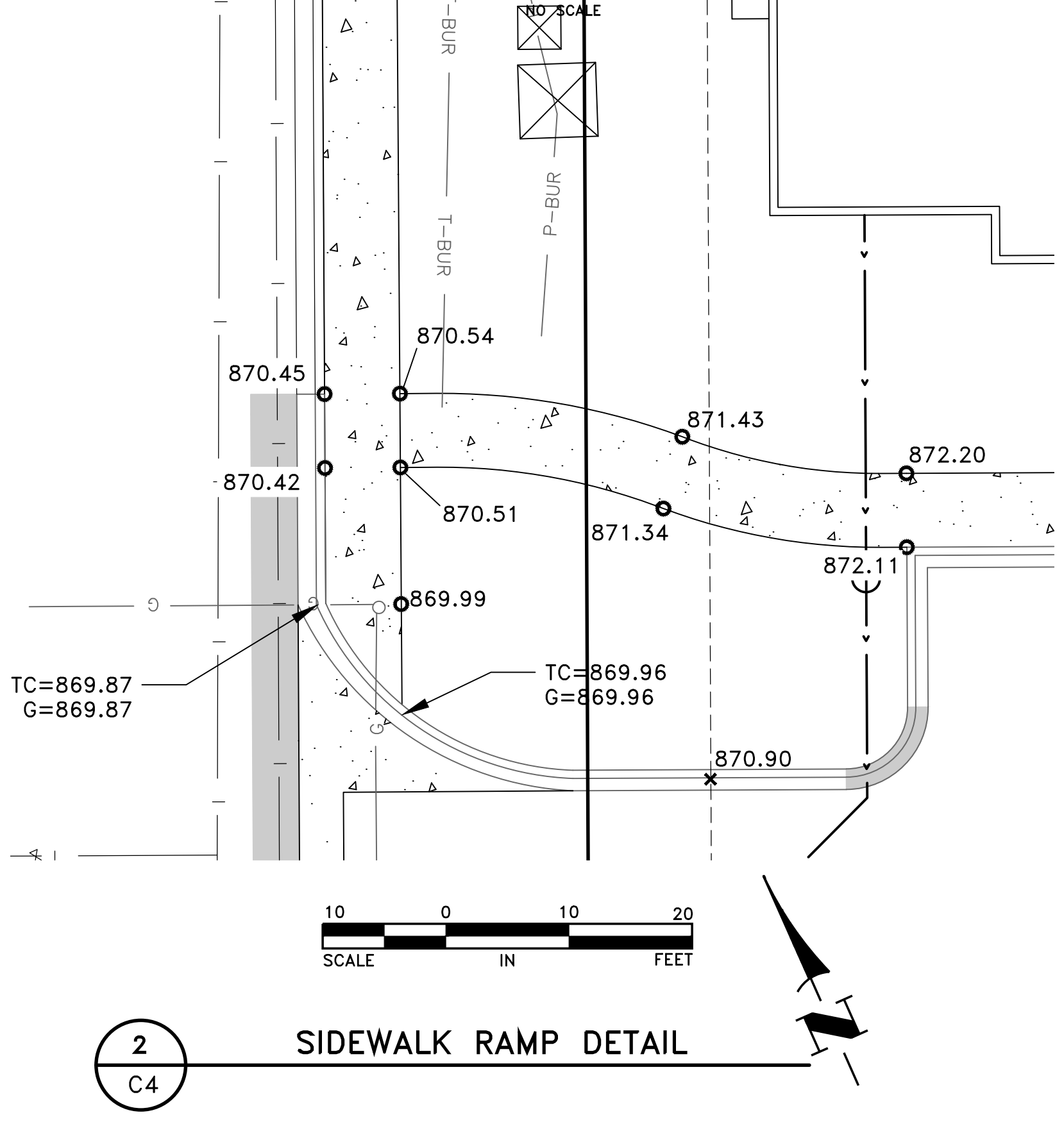
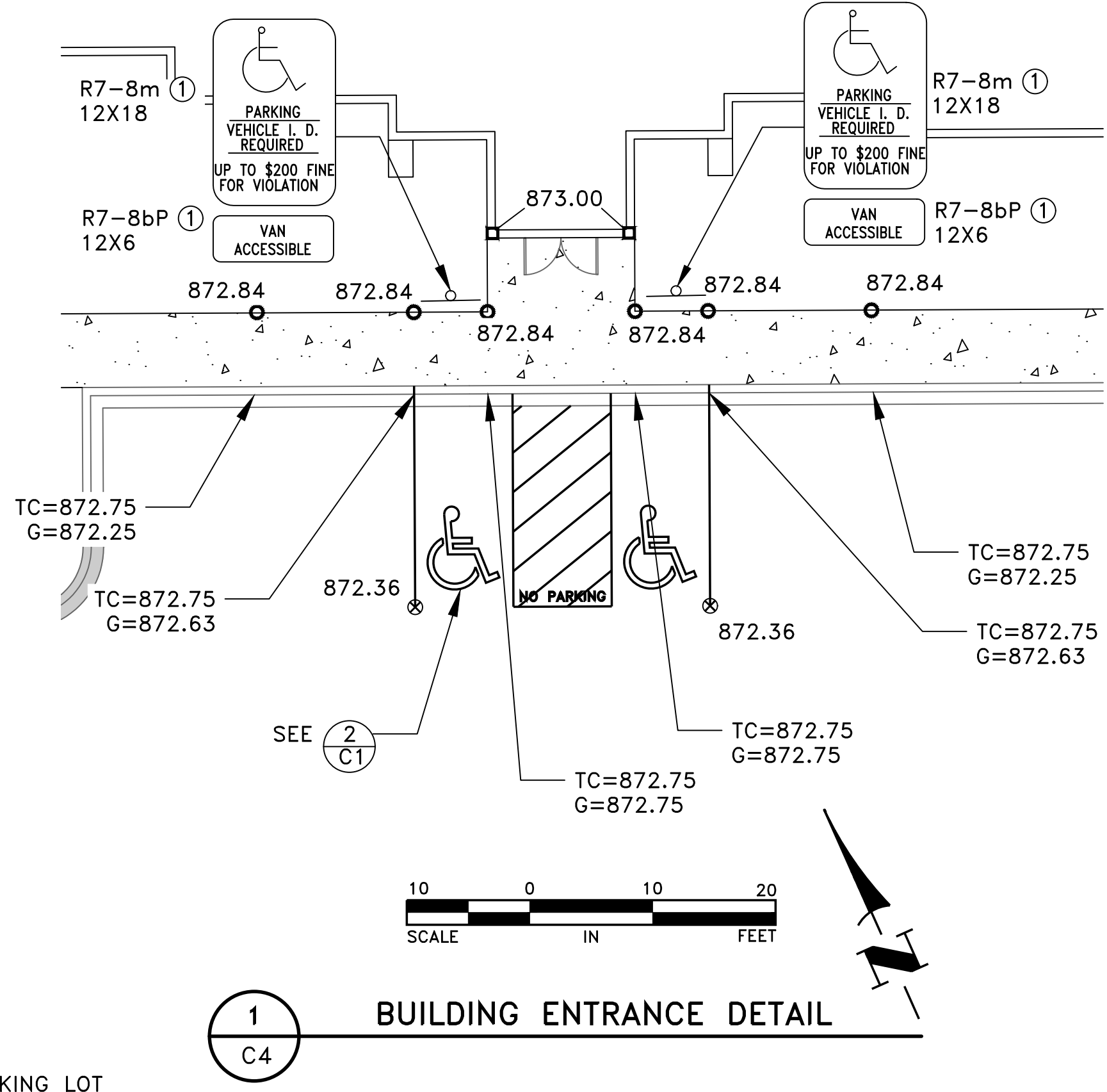
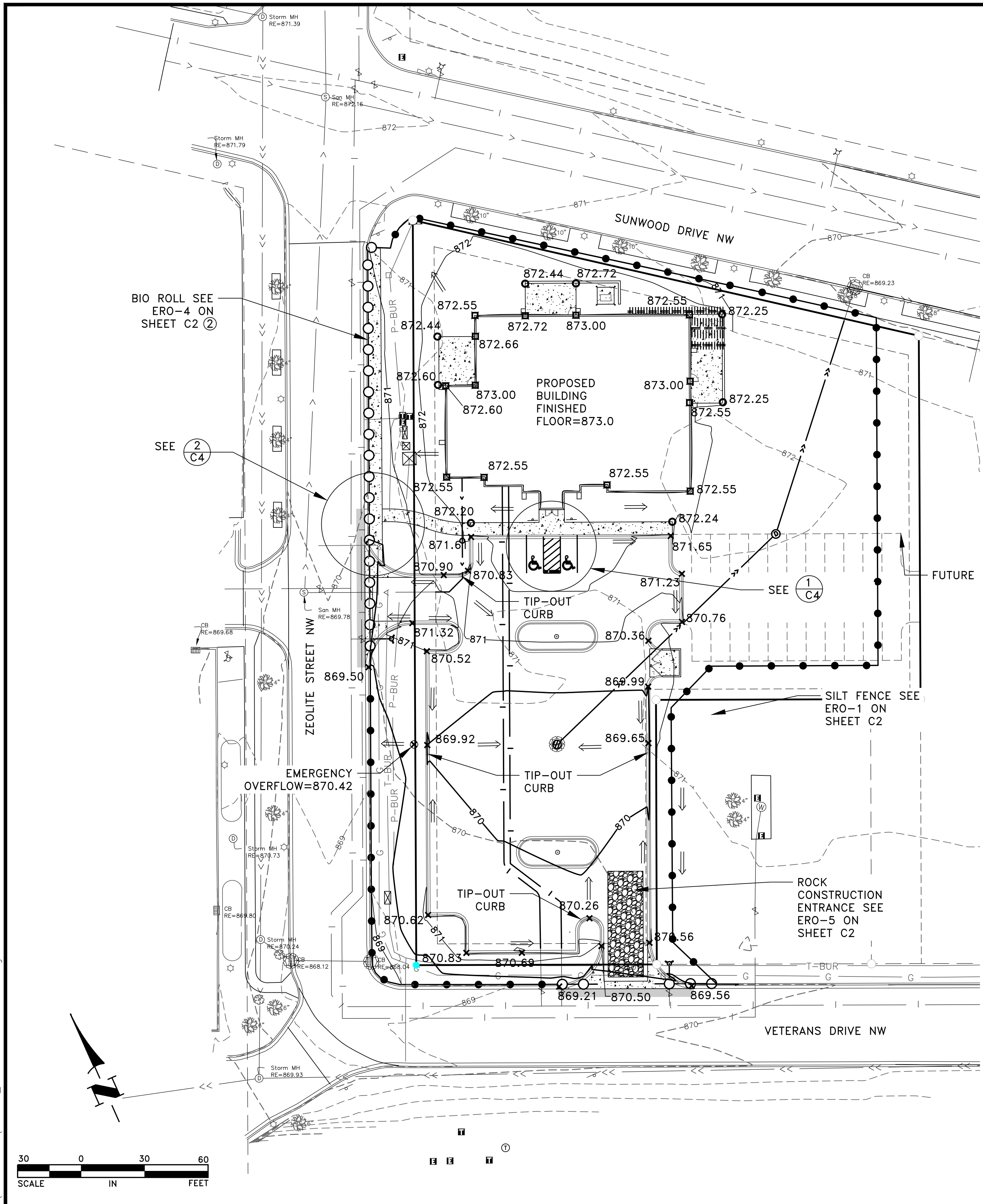


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**GIGI'S SALON CONSTRUCTION PLANS**  
**CLASSIC CONSTRUCTION**

**EXISTING TOPOGRAPHY AND REMOVALS PLAN**  
 CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C5 SHEETS



- LEGEND**
- 906 --- EXISTING CONTOUR
  - DRAINAGE AND UTILITY EASEMENT
  - PROPERTY LINE
  - P-BUR UNDERGROUND ELECTRIC
  - T-BUR UNDERGROUND TELEPHONE
  - G UNDERGROUND GAS LINE
  - ☼ LIGHT POLE
  - PROPERTY MONUMENT SET
  - PROPOSED PROPERTY MONUMENT
  - EXISTING STORM SEWER
  - ▣ EXISTING CATCH BASIN
  - ⊙ EXISTING STORM MANHOLE
  - EXISTING SANITARY SEWER
  - ⊙ EXISTING SANITARY MANHOLE
  - EXISTING WATERMAIN
  - ⊕ EXISTING HYDRANT
  - ⊗ EXISTING GATE VALVE
  - EXISTING CONCRETE CURB
  - ☀ DECIDUOUS AND CONIFEROUS TREES
  - (2) DETAIL NUMBER
  - (3) SHEET NUMBER
  - PROPOSED CONCRETE CURB AND GUTTER
  - ▣ PROPOSED CONCRETE PAVEMENT
  - ▨ PROPOSED BITUMINOUS PAVEMENT
  - PROPOSED SILT FENCE
  - PROPOSED BIO ROLL
  - ⊕ TELEPHONE HAND HOLE
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ ELECTRIC SURFACE UTILITY
  - ▣ ROCK CONSTRUCTION ENTRANCE
  - PROPOSED WALL
  - PROPOSED WATER SERVICE
  - ⊕ PROPOSED HYDRANT LOCATION
  - PROPOSED SANITARY SEWER SERVICE
  - PROPOSED STORM SEWER
  - ⊕ PROPOSED CATCH BASIN
  - ⊙ PROPOSED STORM MANHOLE
  - ⊙ INLET PROTECTION DEVICE
  - × 871.00 PROPOSED GUTTER ELEVATION
  - 872.00 PROPOSED FINISHED GRADE AT BUILDING
  - 872.00 PROPOSED CONCRETE ELEVATION
  - ⊗ 872.36 PROPOSED BITUMINOUS ELEVATION
  - PROPOSED CONCRETE TIP-OUT CURB AND GUTTER
  - ⇒ DRAINAGE ARROW
- GENERAL NOTES**
- BUILDING ENTRANCE GRADING AND PEDESTRIAN CURB RAMPS MUST MEET MNDOT ADA REQUIREMENTS.
  - VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- REFERENCE NOTES:**
- WHITE ON BLUE
  - SALVAGE AND REINSTALL OR INSTALL NEW BIOROLL EAST OF THE SIDEWALK ONCE SIDEWALK IS CONSTRUCTED

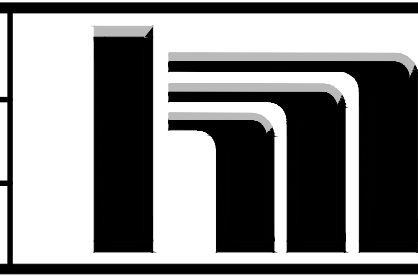
Dec 08, 2020 - 3:18pm K:\PRIVATE\3950.02\ENGINEERING\3950.02\GRADING AND EROSION.dwg

DATE	REVISION

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CHAIG J. JOCHUM, P.E.  
Lic. No. 23461  
Date 12/8/20

DESIGNED BY: CJJ  
DRAWN BY: SJJ  
CHECKED BY: TAE

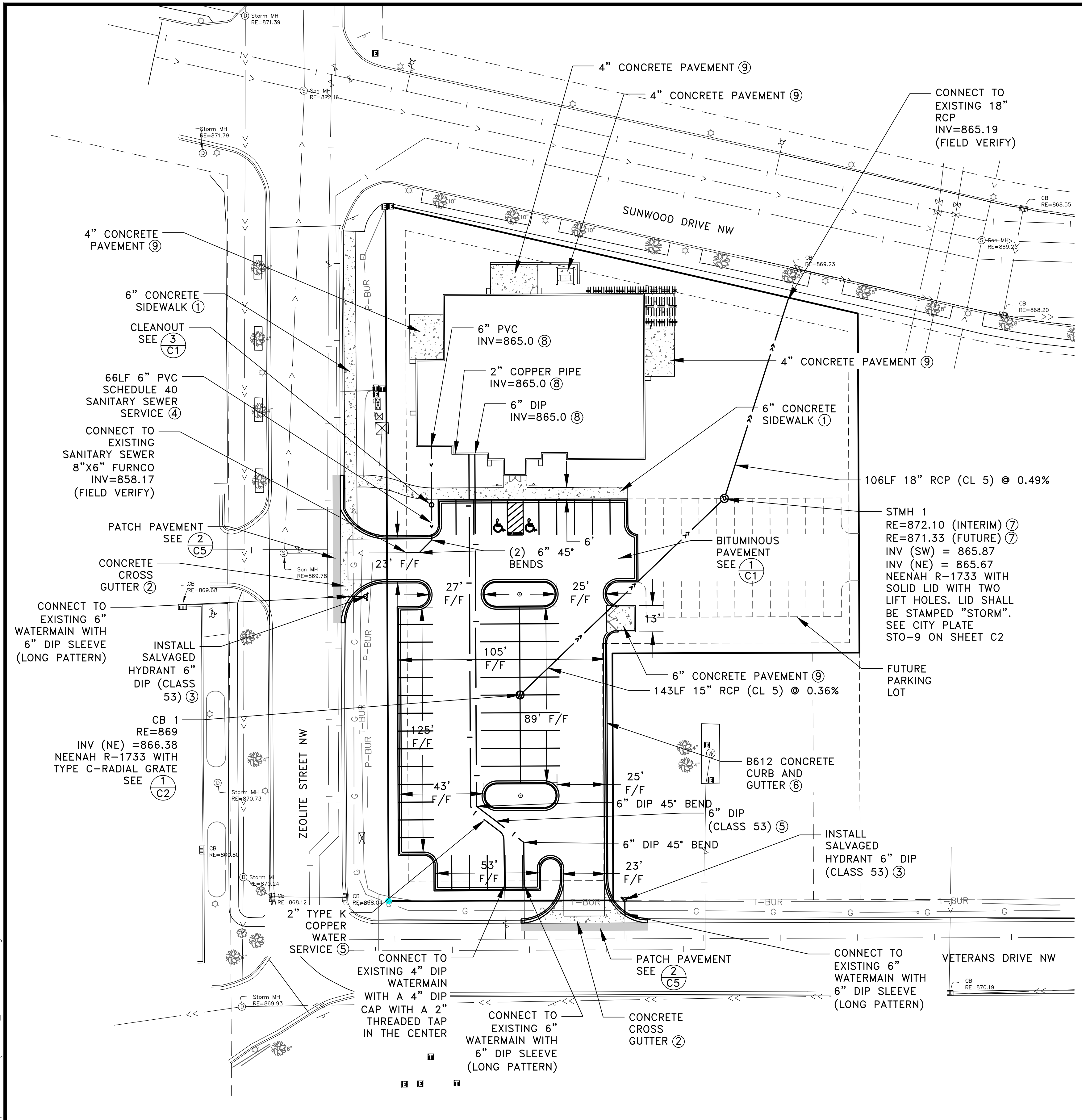


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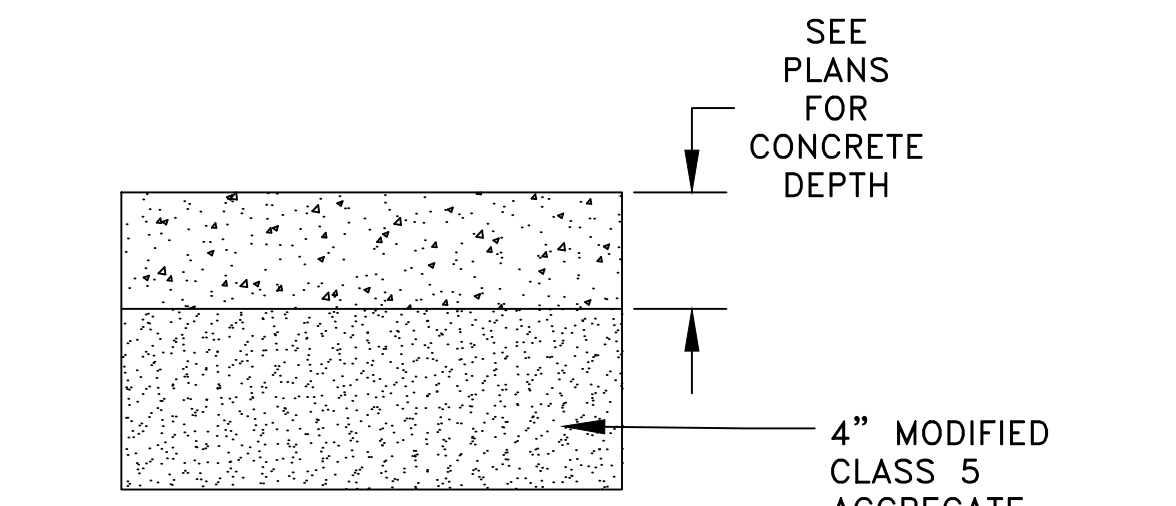
**GIGI'S SALON CONSTRUCTION PLANS**  
CLASSIC CONSTRUCTION

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**  
CITY OF RAMSEY, MINNESOTA

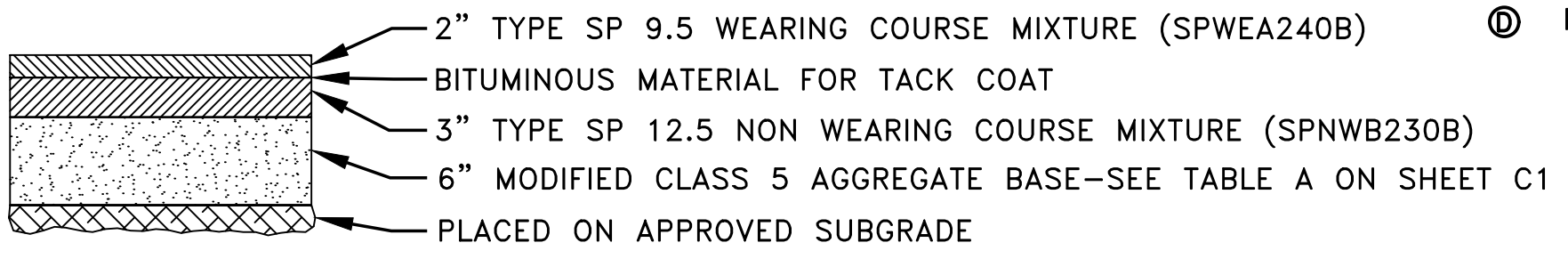
SHEET C4 OF C5 SHEETS



- LEGEND**
- DRAINAGE AND UTILITY EASEMENT
  - PROPERTY LINE
  - P-BUR UNDERGROUND ELECTRIC
  - T-BUR UNDERGROUND TELEPHONE
  - G UNDERGROUND GAS LINE
  - ☀ LIGHT POLE
  - PROPERTY MONUMENT SET
  - PROPOSED PROPERTY MONUMENT
  - EXISTING STORM SEWER
  - ▣ EXISTING CATCH BASIN
  - ⊙ EXISTING STORM MANHOLE
  - EXISTING SANITARY SEWER
  - ⊙ EXISTING SANITARY MANHOLE
  - EXISTING WATERMAIN
  - ⊙ EXISTING HYDRANT
  - ⊙ EXISTING GATE VALVE
  - EXISTING CONCRETE CURB
  - ☀ DECIDUOUS AND CONIFEROUS TREES
  - ②/③ DETAIL NUMBER
  - ③ SHEET NUMBER
  - ▬ PROPOSED CONCRETE CURB AND GUTTER
  - ▬ PROPOSED CONCRETE PAVEMENT
  - ▬ PROPOSED BITUMINOUS PAVEMENT
  - ⊙ TELEPHONE HAND HOLE
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ ELECTRIC SURFACE UTILITY
  - ▬ PROPOSED WALL
  - PROPOSED WATER SERVICE
  - ⊙ PROPOSED HYDRANT
  - PROPOSED SANITARY SEWER SERVICE
  - PROPOSED STORM SEWER
  - ⊙ PROPOSED CATCH BASIN
  - ⊙ PROPOSED STORM MANHOLE



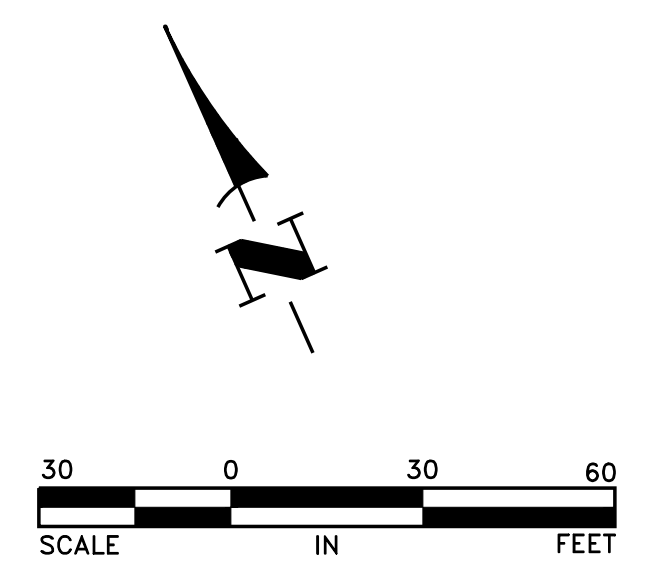
1 CONCRETE PAVEMENT SECTION  
NO SCALE



2 BITUMINOUS PAVEMENT PATCH  
NO SCALE

- REFERENCE NOTES:**
- ① SEE CITY PLATE STR-3 ON SHEET C1 FOR SIDEWALK CONSTRUCTION.
  - ② SEE CITY PLATE STR-2 ON SHEET C1 FOR CROSS GUTTER CONSTRUCTION.
  - ③ SEE CITY PLATE WAT-1 ON SHEET C2 FOR HYDRANT INSTALLATION.
  - ④ SEE CITY PLATE SEW-3 ON SHEET C1 FOR SANITARY SEWER SERVICE INSTALLATION NOTES AND BEDDING. MATERIAL SHALL BE SCHEDULE 40 PVC AS INDICATED ON THIS PLAN SHEET.
  - ⑤ SEE CITY PLATE WAT-5 ON SHEET C2 FOR WATER SERVICE INSTALLATION.
  - ⑥ SEE CITY PLATE STR-1 ON SHEET C1 FOR CONCRETE CURB AND GUTTER CONSTRUCTION.
  - ⑦ USE ADDITIONAL RINGS TO ACCOMMODATE THE FUTURE RIM ELEVATION.
  - ⑧ SEE MECHANICAL PLANS FOR CONTINUATION OF PIPE UNDER BUILDING.
  - ⑨ SEE DETAIL 1 ON SHEET C5

- GENERAL NOTES:**
1. SEE DETAIL 1 ON SHEET C4 FOR STRIPING AND SIGN DETAIL FOR HANDICAPPED STALLS.



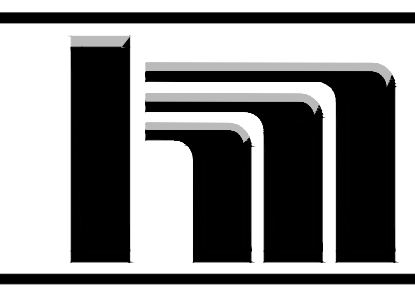
Dec 08, 2020 - 3:18pm K:\PRIVATE\3950.02\ENGINEERING\3950.02\UTILITY PLAN.dwg

DATE	REVISION

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*Craig J. Jochum*  
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DRAWN BY: SJJ  
CHECKED BY: TAE



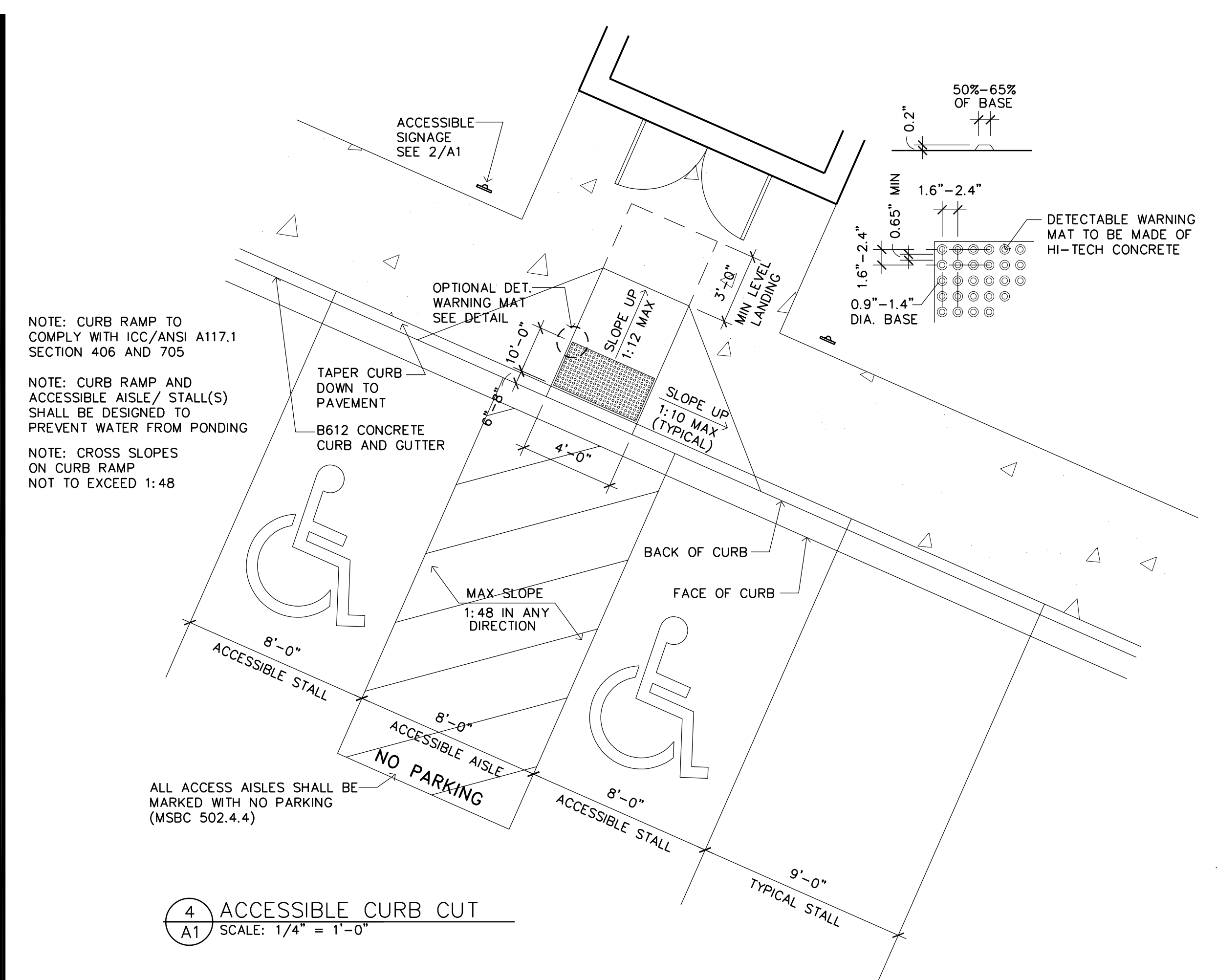
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**GIGI'S SALON CONSTRUCTION PLANS**  
CLASSIC CONSTRUCTION

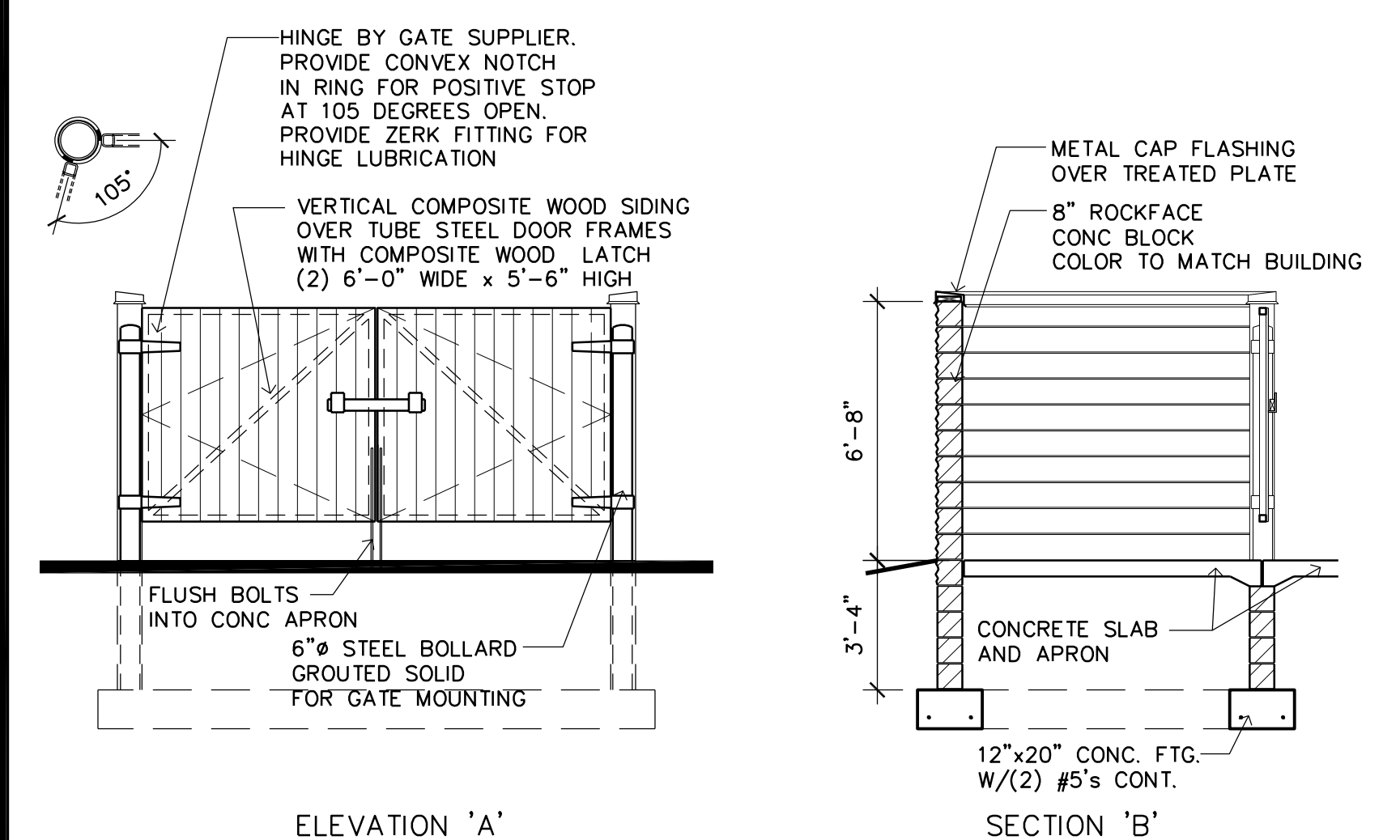
**UTILITY AND PAVEMENT PLAN**  
CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C5 SHEETS

Filename: GIGIS SALON AND SPA\GIGIS SALON AND SPA-A1

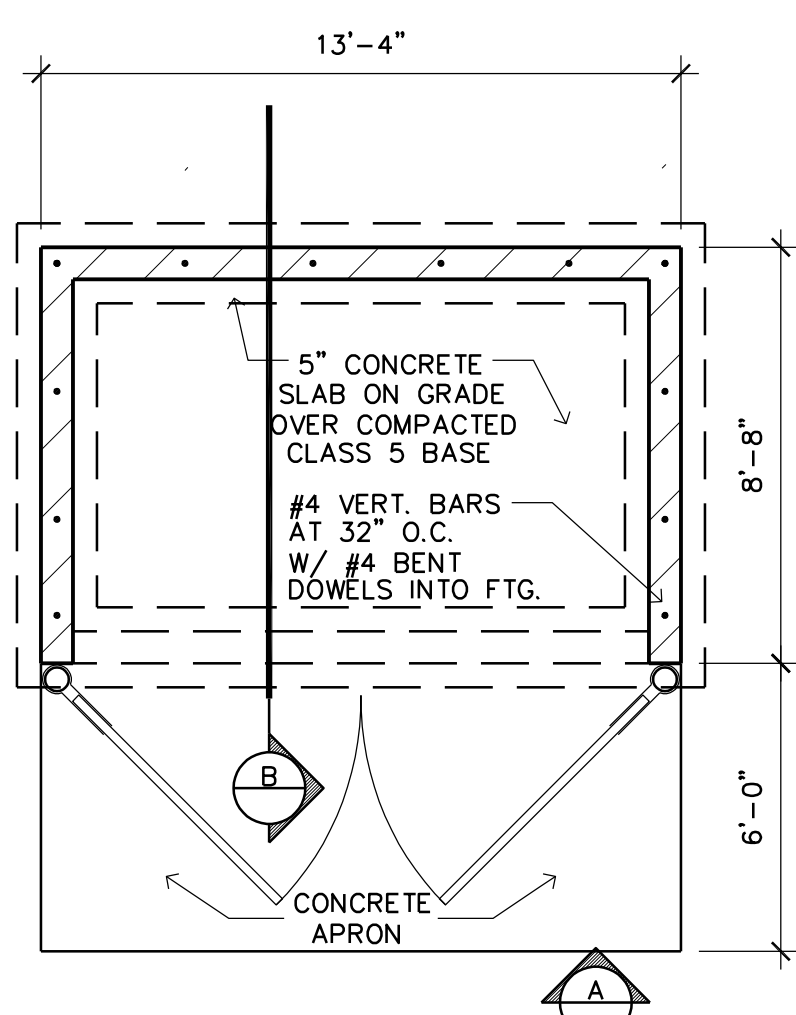


4 ACCESSIBLE CURB CUT  
A1 SCALE: 1/4" = 1'-0"

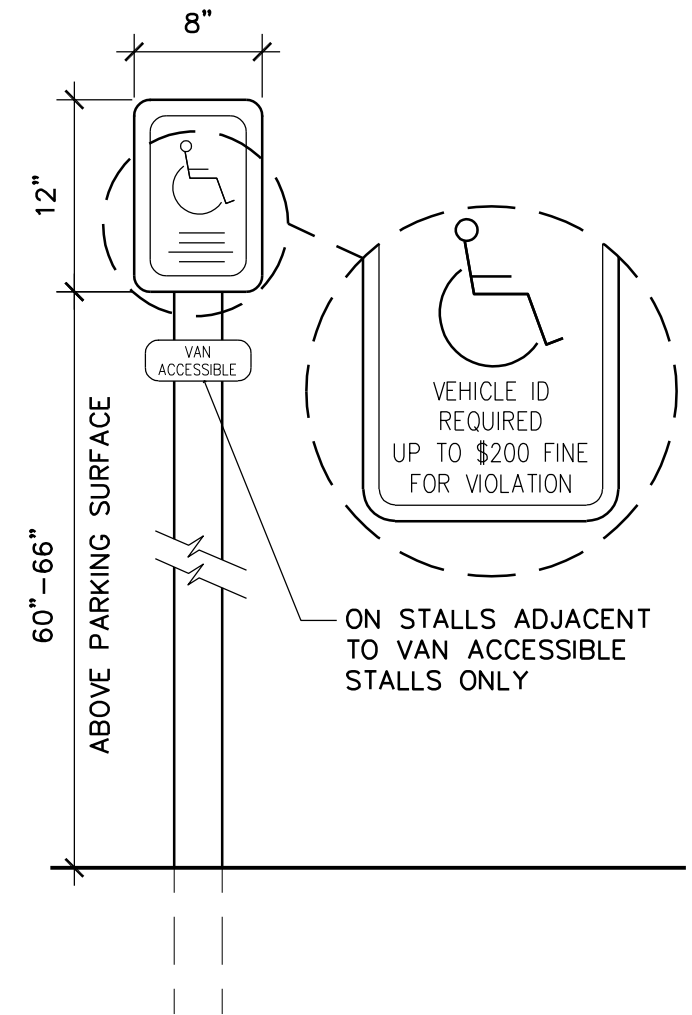


ELEVATION 'A'

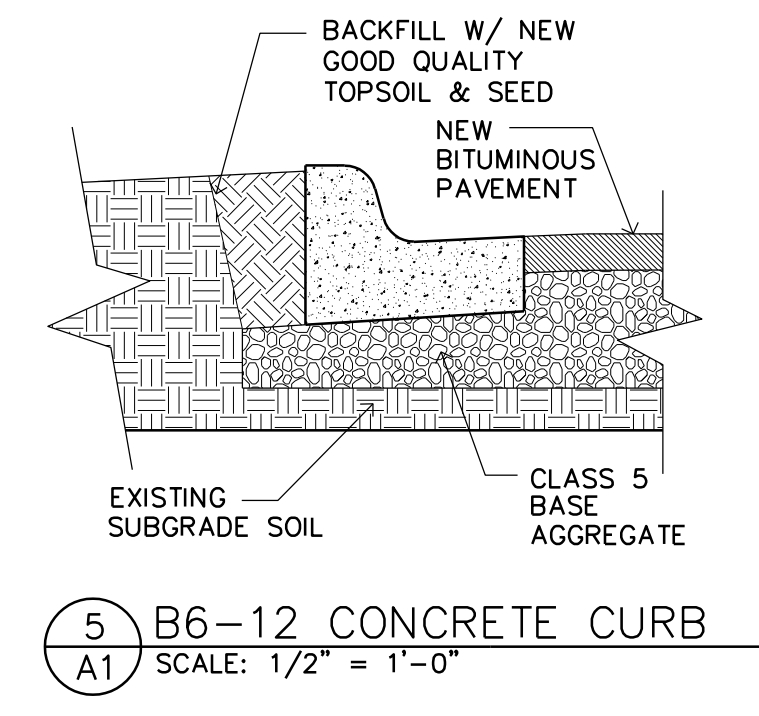
SECTION 'B'



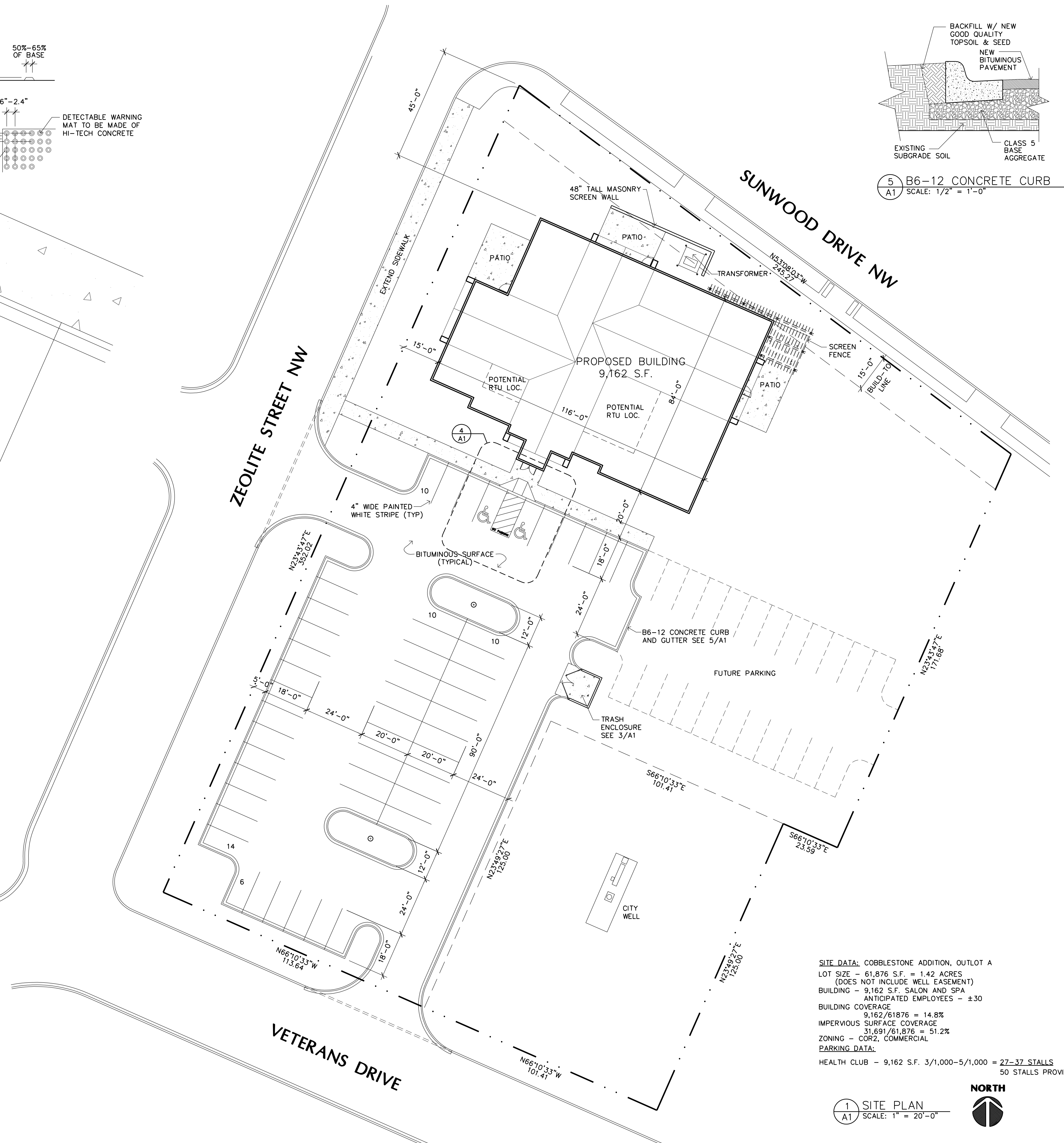
3 TRASH ENCLOSURE  
A1 SCALE: 1/4" = 1'-0"



2 ACCESSIBLE PARKING SIGN  
A1 1" = 1'-0"



5 B6-12 CONCRETE CURB  
A1 SCALE: 1/2" = 1'-0"



**SITE DATA:** COBBLESTONE ADDITION, OUTLOT A  
 LOT SIZE - 61,876 S.F. = 1.42 ACRES (DOES NOT INCLUDE WELL EASEMENT)  
 BUILDING - 9,162 S.F. SALON AND SPA ANTICIPATED EMPLOYEES - ±30  
 BUILDING COVERAGE 9,162/61,876 = 14.8%  
 IMPERVIOUS SURFACE COVERAGE 31,691/61,876 = 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

1 SITE PLAN  
A1 SCALE: 1" = 20'-0"



**LAMPERT ARCHITECTS**  
 420 Summit Avenue  
 St. Paul, MN 55102  
 Phone: 763.755.1211 Fax: 763.757.2849  
 lampert@lampert-arch.com

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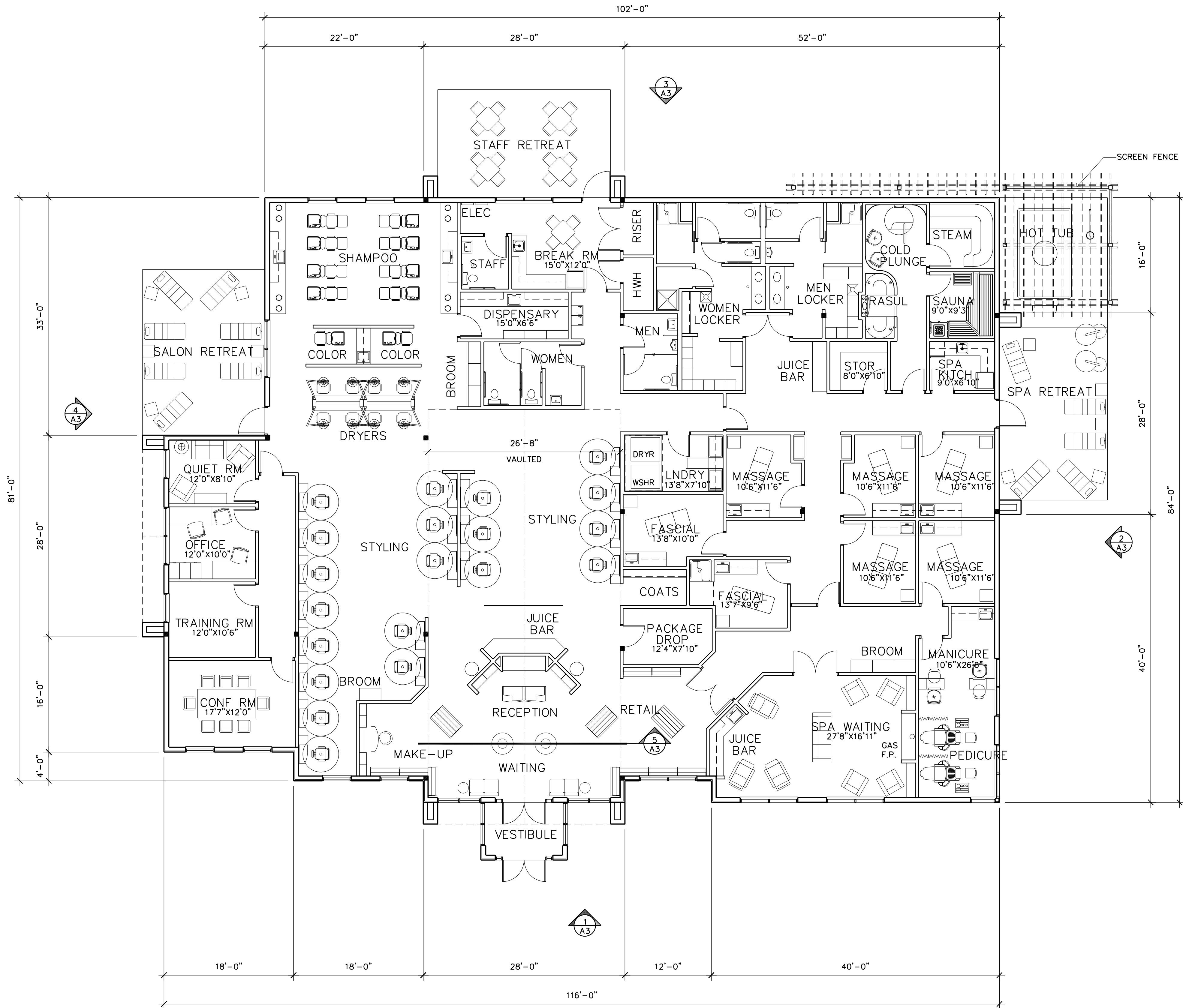
**GIGIS SALON AND SPA**  
 Ramsey, Minnesota

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 Leonard Lampert Architects Inc.  
 Project Designer: JAMES B  
 Drawn By: JRB  
 Checked By: LL

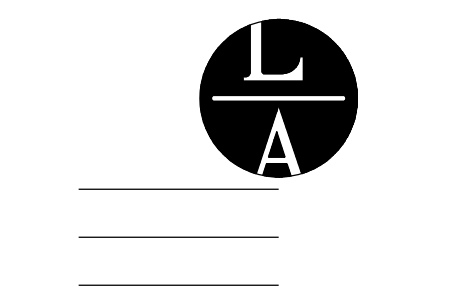
Revisions	Date	Description
10/6/20	PRELIMINARY	
10/22/20	BUDGET PRICING	
11/17/20	CITY SUBMITTAL	

**SITE PLAN**  
 Sheet Number

**A1**  
 Project No. 200401-1



1 FLOOR PLAN  
A2 SCALE: 1/8" = 1'-0" 9,162 S.F.



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Ramsey, Minnesota

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Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

10/6/20	PRELIMINARY
10/22/20	BUDGET PRICING
11/17/20	CITY SUBMITTAL

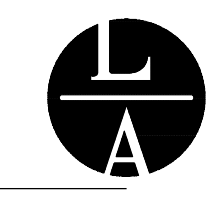
FLOOR PLAN

Sheet Number

A2

Project No. 200401-1





ARCHITECTURE



STANDING SEAM METAL ROOFING  
MATTE BLACK  
NICHHA WALL PANELS  
ARCHITECTURAL BLOCK  
GRAY  
VERTICAL SEAM CONCEALED FASTENER  
METAL SIDING - MATTE BLACK

NICHHA WALL PANELS  
VINTAGE WOOD CEDAR  
**SOUTH ELEVATION**

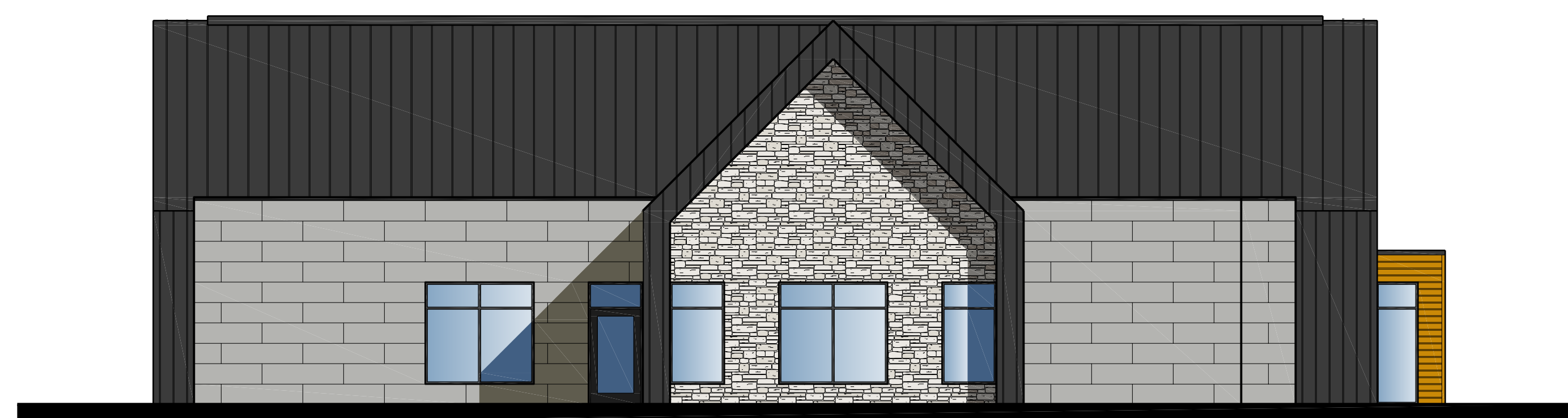


CEDAR SUN SHADE  
AND SCREEN FENCE  
CULTURED STONE VENEER  
BOULDER CREEK OHIO RUBBLE  
OKLAHOMA CREME OR EQUAL

**EAST ELEVATION**



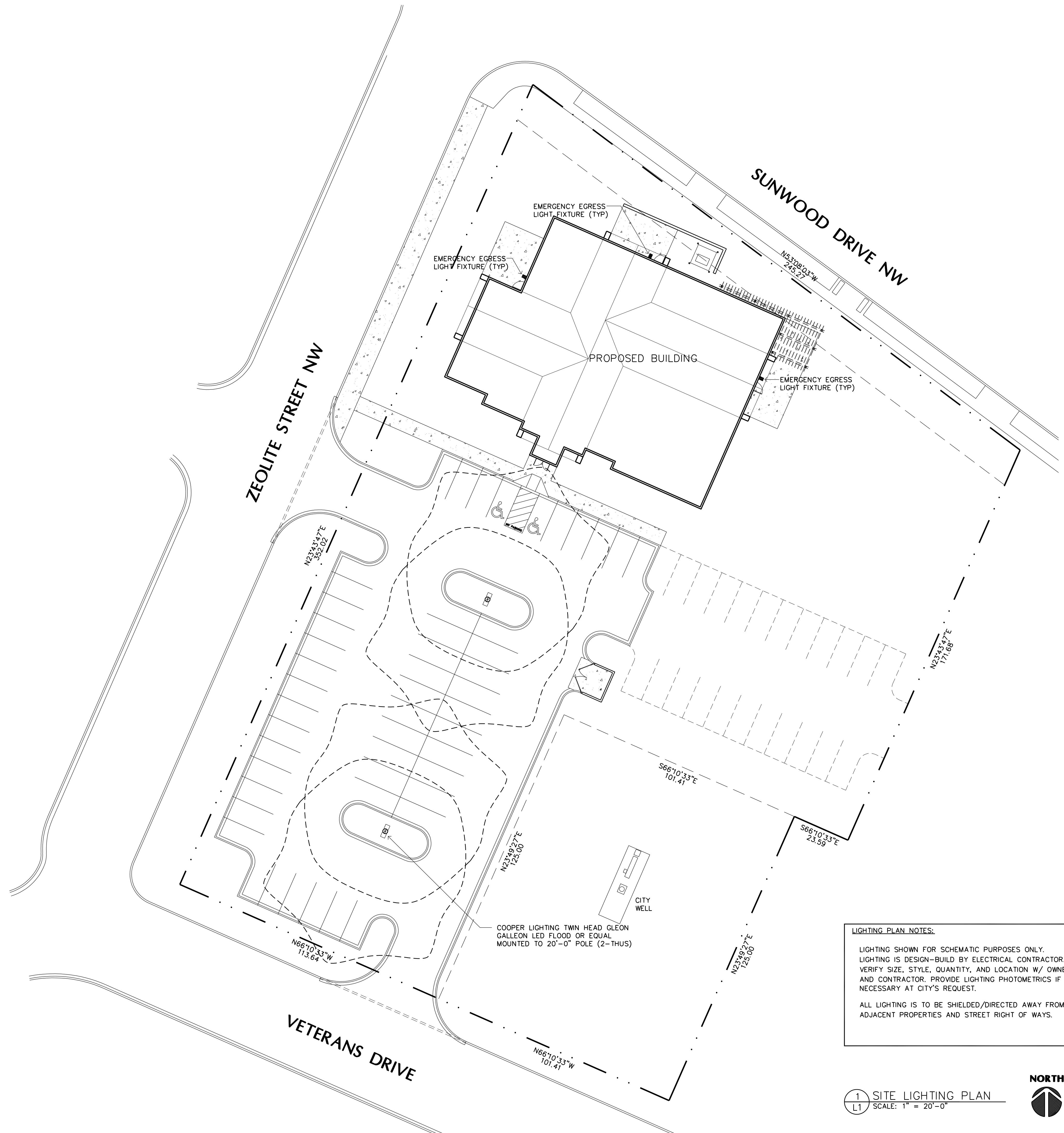
**NORTH ELEVATION**



**WEST ELEVATION**

**GIGI'S SALON AND SPA**  
Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR  
ILLUSTRATIVE PURPOSES ONLY.  
ACTUAL COLORS NEED TO BE  
FIELD VERIFIED.



**LIGHTING PLAN NOTES:**

LIGHTING SHOWN FOR SCHEMATIC PURPOSES ONLY. LIGHTING IS DESIGN-BUILD BY ELECTRICAL CONTRACTOR. VERIFY SIZE, STYLE, QUANTITY, AND LOCATION W/ OWNER AND CONTRACTOR. PROVIDE LIGHTING PHOTOMETRICS IF NECESSARY AT CITY'S REQUEST.

ALL LIGHTING IS TO BE SHIELDED/DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREET RIGHT OF WAYS.

1 SITE LIGHTING PLAN  
L1 SCALE: 1" = 20'-0"



PRELIMINARY  
NOT FOR  
CONSTRUCTION



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GIGIS SALON AND SPA  
Ramsey, Minnesota

Drawn By:	JRB
Checked By:	LL
Revisions	
10/6/20	PRELIMINARY
10/22/20	BUDGET PRICING
11/17/20	CITY SUBMITTAL

**SCHEMATIC SITE LIGHTING PLAN**

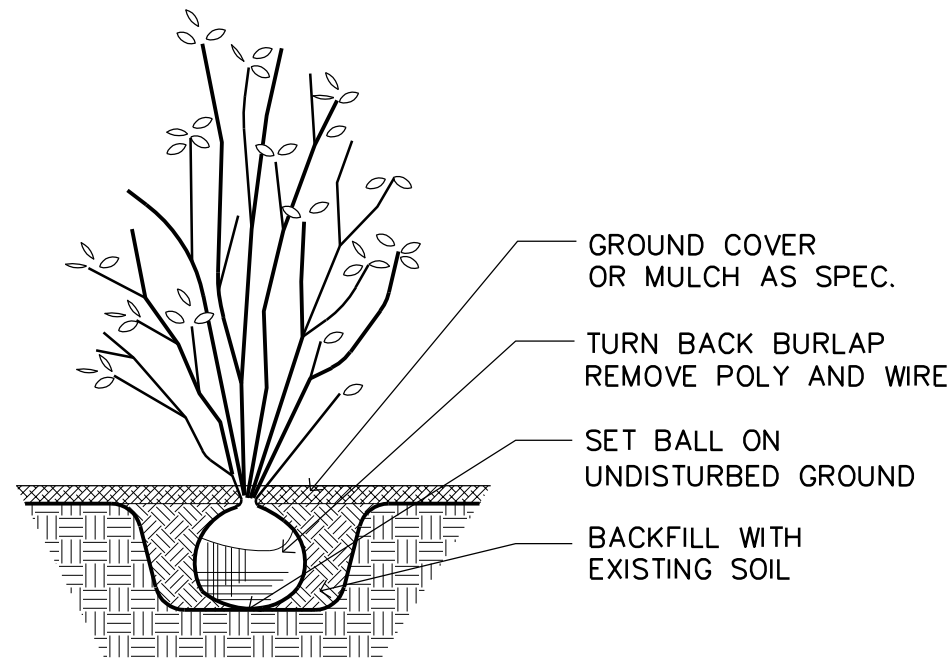
Sheet Number

L1

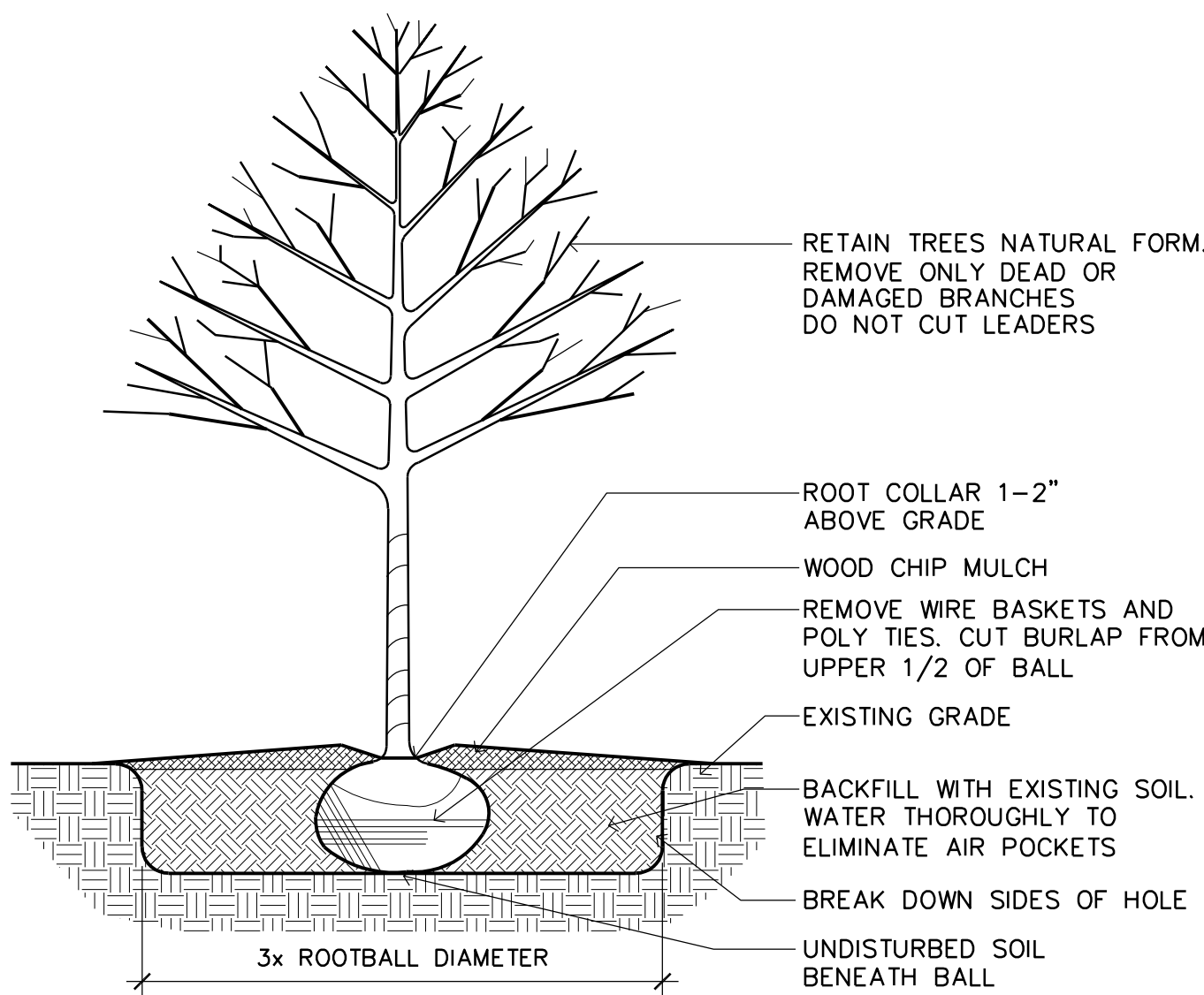
PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
10	SH	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	2.5" CAL.	BB	
6	KC	KELSEY CRABAPPLE	MALUS 'KELSEY'	1.5" CAL.	BB	
2	DA	DOWNY ARROWWOOD	VIBURNUM RAFINESQUIANUM	18-24" TALL	CONT.	
42	RS	ROUNDLEAF SERVICEBERRY	AMELANCHIER SNGUINEA	18-24" TALL	CONT.	
21	GC	GLOSSY BLACK CHOKEBERRY	ARONIA MELONOCARPA	18-24" TALL	CONT.	

**LANDSCAPE NOTES:**

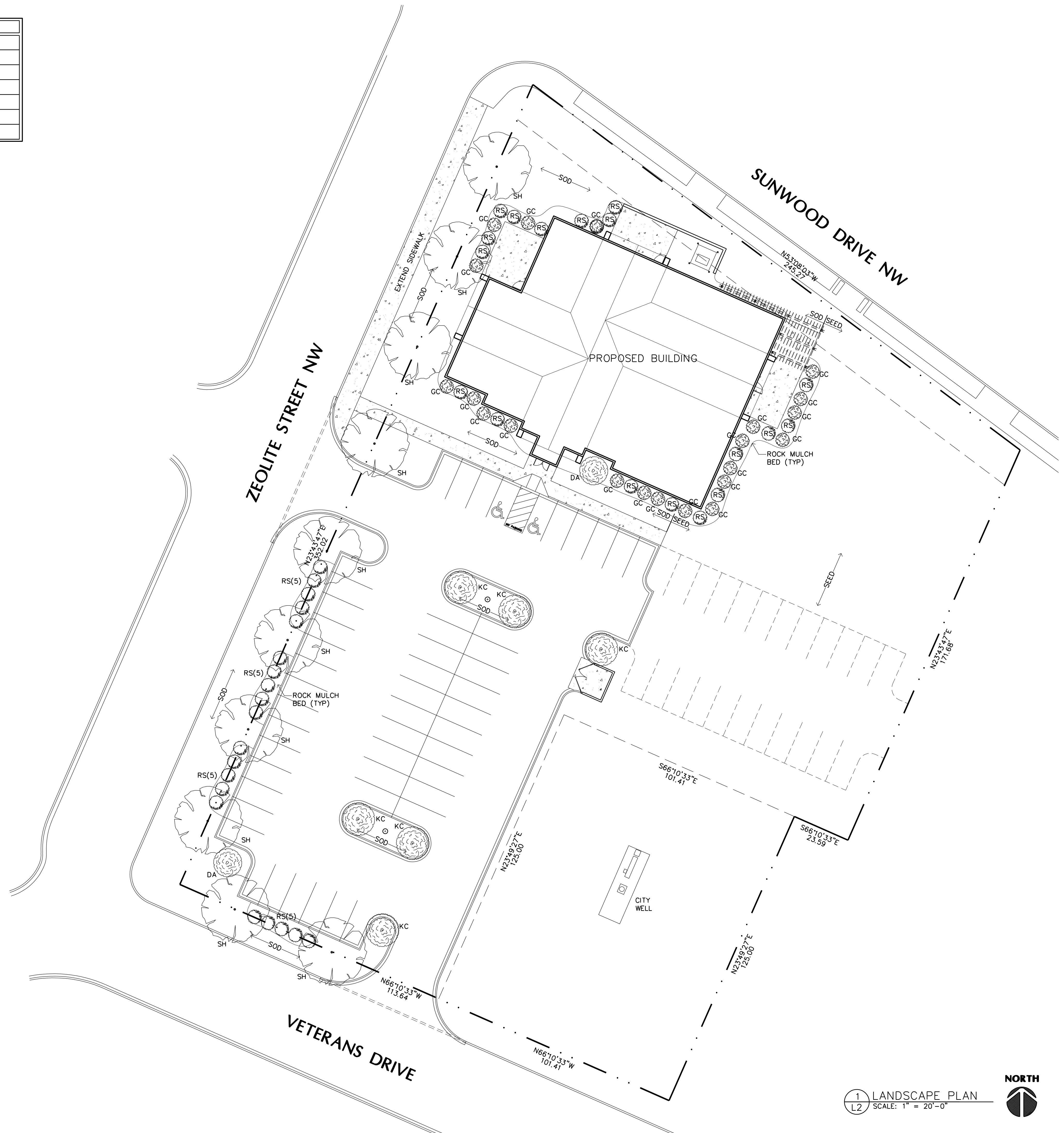
- SEED/SOD AREAS AS SHOWN ON THE PLAN.
- SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
- UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. IRRIGATION DESIGN BY CONTRACTOR.



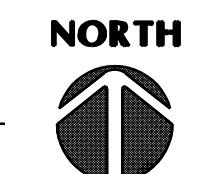
3 SHRUB PLANTING DETAIL  
L2 SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL  
L2 SCALE: NOT TO SCALE



1 LANDSCAPE PLAN  
L2 SCALE: 1" = 20'-0"



Filename: GIGIS SALON AND SPA\GIGIS SALON AND SPA-L2

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CONSTRUCTION

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**GIGIS SALON AND SPA**  
Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions
10/6/20 PRELIMINARY
10/22/20 BUDGET PRICING
10/17/20 CITY SUBMITTAL

**LANDSCAPE PLAN**

Sheet Number

**L2**

Project No. 200401-1