

WHISPERING WATERS SECOND ADDITION

Final Plat Narrative

SHAKOPEE, MN

SITE INFORMATION AND OWNERSHIP

Current Owners: KRB Development VIII, LLC
Property IDs: 275110760, 275110770, 275110780, 275110790
Legal Description: Outlots B, C, D & E, WHISPERING WATERS FIRST ADDITION

DEVELOPMENT TEAM

Applicant: KRB Development VIII, LLC – Rod Just & Gary Horkey
Builders : KeyLand Homes / Brandl Anderson Homes /One Ten Ten Builders
Civil Engineer & Surveyor: Probe Engineering Co., Inc. – Chris Ockwig, Joe Maurer & Russ Damlo

PROJECT DESCRIPTION

Whispering Waters Second Addition is a 24.7 acre site located directly south of Eagle Creek Boulevard (and south of Whispering Waters First Addition) between Pike Lake Road and Foothill Trail. It consists of 4 outlots platted as part of the first addition. The request is for final plat approval of the remaining area of the Whispering Waters development.

The entire Whispering Waters development received preliminary plat approval last year with the first addition final plat also being approved last year. The proposed second addition final plat consists of 59 total home which is within the R1B Zoning District requirements. It is accessed from Pike Lake Road on the west and both Waverly Avenue and 22nd Avenues from the east. The neighborhood will include sidewalks and trails to provide connectivity to throughout the neighborhood and the first addition to the existing trail on Eagle Creek Boulevard.

The site is currently vacant and grading has been completed as part of the first addition.

Outlots A & B are proposed to be deeded to the City.

HOME STYLES

Keyland Homes plans to partner with Brandl Anderson Homes and One

Ten Ten Builders and will offer a range of homes from 2200 Sq.Ft. to 4000 Sq.Ft. with multiple floorplans and elevations. Home are designed to be built with basement foundations. Buyers can choose from single-level, multi-level, and 2-story homes, with 2 or 3-car garages and 3 to 5 bedroom. (Sample home plans are attached)

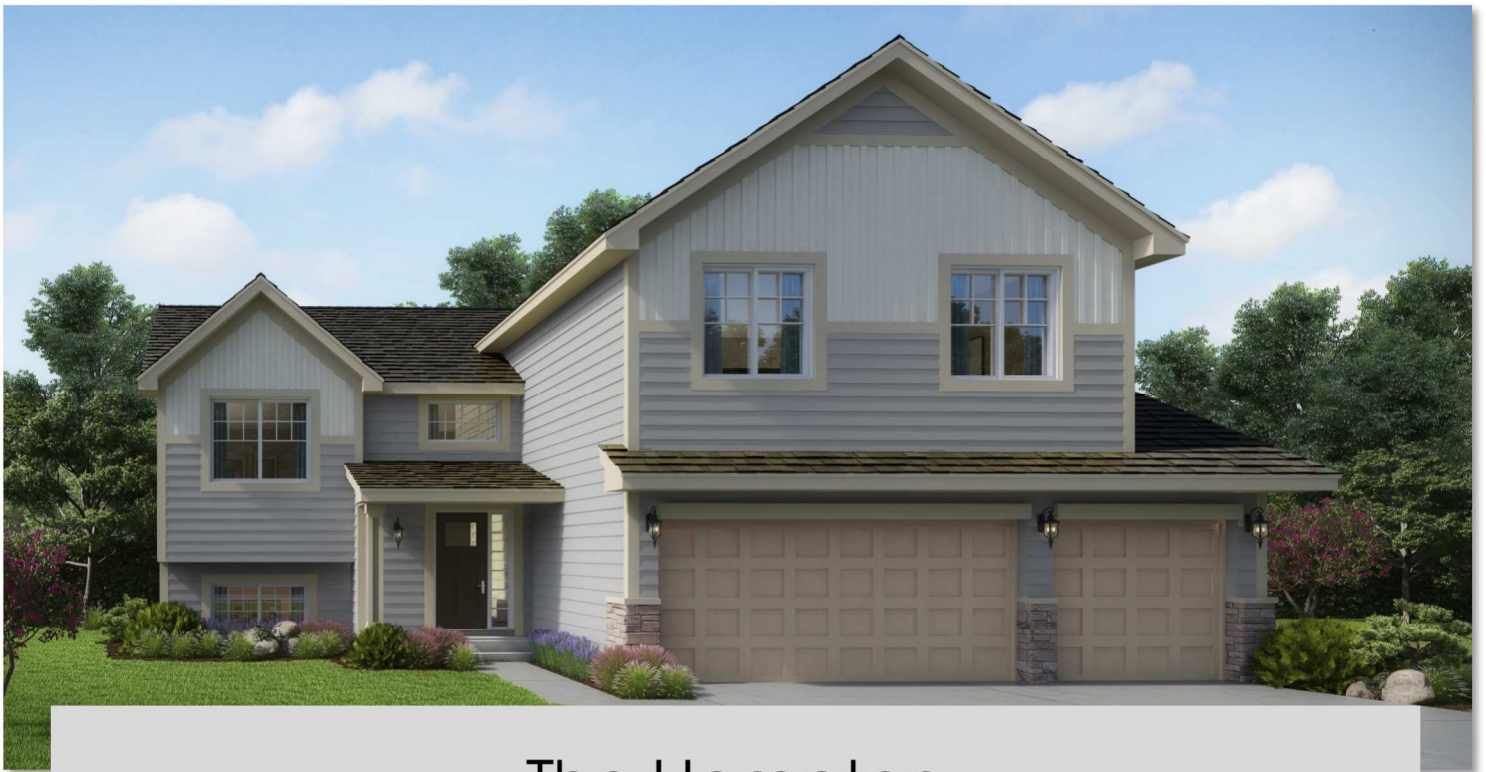
The anticipated price point for home packages is to be from the upper 400's to 650,000.

CONSTRUCTION TIMELINE

It is anticipated that grading operations will commence in Spring with utility and street construction in Summer 2022. Home construction will begin about Fall 2022 and models opening January 2023. Depending on market demand, full buildout is anticipated to occur about in 3 - 4 years after commencement of home construction.

ULTIMATE OWNERSHIP & SERVICES

Whispering Waters will be much like a traditional single-family neighborhood with publicly owned and maintained streets and utilities. Sidewalks and trails will be located either within the public rights-of-way or outlots to be deeded to the City of Shakopee. There are no temporary or permanent cul de sacs proposed.



The Hampton

Advantage Plus Series

3 Bedroom - 3 Bathroom - 1,716-2,644 with finished Lower Level



Drawings are general representations only and are subject to change. Dimensions are approximate. Optional upgrades and elevations may be shown.

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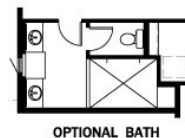
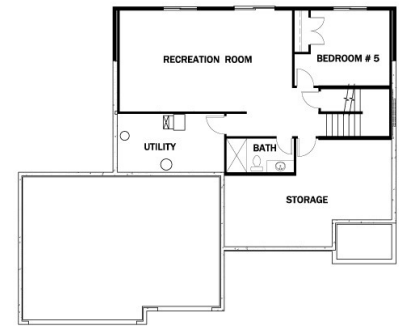
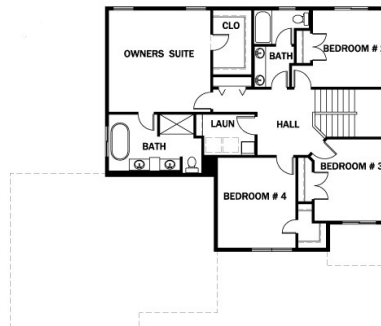
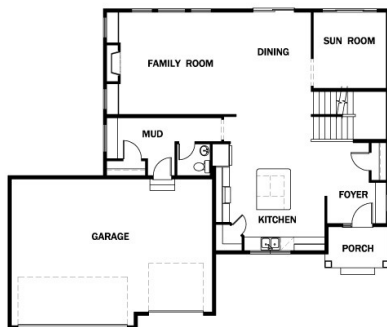




The Grandview

Signature Series

4 Bedroom - 3 Bathroom - 2,600-3,339 with finished Lower Level



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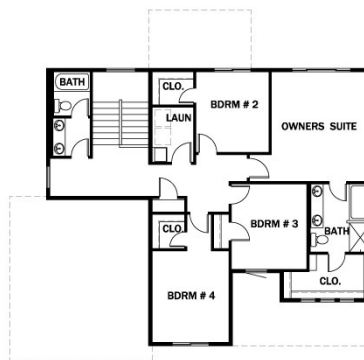




The Lexington

Signature Series

4 Bedroom - 3 Bathroom - 2,461-3,246 with finished Lower Level



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The Sheridan

Signature Series

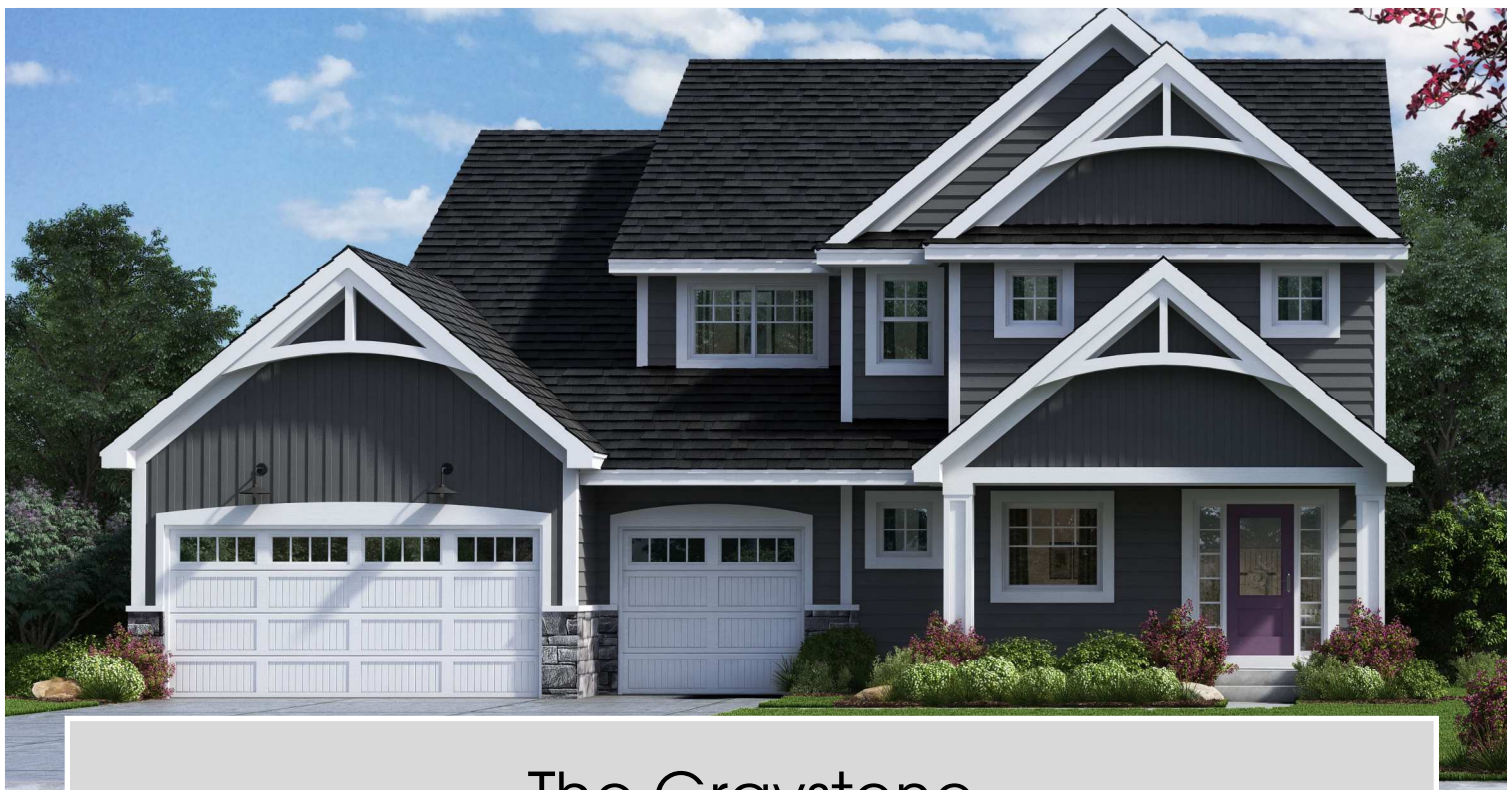
4 Bedroom - 4 Bathroom - 2,998-4,028 with finished Lower Level



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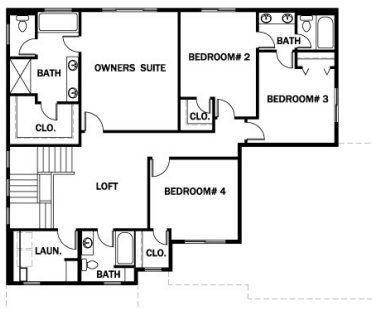
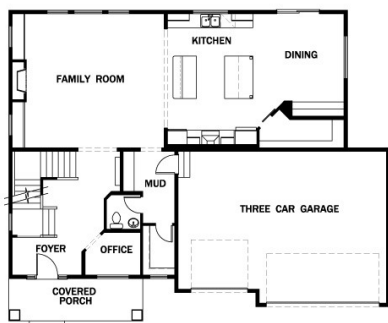




The Graystone

Signature Series

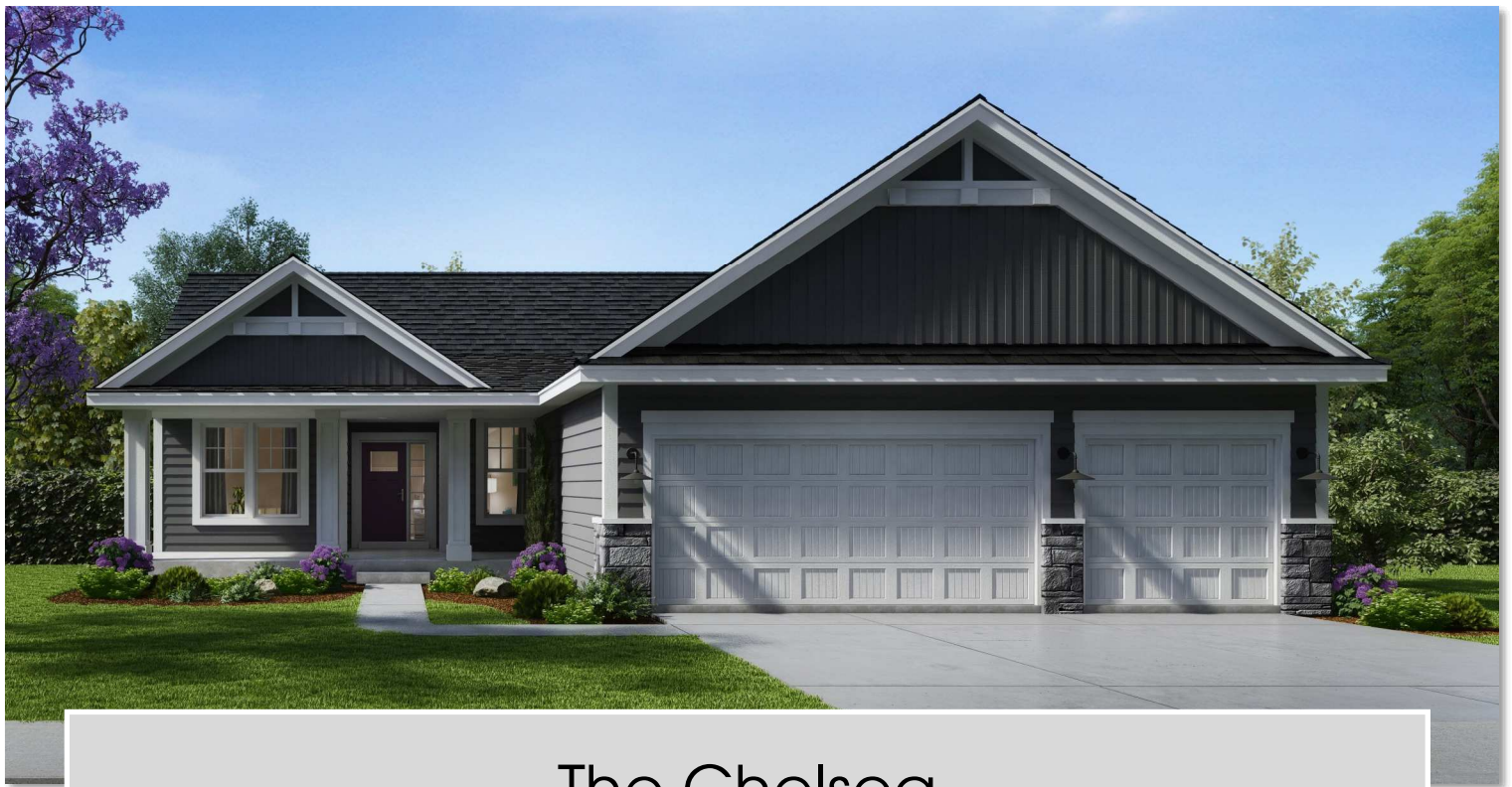
4 Bedroom - 4 Bathroom - 2,962-4,060 with finished Lower Level



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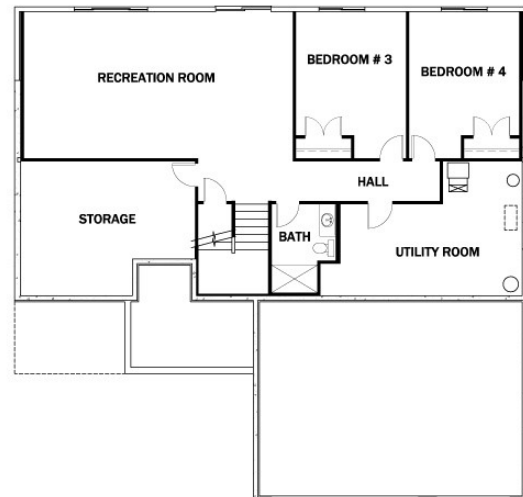
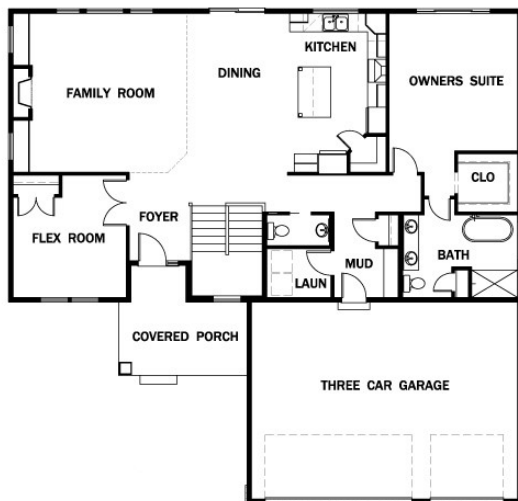




The Chelsea

Signature Series

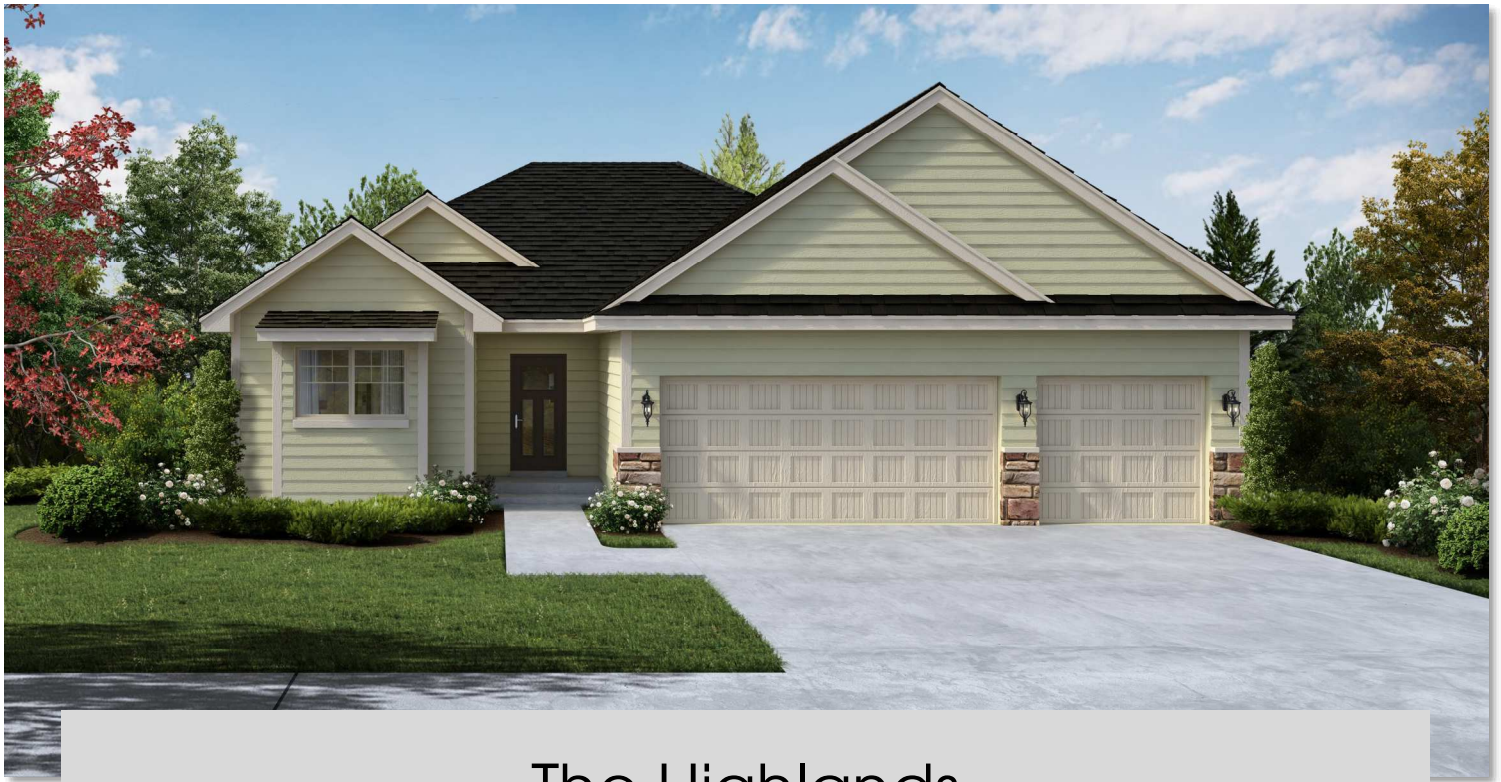
2 Bedroom - 2 Bathroom - 1,768-2,693 with finished Lower Level



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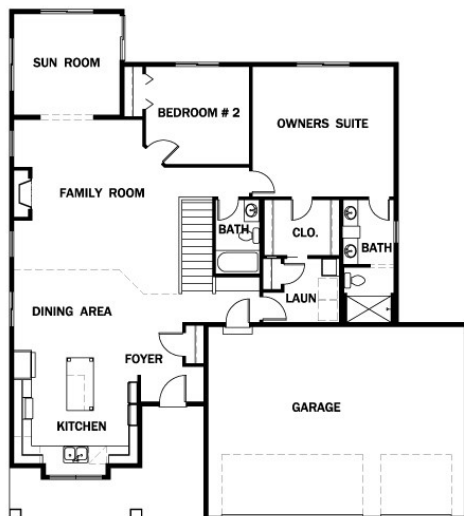




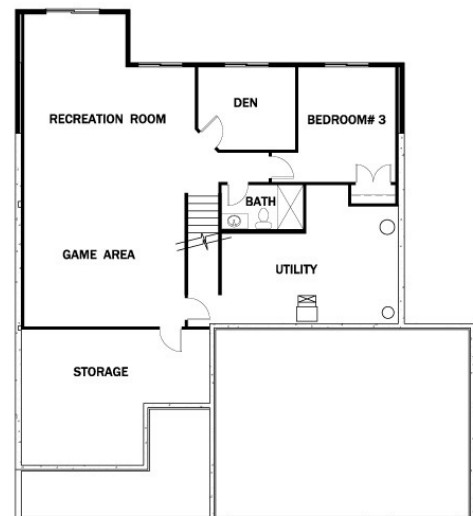
The Highlands

Advantage Plus Series

2 Bedroom - 2 Bathroom - 1,706—2,785 with finished Lower Level



Opt. Kitchen



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