

# ENCLAVE

## CONCEPT PLAN 9/21/2021



Land Surveying  
& Engineering

2580 Christian Dr.  
Chaska, MN 55318  
612-418-6828

### LEGAL DESCRIPTION

The East 435 feet of the West 695 feet of that part of the Northwest Quarter of the Southwest Quarter lying south of the north 936.77 feet of said Northwest Quarter of the Southwest Quarter, also the East 137 feet of the West 695 feet of the South 380.40 feet of the North 936.77 feet of the Northwest Quarter of the Southwest Quarter, together with an easement for roadway purposes over and across the South 16 feet of the West 260 feet of the said Northwest Quarter of the Southwest Quarter, all in Section 18, Township 114, Range 20, Dakota County, Minnesota.

And

Outlot B, Stone Ridge First Addition except that part thereof lying South of the North line of the Southwest Quarter of the Southwest Quarter (SW1/4 Of SW 1/4), Of Section Eighteen (18), Township One Hundred Fourteen (114), Range Twenty (20), Dakota County, Minnesota. (Abstract Property)

pt. Outlot B Stone Ridge First Addition lying South of the North line of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW 1/4), of Section Eighteen (1B), Township One Hundred Fourteen (114), Range Twenty (20), Dakota County, Minnesota. (Torrens Property)

### OWNER/DEVELOPER

CHRIS AHLBRECHT  
612-366-0156

### ENGINEER/SURVEYOR

SISU LAND SURVEYING AND ENGINEERING  
2580 CHRISTIAN DR.  
CHASKA, MN 55318  
CONTACT: CURT KALLIO, PE, LS  
612-418-6828

### ZONING INFORMATION

EXISTING ZONING = RS-2  
PROPOSED ZONING = RS-3  
MINIMUM LOT AREA CORNER = 12,500 SQ. FT.  
MINIMUM LOT AREA INTERIOR = 11,000 SQ. FT.  
MINIMUM LOT WIDTH CORNER = 100 FEET  
MINIMUM LOT WIDTH CORNER = 85 FEET  
MINIMUM FRONT YARD SETBACK = 30 FEET  
MINIMUM SIDE YARD SETBACK = 10 OR 20 FEET ABUTTING PUBLIC R/W  
MINIMUM REAR YARD SETBACK = 30 FEET  
MINIMUM REAR YARD SETBACK KENWOOD = 50 FEET

### OUTLOTS

OUTLOTS A AND B TO BE DEEDED TO THE CITY.

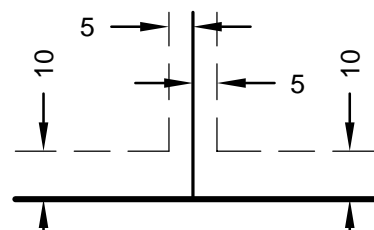
### UTILITIES

PROPOSED WATER AND SEWER CONNECTIONS WILL BE PROVIDE FROM EXISTING STUBS ON 188TH STREET.

### STORMWATER

ONE STORMWATER POND IS PROPOSED. VOLUME REDUCTION BMPs TO BE DETERMINED. VOLUME REDUCTION FEATURE ADJACENT TO WET POND IS TBD.

DRAINAGE AND UTILITY EASEMENTS  
ARE SHOWN THUS:



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

0 40 80  
SCALE IN FEET

