

# 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

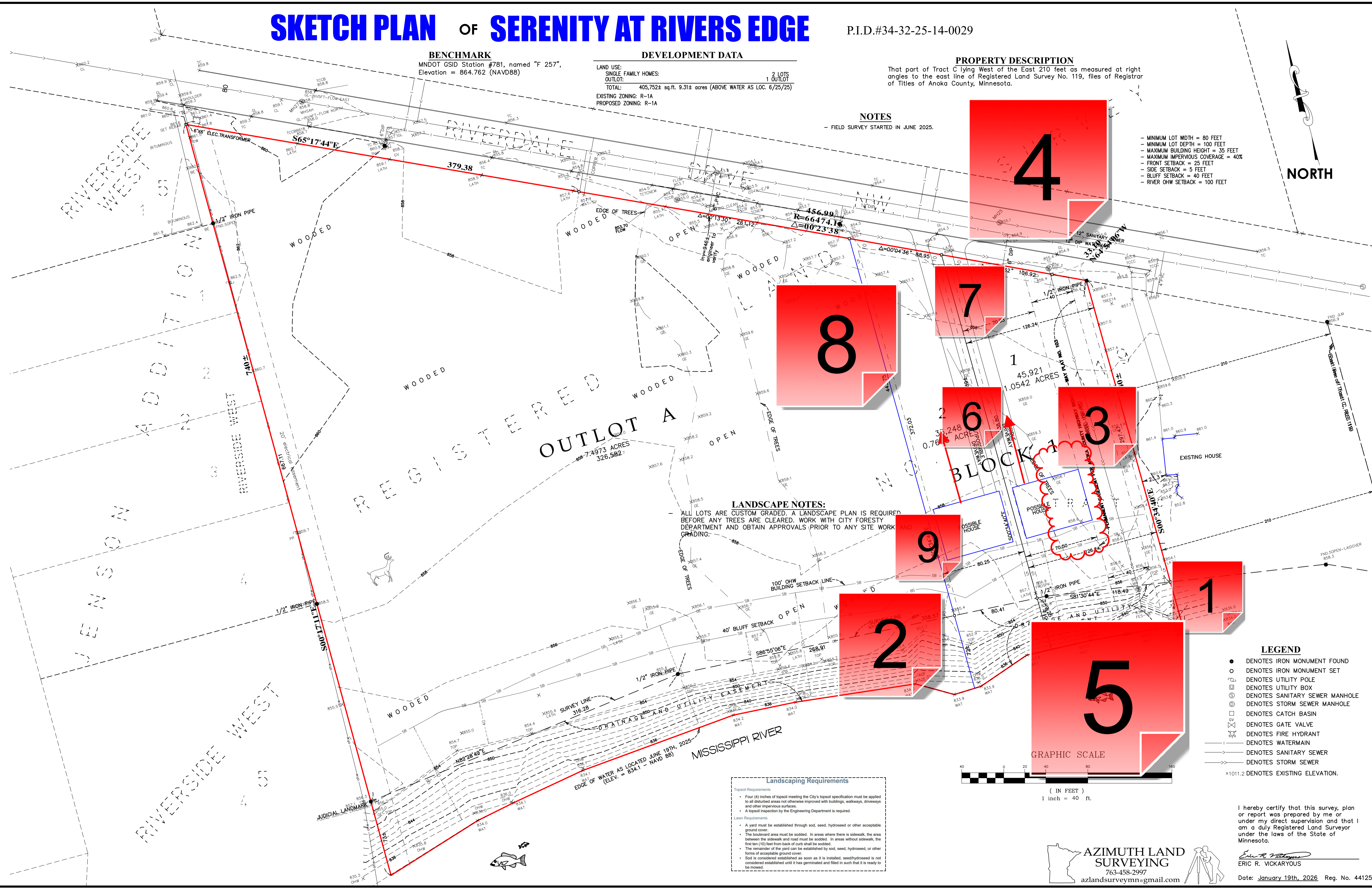
That part of Tract C lying West of the East 210 feet as measured at right angles to the east line of Registered Land Survey No. 119, files of Registrar of Titles of Anoka County, Minnesota.

### 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 OHW SETBACK = 100 FEET

NORTH



REGISTERED  
OUTLOT A  
7.4973 ACRES  
326,582.7

BLOCK 1  
3.248 ACRES  
0.76 ACRES

### 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 GRADING.

### 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 area 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, seeded/hydroseeded or not considered established until it has germinated and filled in such that it is ready to be mowed.

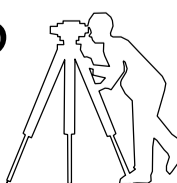
### LEGEND

- 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
- ×1011.2 DENOTES EXISTING ELEVATION.

GRAPHIC SCALE



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



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.

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

### 1 - Floodway and Flood Fringe

Created by: Chris Anderson  
On: 01/22/2026 08:52 AM

Please add the boundaries of the floodway and flood fringe from FIRM Panel 27003C0281E, dated December 15, 2015. Because of the presence of floodplain, an As-Built Grading Certificate and/or an Elevation Certificate shall be required prior to issuance of a Certificate of Occupancy to verify the lowest floor elevation complies with floodplain standards. This will also benefit the buyers as it will make it clear the homes are outside the floodplain boundary and thus, it would eliminate the federal mandate for floodplain insurance.

----- 0 Replies -----

### 2 - Shore Impact Zone

Created by: Chris Anderson  
On: 01/22/2026 09:19 AM

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.

[https://library.municode.com/mn/ramsey/codes/code\\_of\\_ordinances?nodeId=PTIICORR\\_CH106ZOCO\\_ARTIXOVDI\\_S106-910MIRICOCRAR](https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICORR_CH106ZOCO_ARTIXOVDI_S106-910MIRICOCRAR)

----- 0 Replies -----

### 3 - Eave Overhang

Created by: Chris Anderson  
On: 01/22/2026 09:20 AM

No part of the eave overhang can encroach into this d/u easement.

----- 0 Replies -----

### 4 - Additional Information to be Added

Created by: Chris Anderson  
On: 01/22/2026 09:32 AM

Please add a density calculation for the proposed lots.  
Add the floodway and flood fringe boundaries.  
Add the Shore Impact Zone boundary (50% of the required setback, so the SIZ is 50' from the OHW).

----- 0 Replies -----

### 5 - Primary Conservation Areas Present

Created by: Chris Anderson  
On: 01/22/2026 09:42 AM

There are multiple Significant Existing Vegetative Stands present on the property. Thus, a detailed project description must be provided and the Significant Existing Vegetative Stands must

be identified on the Sketch Plan. Use this map to locate the Significant Existing Vegetative Stands:  
<https://arcgis.dnr.state.mn.us/portal/apps/instant/basic/index.html?appid=a74ce8dcc819434588a4fc5204187dee>

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted.

----- 0 Replies -----

## 6 - Shift House Pads North

Created by: Chris Anderson  
On: 01/22/2026 11:32 AM

City Code Section 106-430 ([https://library.municode.com/mn/ramsey/codes/code\\_of\\_ordinances?nodid=PTIICOOR\\_CH106ZOCO\\_ARTIVREDI\\_S106-430BUST](https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodid=PTIICOOR_CH106ZOCO_ARTIVREDI_S106-430BUST)) states that the maximum front setback for the R-1A district is 35 feet. However, there is a caveat that would allow the houses to meet the existing setback pattern of existing homes.

Both house pads should be shifted north to match the existing setback pattern of the homes to the east. Additionally, this will create more separation from the 100 foot setback boundary from the OHW, potentially allowing more space for future homeowner improvements, such as a deck/patio, swimming pool, etc. This also likely reduces the number of trees needing to be removed on Lot 1 (at least for initial construction of the home).

----- 0 Replies -----

## 7 - Driveways

Created by: Chris Anderson  
On: 01/22/2026 11:33 AM

The driveways should have some curvature to them to 'snake' through the trees, minimizing to the extent possible how many need to be removed. Plus, this will create more privacy as those homes would be better screened from Riverdale Drive.

----- 0 Replies -----

## 8 - Tree Inventory

Created by: Chris Anderson  
On: 01/22/2026 11:34 AM

A tree inventory and preservation plan is required with the final plat application. While this could cover the entire site, it could also just focus on Lots 1 & 2 and exclude the outlot for now. All oaks and evergreens that are 4" or greater in diameter, and all other trees that are 8" or greater in diameter shall be included in the inventory and it should include species (not just oak, pine, elm, but red oak, bur oak, red pine, white pine, American elm, Siberian elm, etc.), diameter, status (saved or removed), and brief description of why it's being removed (general grading, stormwater basin, etc.). Any deviation from the standard tree inventory process would require a variance.

----- 0 Replies -----

## 9 - Decks and Patios

Created by: Chris Anderson  
On: 01/26/2026 11:09 AM

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.

----- 0 Replies -----