

WHISPERING WATERS

Preliminary Plat Narrative

SHAKOPEE, MN

SITE INFORMATION AND OWNERSHIP

Current Owners: Steven & Kathleen Muhlenhardt Trust and Bradley & Erin Gonyea
Property Address: 7556 Eagle Creek Blvd & 2163 Pike Lake Road
Property IDs: 27-9140120, 27-9140130, 27-9140122, 27-9140121, 27-1390010, 27-1390080
Legal Description: See Preliminary Plat

DEVELOPMENT TEAM

Applicant: Keyland Development, 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 is a 59.6 acre site located directly south of Eagle Creek Boulevard between Pike Lake Road and Foothill Trail. The request for approval includes Preliminary Plat, Rezoning, Vacation of Easements and a Variance.

The proposed Whispering Waters consists of 134 total home sites creating a net density of 3.08 units per acre which is within the R1B Zoning District requirements. It is accessed from Pike Lake Road on the west and both 20th and 22nd Avenues from the east. The neighborhood will include sidewalks and trails to provide connectivity to throughout the neighborhood and to the existing trail on Eagle Creek Boulevard.

The Muhlenhardt site is currently used for agriculture while the Gonyea Site is a vacant platted lot. We are proposing to rezone both parcels to R1B as part of this preliminary plat application which would allow for a minimum 65 ft wide single family lots.

We are proposing to vacate existing drainage and utility easements within the project and re-establish easements in accordance with the submitted plans by showing them on the final plat. Easements to be vacated include the existing platted drainage and utility easements on Lots 1 and 8, Block 1, Meadowbrook Run and the existing drainage and utility easement which

contains the P.L.O.C. There is proposed a minimum 25 outlot corridor along the P.L.O.C. which will be deeded to the City.

A variance is requested to allow for 65 ft wide lots with a 50% maximum impervious coverage for lots 86 and 110 as shown on the preliminary plat. Lots within the 300 ft Shoreland Overlay District of the P.L.O.C. are required to be 75 ft wide and allow only 25% maximum impervious area coverage. The remainder of the lots are at 65 ft wide and have a 50% maximum impervious area coverage. Lots 86 and 110 are each encumbered by a small portion of the lot being within the Shoreland Overlay District as shown on the preliminary plat.

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 2021. Home construction will begin about Fall 2021 and models opening January 2022. We anticipate phasing the development with roughly 50% of the lots in each phase. Depending on market demand, full buildout is anticipated to occur about in 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. We will work with staff on temporary turnarounds at the various street stubs that will be extended with future development.

As shown on the preliminary plat, Outlots A, B, C, D & E will be owned by the City of Shakopee. With the exception of Outlot E, the outlots contain trails, ponds, the P.L.O.C. or drainage ways. Outlot E provides for a temporary turnaround for the Street B and C stubs.



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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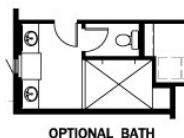
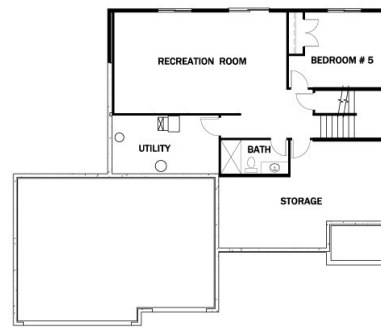
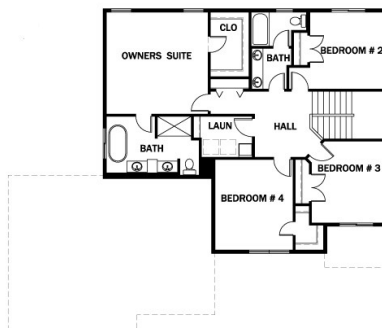
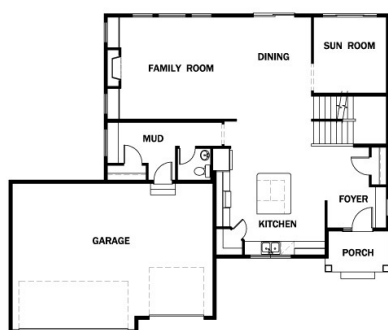




The Grandview

Signature Series

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



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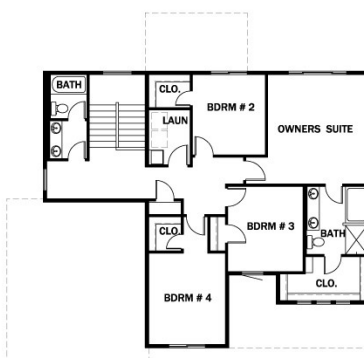
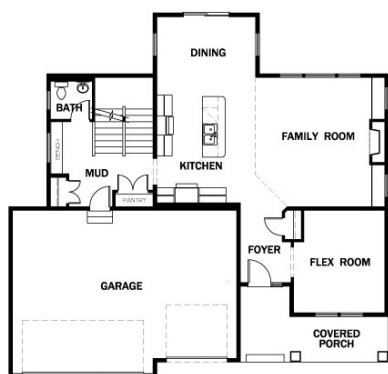




The Lexington

Signature Series

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



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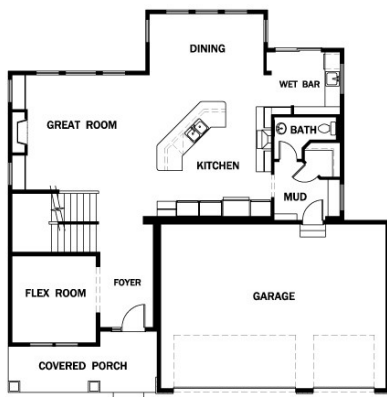




The Sheridan

Signature Series

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



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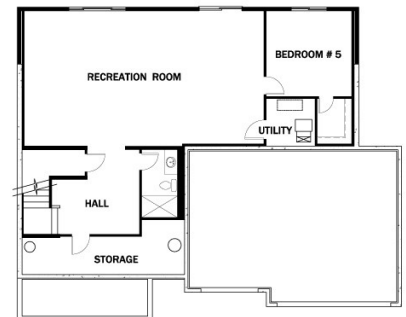
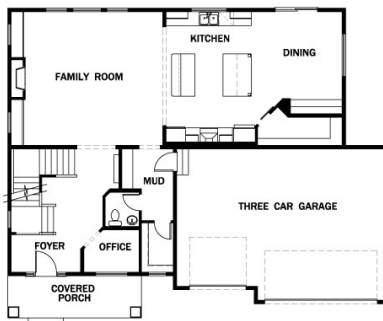




The Graystone

Signature Series

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



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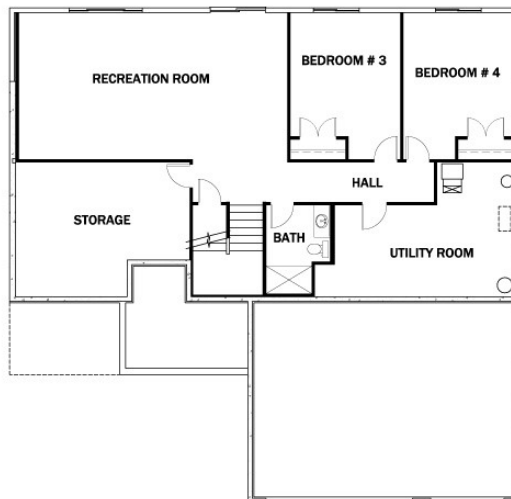
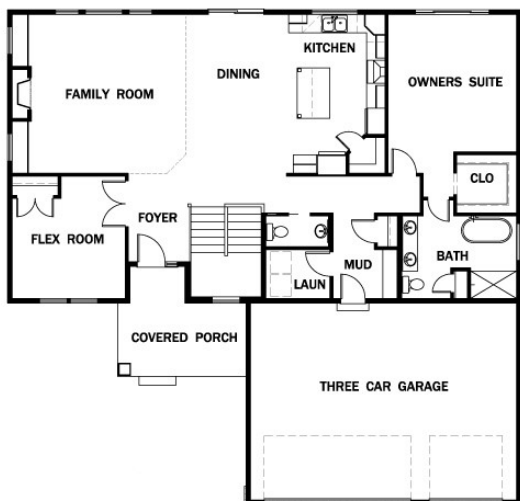




The Chelsea

Signature Series

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



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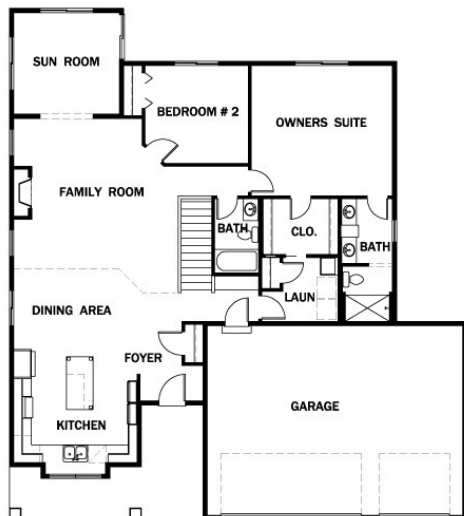




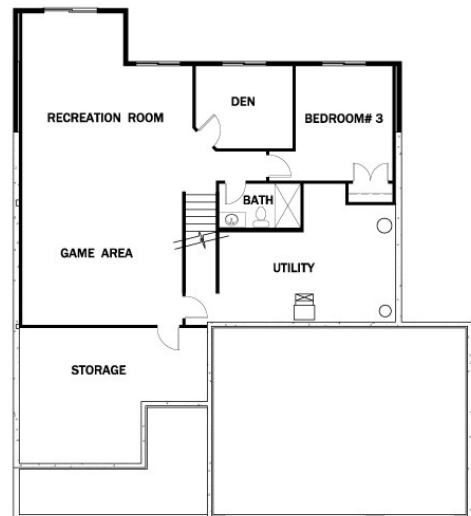
The Highlands

Advantage Plus Series

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



Opt. Kitchen



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