

# 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**

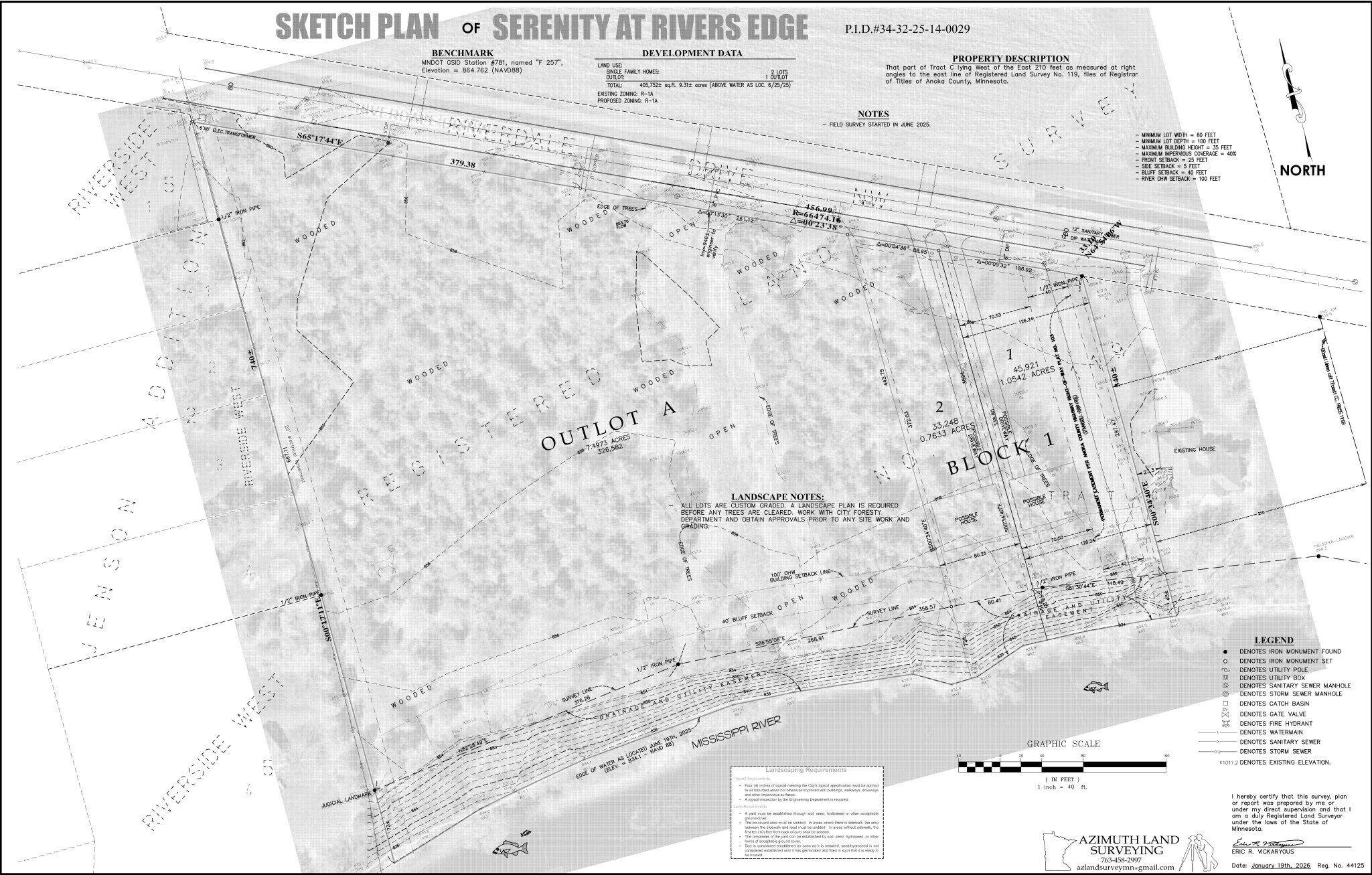
LAND USE:	SINGLE FAMILY HOMES:	2 LOTS
OUTLOT:		1 OUTLOT
TOTAL:	405,752 sq.ft. 9.31± acres (ABOVE WATER AS LOC. 6/25/25)	
EXISTING ZONING:	R-1A	
PROPOSED ZONING:	R-1A	

**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 = 25 FEET
- SIDE SETBACK = 5 FEET
- BLUFF SETBACK = 40 FEET
- RIVER SWM SETBACK = 100 FEET

NORTH

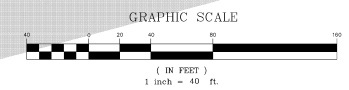


**LANDSCAPE NOTES:**  
- ALL LOTS ARE CUSTOM GRADED. A LANDSCAPE PLAN IS REQUIRED BEFORE ANY TREES ARE CLEARED. WORK WITH CITY FORESTRY DEPARTMENT AND OBTAIN APPROVALS PRIOR TO ANY SITE WORK AND GRADING.

**Landscaping Requirements**

**Plantings:**  
- Plant all inches of typical planting the City's typical application must be applied to all disturbed areas on intensive projects with historic, wildlife, drainage and other important features.  
- A signed inspection by the Engineering Department is required.

**Soil Requirements:**  
- A soil must be established through-out, insect, herbicide or other synthetic ground cover.  
- The treeless area must be seeded, in areas where there is no seed, the area between the sidewalk and road must be seeded, in areas without sidewalk, the top 100 feet from back of curb must be seeded.  
- The remainder of the yard can be established by soil, insect, herbicide, or other form of acceptable ground cover.  
- Soil is considered established if it is in its natural, undisturbed state or considered established until it is generated and filled in such that it is ready to be seeded.



- 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.

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.

**AZIMUTH LAND SURVEYING**  
763-458-2997  
azilandsurveying@gmail.com

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