

SITE 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 sq.ft. above OHW / 2 = 39,584.5

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 = 80 FEET
- MINIMUM LOT DEPTH = 100 FEET
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MAXIMUM IMPERVIOUS COVERAGE = 40%
- FRONT SETBACK = 35 FEET
- SIDE SETBACK = 5 FEET
- SB DENOTES SETBACK LINE

Decks and patios are subject to the 100 foot setback from the OHW also. There is a provision built in that decks and at 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.

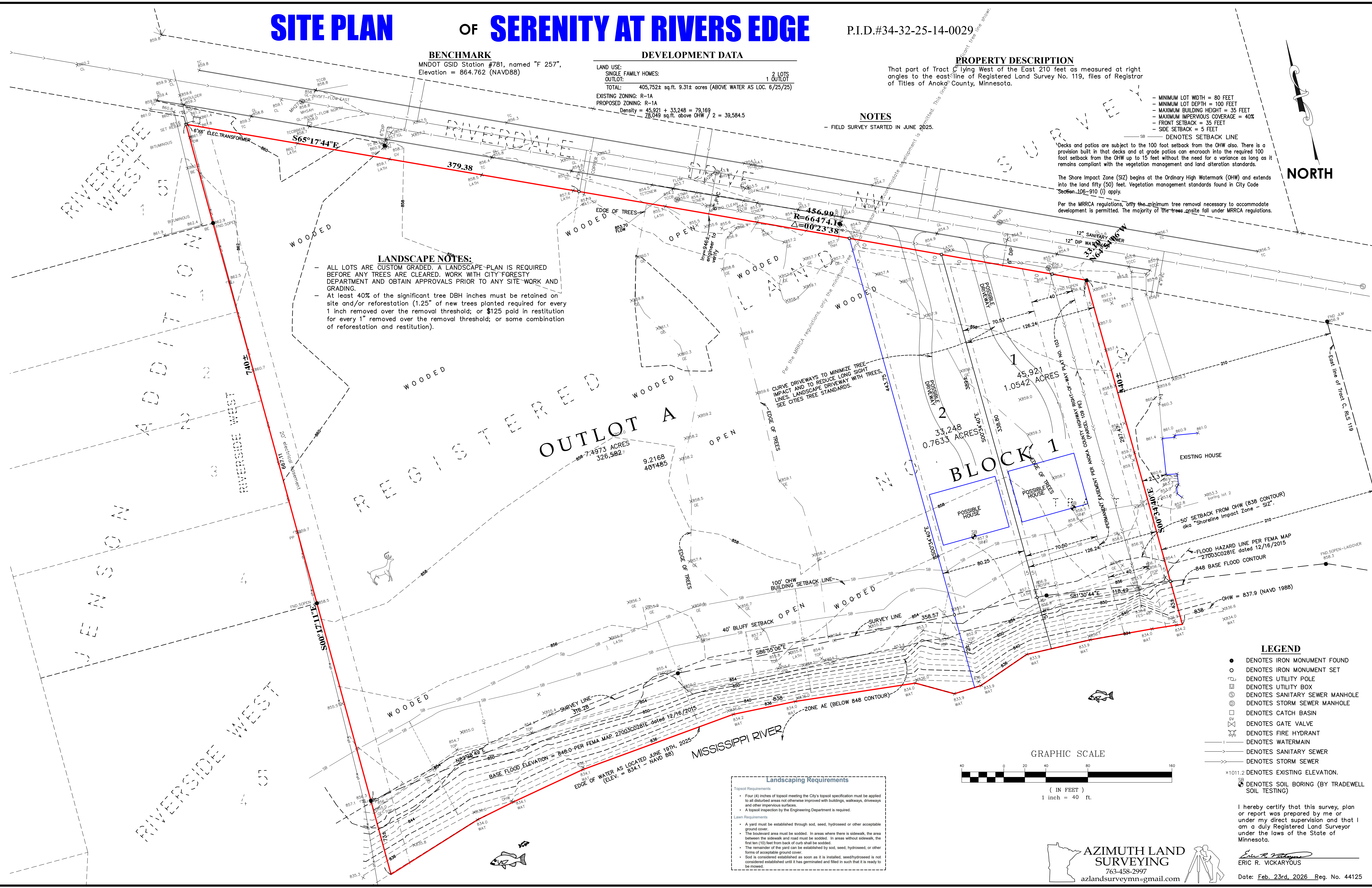
NORTH

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 reforestation (1.25" of new trees planted required for every 1 inch removed over the removal threshold; or \$125 paid in restitution for every 1" removed over the removal threshold; or some combination of reforestation and restitution).

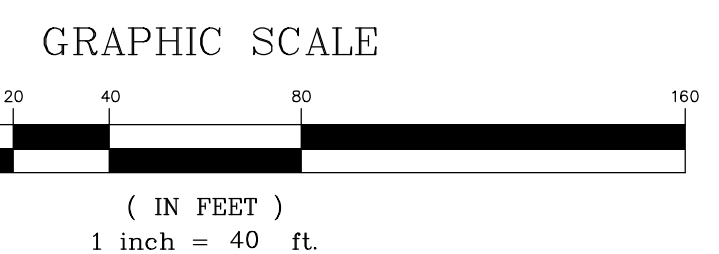
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CURVE DRIVEWAYS TO MINIMIZE TREE IMPACT AND TO REDUCE LONG SIGHT LINES. LANDSCAPE DRIVEWAY WITH TREES. SEE CITIES TREE STANDARDS.



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
- DENOTES EXISTING ELEVATION.
- SB DENOTES SOIL BORING (BY TRADEWELL SOIL TESTING)



Landscaping Requirements

Topsail Requirements

- Four (4) inches of topsail meeting the City's topsail specification must be applied to all disturbed areas not otherwise improved with buildings, walkways, driveways and other impervious surfaces.
- A topsail 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 filled in such that it is ready to be mowed.

AZIMUTH LAND SURVEYING
763-458-2997
azlandsurveying@gmail.com

Eric R. Vickaryous
Date: Feb. 23rd, 2026 Reg. No. 44125

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