

SKETCH PLAN OF SERENITY AT RIVERS EDGE

P.I.D.#34-32-25-14-0029

BENCHMARK

MNDOT GSID Station #781, named "F 257",
Elevation = 864.762 (NAVD88)

DEVELOPMENT DATA

LAND USE:
SINGLE FAMILY HOMES: 2 LOTS
OUTLOT: 1 OUTLOT
TOTAL: 405,752± sq.ft. 9.31± acres (ABOVE WATER AS LOC. 6/25/25)
EXISTING ZONING: R-1A
PROPOSED ZONING: R-1A
Density = $45,921 + 33,248 = 79,169$
 $78,049 \text{ sq.ft. above OHW} / 2 = 39,524.5$

PROPERTY DESCRIPTION

That part of Tract C lying West of the East 210 feet as measured at right angles to the east line of Registered Land Survey No. 119, files of Registrar of Titles of Anoka County, Minnesota.

NOTES

- FIELD SURVEY STARTED IN JUNE 2025.

- MINIMUM LOT WIDTH = 20 FEET
- MINIMUM LOT DEPTH = 100 FEET
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MAXIMUM IMPERVIOUS COVERAGE = 40%
- FRONT SETBACK = 25 FEET
- SIDE SETBACK = 5 FEET

Decks and patios are subject to the 100 foot setback from the OHW also. There is a provision built in that decks and grade patios can encroach into the required 100 foot setback from the OHW up to 15 feet without the need for a variance as long as it remains compliant with the vegetation management and land alteration standards.

The Shore Impact Zone (SIZ) begins at the Ordinary High Watermark (OHW) and extends into the land fifty (50) feet. Vegetation management standards found in City Code Section 106-910 (i) apply.

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted. The majority of the trees on site fall under MRRCA regulations.

LANDSCAPE NOTES

ALL LOTS ARE CUSTOM GRADED. A LANDSCAPE PLAN IS REQUIRED BEFORE ANY TREES ARE CLEARED. WORK WITH CITY FORESTRY DEPARTMENT AND OBTAIN APPROVALS PRIOR TO ANY SITE WORK AND GRADING.
At least 40% of the significant tree DBH inches must be retained on site and/or re-plantation (1.25") of new trees planted required for every 1 inch removed over the removal threshold, or 1.25 inch in re-plantation for every 1" removed over the removal threshold, or some combination of re-plantation and re-tiltation.

OUTLOT A
7.4973 ACRES
326,582.7

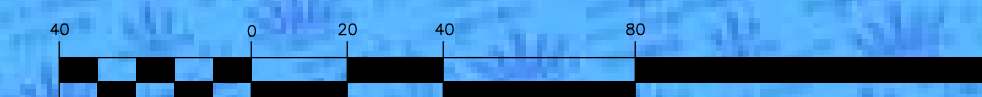
45,921
1.0542 ACRES

BLOCK

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES UTILITY BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- x1011.2 DENOTES EXISTING ELEVATION.

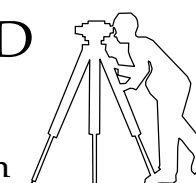
GRAPHIC SCALE



Landscaping Requirements

- Topsoil Requirements**
- Four (4) inches of topsoil meeting the City's topsoil specification must be applied to all disturbed areas not otherwise improved with buildings, walkways, driveways and other impervious surfaces.
 - A topsoil inspection by the Engineering Department is required.
- Lawn Requirements**
- A yard must be established through sod, seed, hydroseed or other acceptable ground cover.
 - The boulevard areas must be sodded. In areas where there is sidewalk, the area between the sidewalk and road must be sodded. In areas without sidewalk, the first ten (10) feet from back of curb shall be sodded.
 - The remainder of the yard can be established by sod, seed, hydroseed, or other forms of acceptable ground cover.
 - Sod is considered established as soon as it is installed, seed/hydroseed is not considered established until it has germinated and filed in such that it is ready to be mowed.

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Eric R. Vickaryous
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Date: January 19th, 2026 Reg. No. 44125

NORTH

100

River

100

100

100

100

100