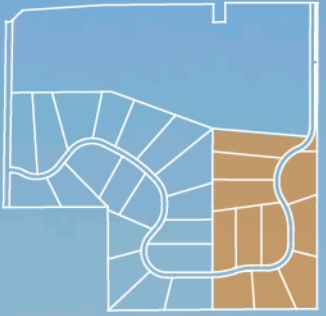




# PHASE 2



**WHITE OAKS SAVANNA**

LOT TECHNICAL DRAWINGS





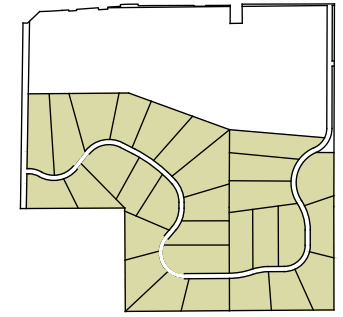
# WHITE OAKS

SAVANNA



STILLWATER

55082

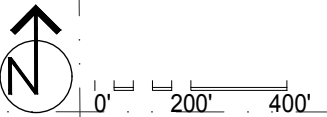


## WHITE OAKS SAVANNA

County Road 12 and Lake Elmo Avenue

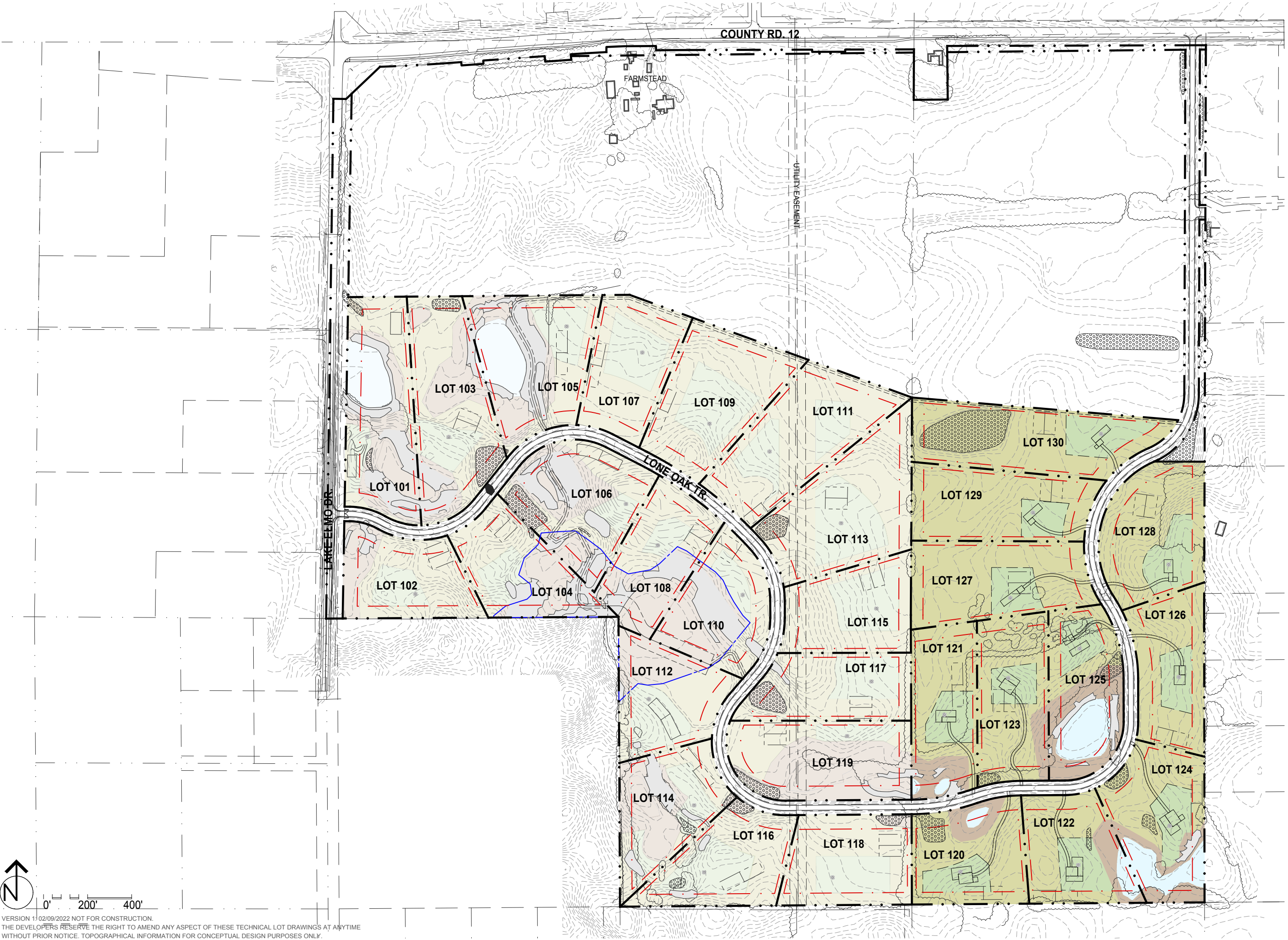
[whiteoakssavanna.com](http://whiteoakssavanna.com)

## MASTER PLAN



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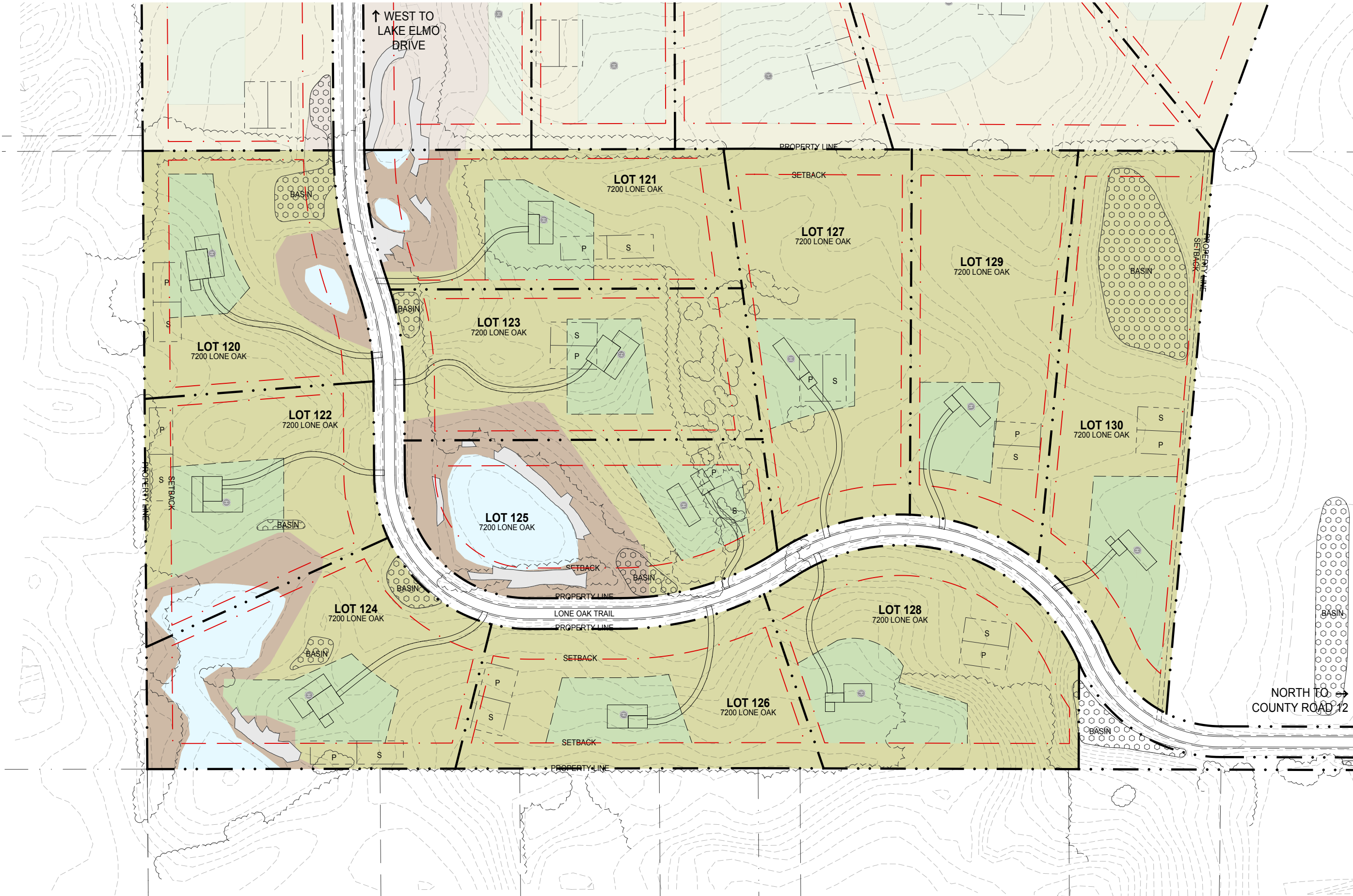
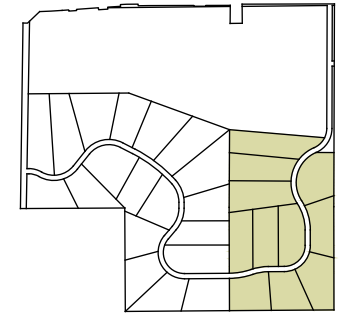




# WHITE OAKS

SAVANNA

STILLWATER  
55082



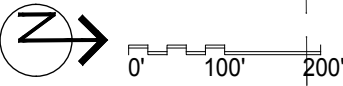
## WHITE OAKS SAVANNA

County Road 12 and Lake Elmo Avenue

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### PHASE TWO

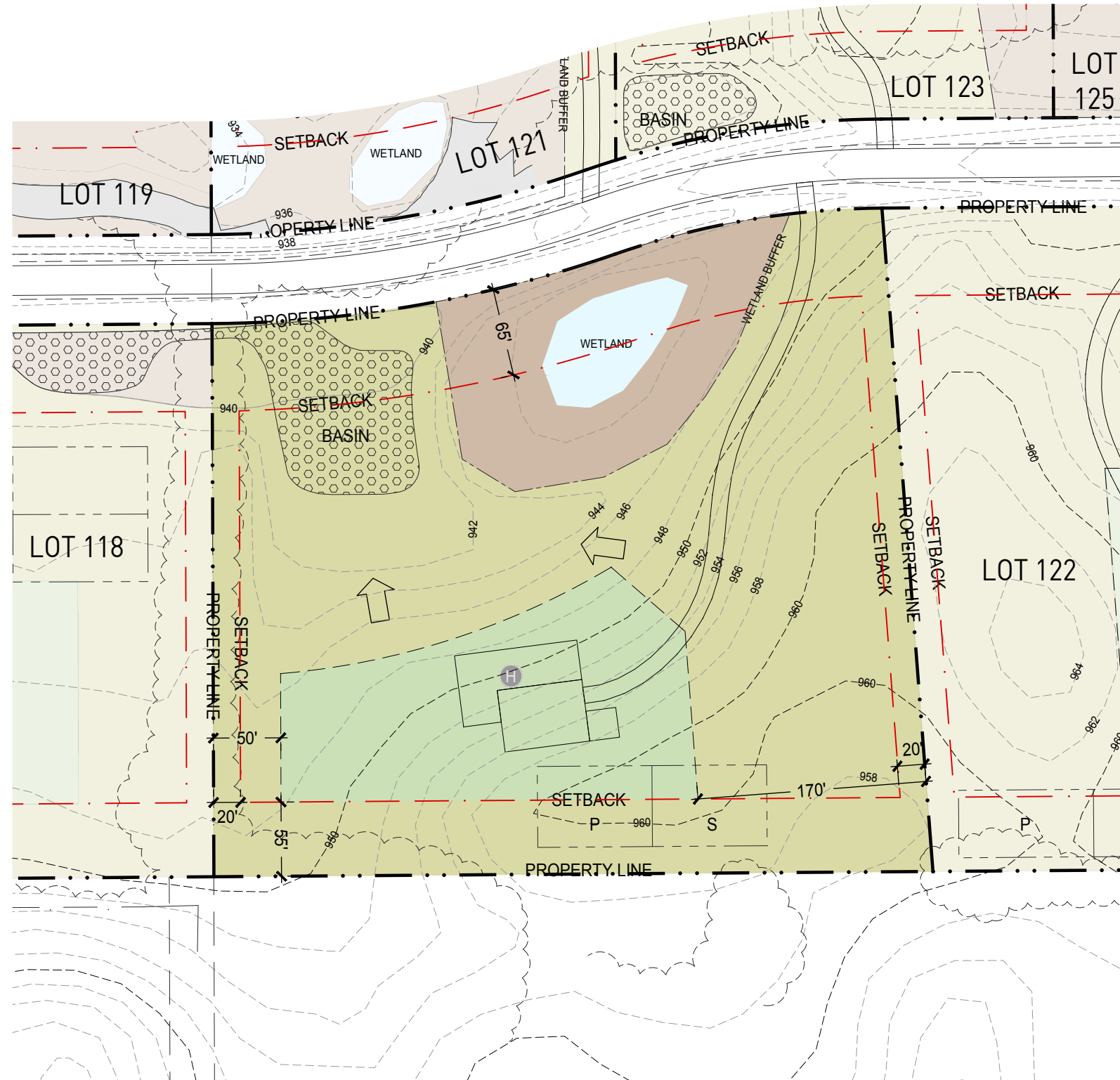
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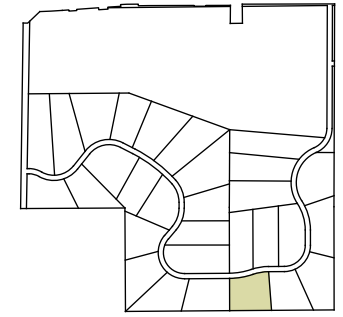
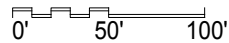
Lot 120 is nestled into a grove of trees on its South and West lot lines creating a sense of privacy. The likely homesite sits above a seasonal wetland to the North. Commanding views towards the woods, and prairie views to the North, Northeast, and East.

<b>Marketing Lot Number</b>	Lot 120
<b>Lot Characteristics</b>	
Lot Area	5.32 Acres
<b>Site Restrictions</b>	
Setbacks	Front - 65' Rear - 55' Side - Interior - 20' Side - Corner - 65'
Easements	Refer to site plan for easements
Wetland Buffers	10' utilities easement along each property line Refer to site plan for boundary
<b>Notes</b>	
	See design guidelines for additional information See City of Grant Zoning and Building Code for additional information and requirements



MAX HOMESITE AREA:  
1/2 ACRE

<b>LOT KEY</b>	
	NATURAL AREA MAINTAINED BY HOA
	WETLAND AREA DESIGNATED BY BCWD
	LOT IMPROVEMENT AREA TO LOCATE HOMESITE
	INFILTRATION BASINS REQUIRED BY BCWD
	INTENDED WATER MANAGEMENT
	EX. TREE LINE FOR REFERENCE ONLY
	TESTED PRIMARY/SECONDARY SEPTIC
	SITE HAY BALE MARKER



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**LOT 120**

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Lot 121 is unique, the homesite is surrounded on the East, South, and West by mature trees while the North has very long views over the restored prairie and then open farmland with no other homes in sight.

**Marketing Lot Number** Lot 121

**Lot Characteristics**

Lot Area 5.32 Acres

**Site Restrictions**

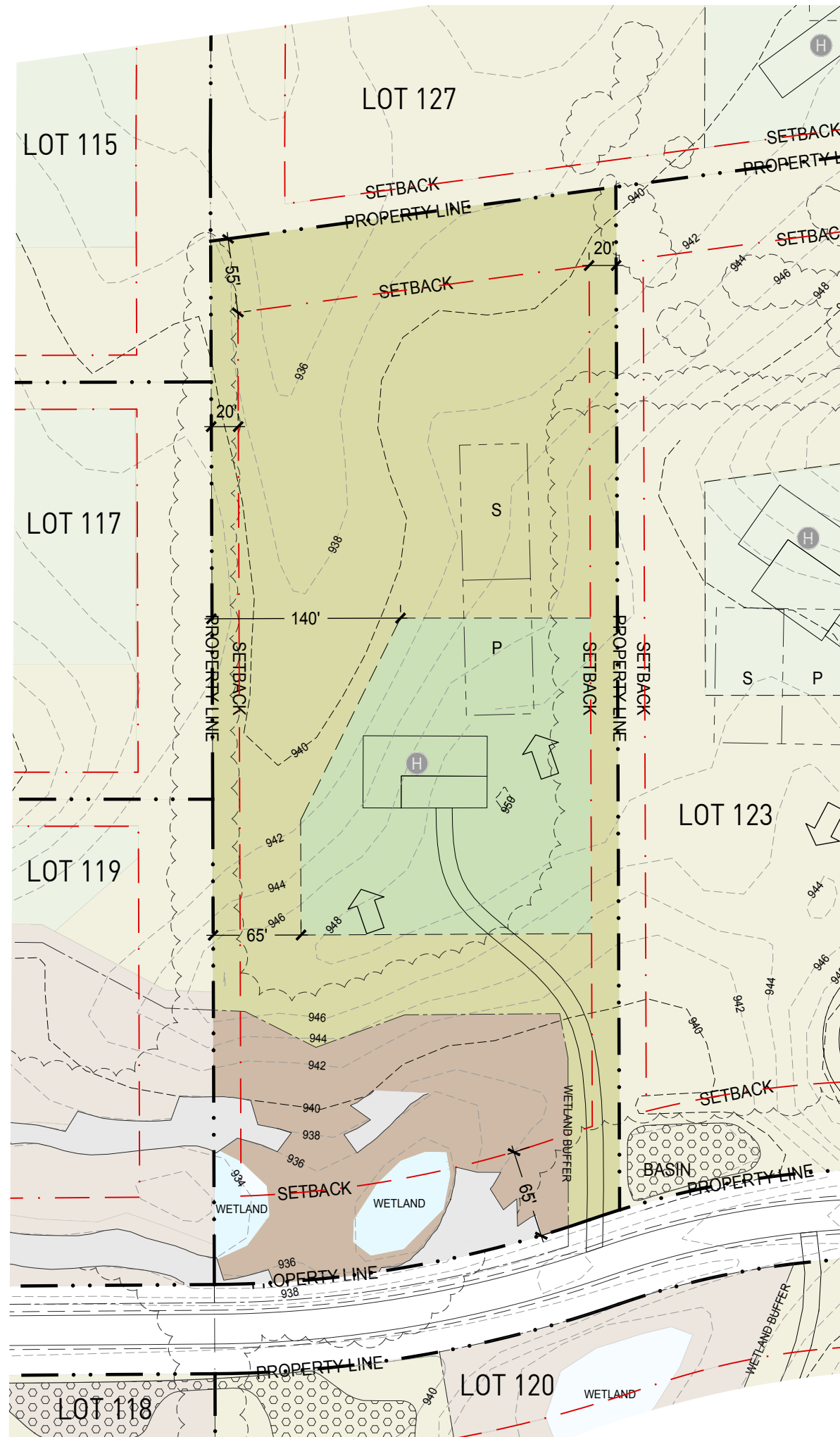
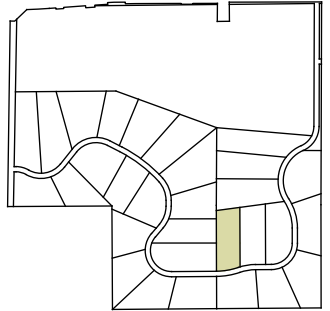
Setbacks  
 Front - 65'  
 Rear - 55'  
 Side- Interior - 20'  
 Side- Corner - 65'

Easements  
 Refer to site plan for easements  
 10' utilities easement along each property line

Wetland Buffers  
 Refer to site plan for boundary









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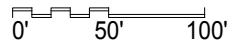
See design guidelines for additional information  
 See City of Grant Zoning and Building Code for additional information and requirements



MAX HOMESITE AREA:  
 1/2 ACRE

**LOT KEY**

-  NATURAL AREA MAINTAINED BY HOA
-  WETLAND AREA DESIGNATED BY BCWD
-  LOT IMPROVEMENT AREA TO LOCATE HOMESITE
-  INFILTRATION BASINS REQUIRED BY BCWD
-  INTENDED WATER MANAGEMENT
-  EX. TREE LINE FOR REFERENCE ONLY
-  TESTED PRIMARY/SECONDARY SEPTIC
-  SITE HAY BALE MARKER



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**LOT 121**

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Lot 122 has a treeline on the Southern boundary and sweeping prairie views across the landscape from East to West.

**Marketing Lot Number**

Lot 122

**Lot Characteristics**

Lot Area 5.02 Acres

**Site Restrictions**

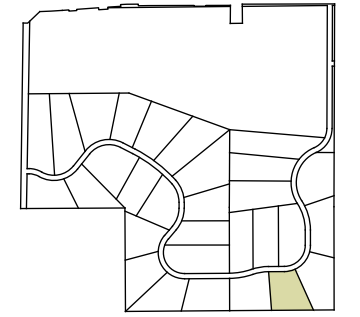
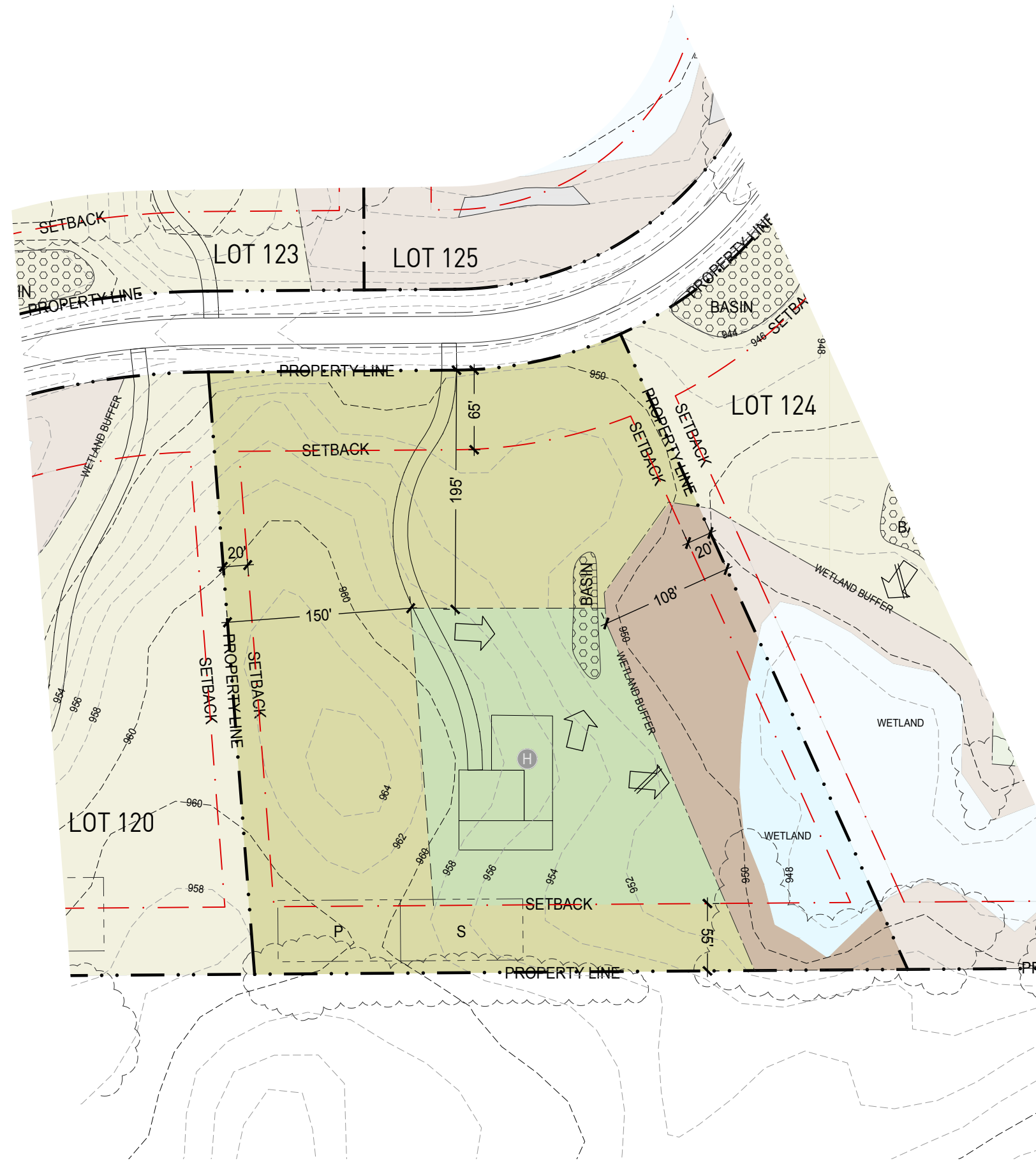
Setbacks  
 Front - 65'  
 Rear - 55'  
 Side- Interior - 20'  
 Side- Corner - 65'

Easements  
 Refer to site plan for easements  
 10' utilities easement along each property line

Wetland Buffers  
 Refer to site plan for boundary

**Notes**

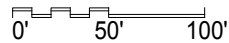
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MAX HOMESITE AREA:  
 1/2 ACRE

LOT KEY	
	NATURAL AREA MAINTAINED BY HOA
	WETLAND AREA DESIGNATED BY BCWD
	LOT IMPROVEMENT AREA TO LOCATE HOMESITE
	INFILTRATION BASINS REQUIRED BY BCWD
	INTENDED WATER MANAGEMENT
	EX. TREE LINE FOR REFERENCE ONLY
P   S	TESTED PRIMARY/SECONDARY SEPTIC
	SITE HAY BALE MARKER



**LOT 122**

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The homesite for Lot 123 is carved into a mature Red Pine forest, offering privacy and tranquility.

**Marketing Lot Number** Lot 123

**Lot Characteristics**

Lot Area 5.62 Acres

**Site Restrictions**

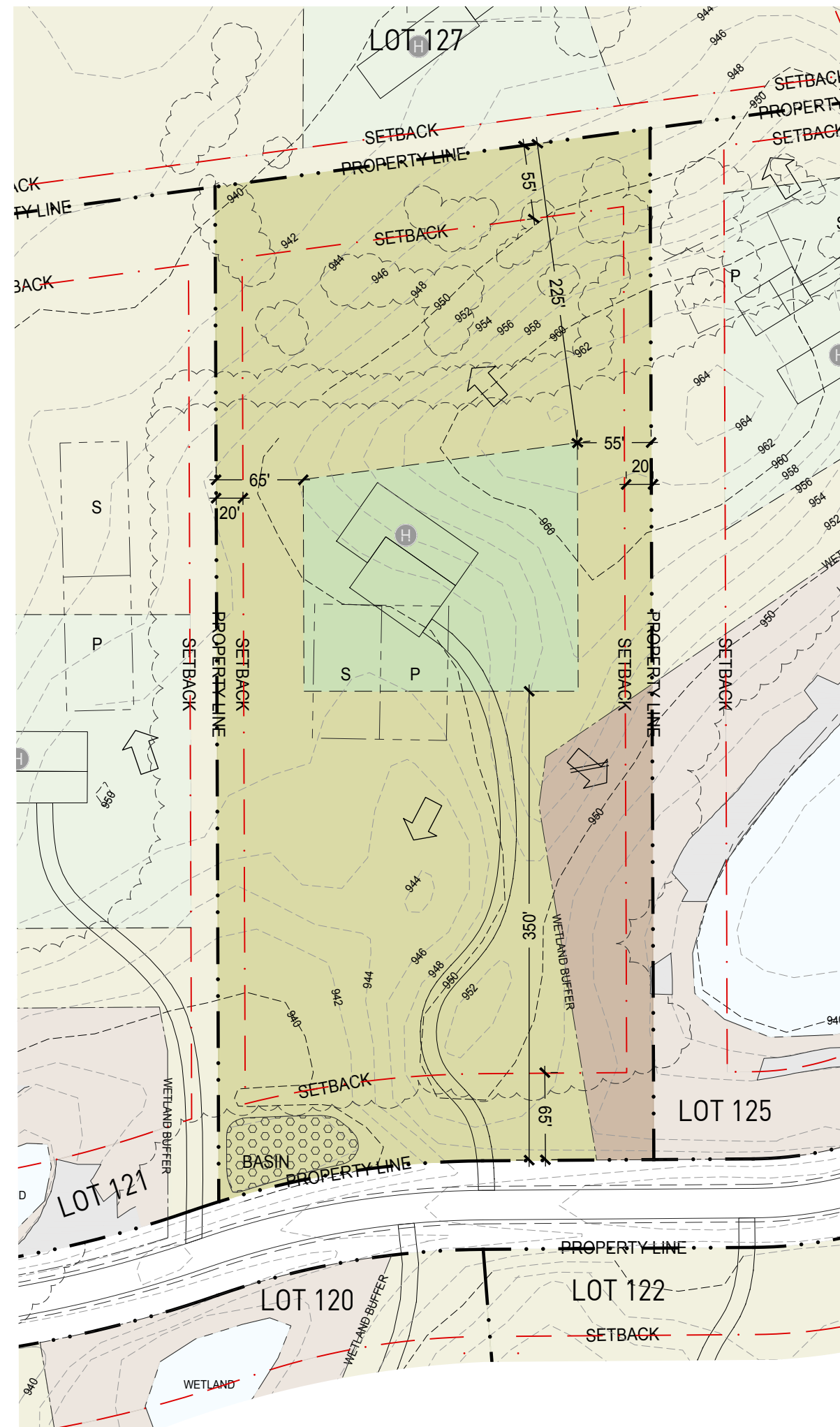
Setbacks  
 Front - 65'  
 Rear - 55'  
 Side- Interior - 20'  
 Side- Corner - 65'

Easements  
 Refer to site plan for easements  
 10' utilities easement along each property line

Wetland Buffers  
 Refer to site plan for boundary

**Notes**

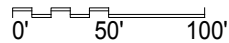
See design guidelines for additional information  
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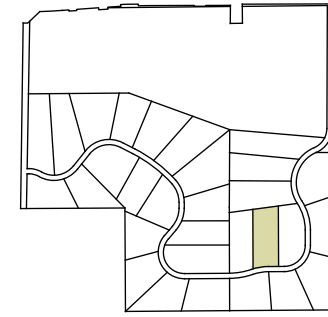
**LOT KEY**

- NATURAL AREA MAINTAINED BY HOA
- WETLAND AREA DESIGNATED BY BCWD
- LOT IMPROVEMENT AREA TO LOCATE HOMESITE
- INFILTRATION BASINS REQUIRED BY BCWD
- INTENDED WATER MANAGEMENT
- EX. TREE LINE FOR REFERENCE ONLY
- P | S TESTED PRIMARY/SECONDARY SEPTIC
- SITE HAY BALE MARKER

MAX HOMESITE AREA:  
1/2 ACRE



  
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**LOT 123**

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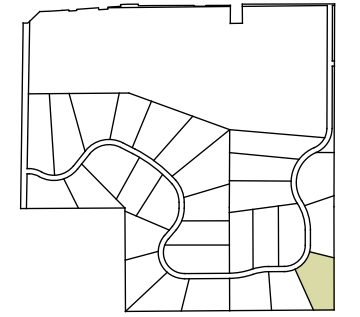
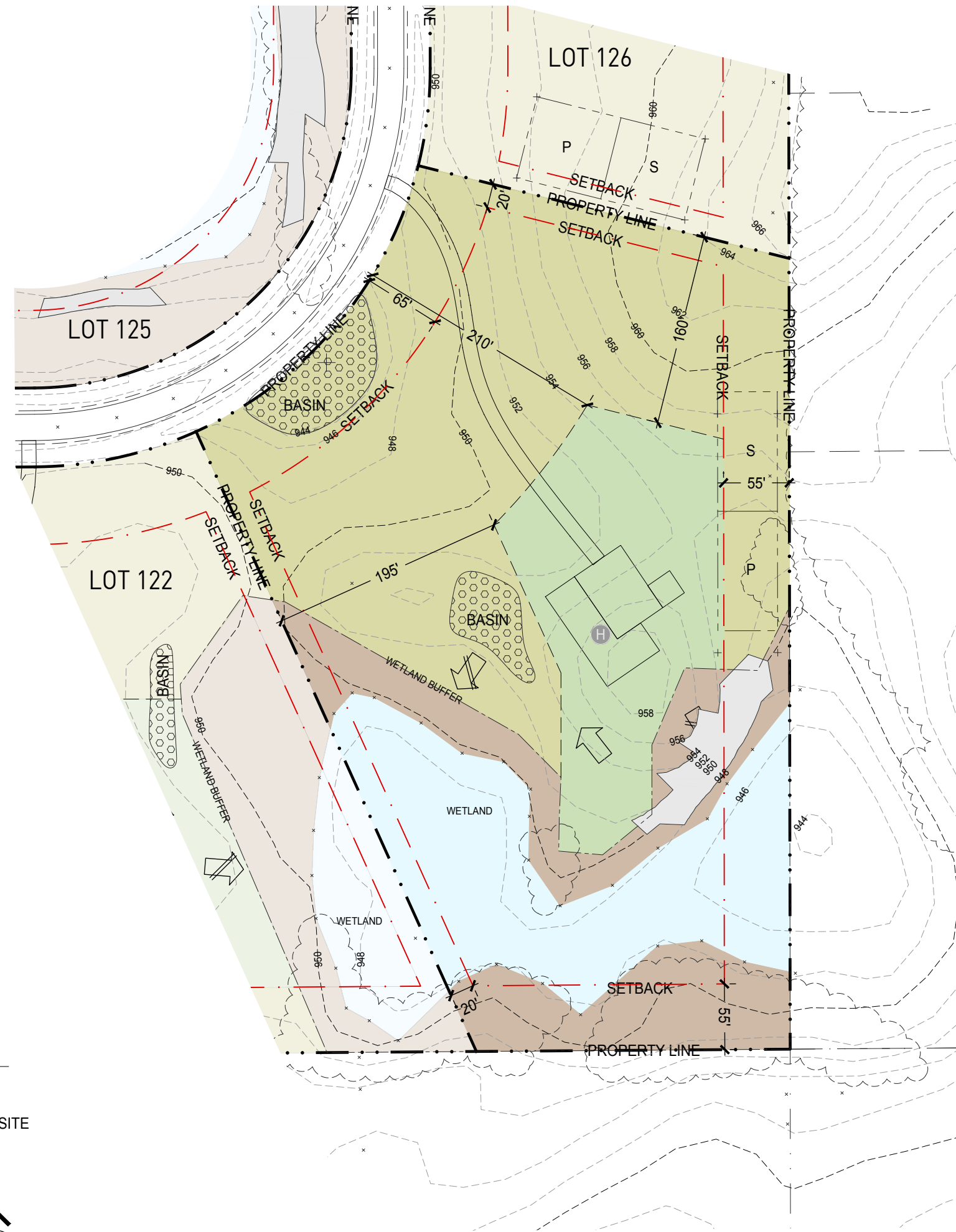
The homesite for Lot 124 is uniquely positioned on a peninsula in a wetland that surrounds the site across the South. The southern lot line is comprised mostly of mature oak trees, with broad prairie views from the Southwest through the Northwest to the Northeast.

**Marketing Lot Number** Lot 124

**Lot Characteristics**  
Lot Area 6.15 Acres

**Site Restrictions**  
Setbacks Front - 65'  
Rear - 55'  
Side- Interior - 20'  
Side- Corner - 65'  
Easements Refer to site plan for easements  
10' utilities easement along each property line  
Wetland Buffers Refer to site plan for boundary

**Notes**  
See design guidelines for additional information  
See City of Grant Zoning and Building Code for additional information and requirements











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**LOT 124**

MAX HOMESITE AREA:  
1/2 ACRE

**LOT KEY**

	NATURAL AREA MAINTAINED BY HOA
	WETLAND AREA DESIGNATED BY BCWD
	LOT IMPROVEMENT AREA TO LOCATE HOMESITE
	INFILTRATION BASINS REQUIRED BY BCWD
	INTENDED WATER MANAGEMENT
	EX. TREE LINE FOR REFERENCE ONLY
	TESTED PRIMARY/SECONDARY SEPTIC
	SITE HAY BALE MARKER

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0' 50' 100'





Lot 125 has a large seasonal wetland in the Southern part of the lot with the homesite located on a high point. It is situated within a Red Pine forest with interesting views out to the North, East, and South through openings in the trees.

**Marketing Lot Number** Lot 125

**Lot Characteristics**

Lot Area 5.56 Acres

**Site Restrictions**

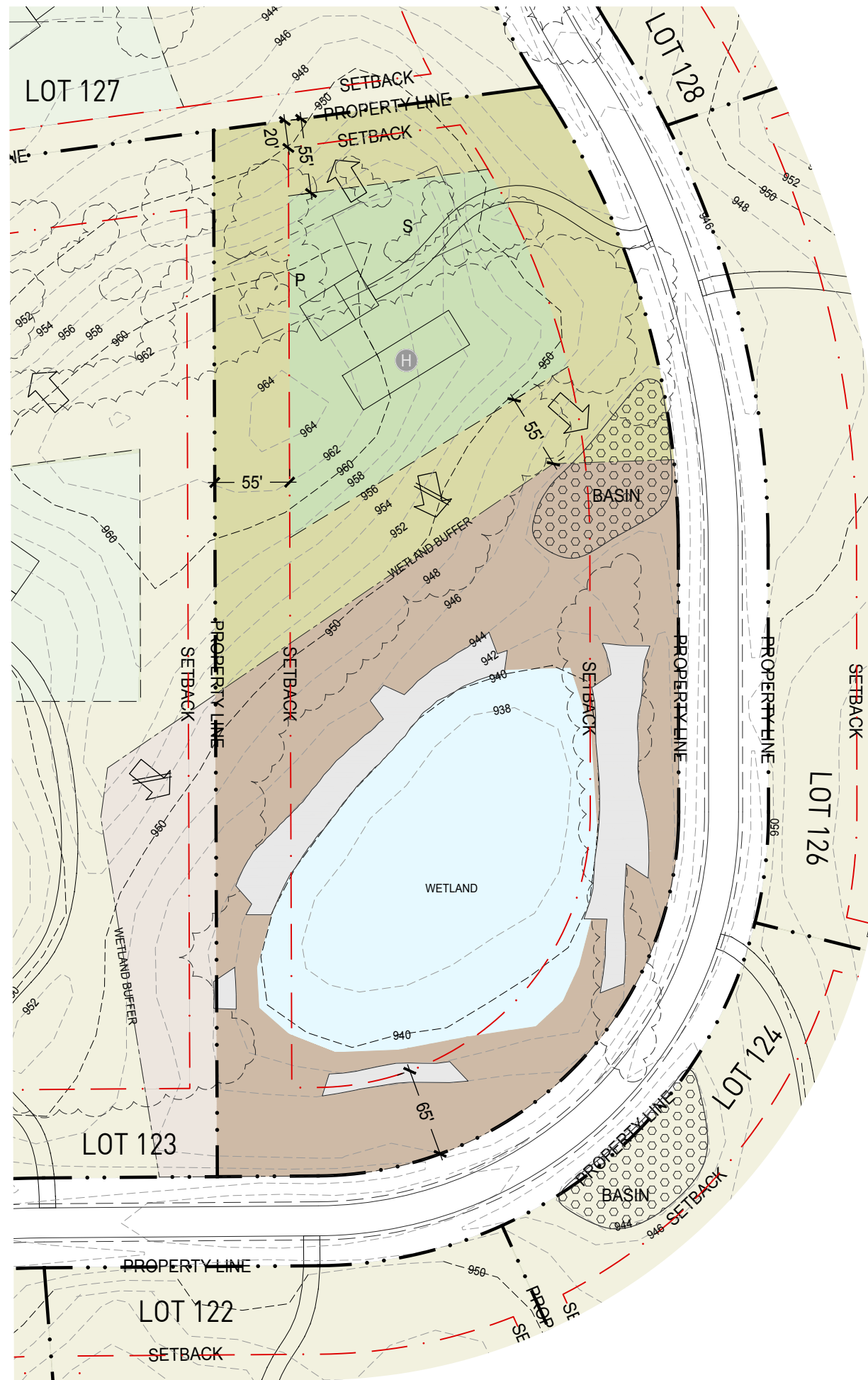
Setbacks Front - 65'  
Rear - 55'  
Side- Interior - 20'  
Side- Corner - 65'

Easements Refer to site plan for easements  
10' utilities easement along each property line









Wetland Buffers Refer to site plan for boundary

**Notes**

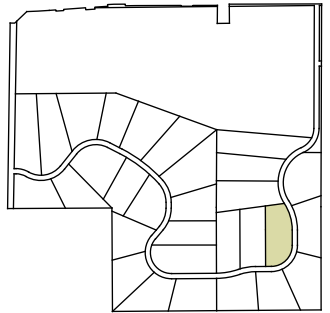
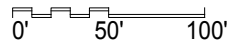
See design guidelines for additional information  
See City of Grant Zoning and Building Code for additional information and requirements



**LOT KEY**

-  NATURAL AREA MAINTAINED BY HOA
-  WETLAND AREA DESIGNATED BY BCWD
-  LOT IMPROVEMENT AREA TO LOCATE HOMESITE
-  INFILTRATION BASINS REQUIRED BY BCWD
-  INTENDED WATER MANAGEMENT
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-  TESTED PRIMARY/SECONDARY SEPTIC
-  SITE HAY BALE MARKER

MAX HOMESITE AREA:  
1/2 ACRE



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**LOT 125**

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Lot 126 is wide lot with the homesite positioned well above the roadway on the West. The East lot boundary has a mature grove of pine trees with 180 degree views of the sweeping prairie and woods from the Southwest through the North, with very striking long Northwest views over the prairie and farmland.

**Marketing Lot Number** Lot 126

**Lot Characteristics**

Lot Area 5.04 Acres

**Site Restrictions**

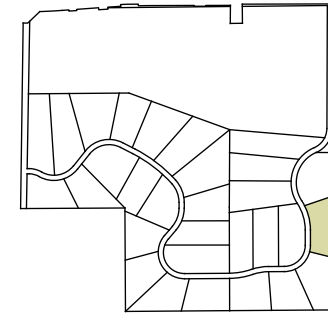
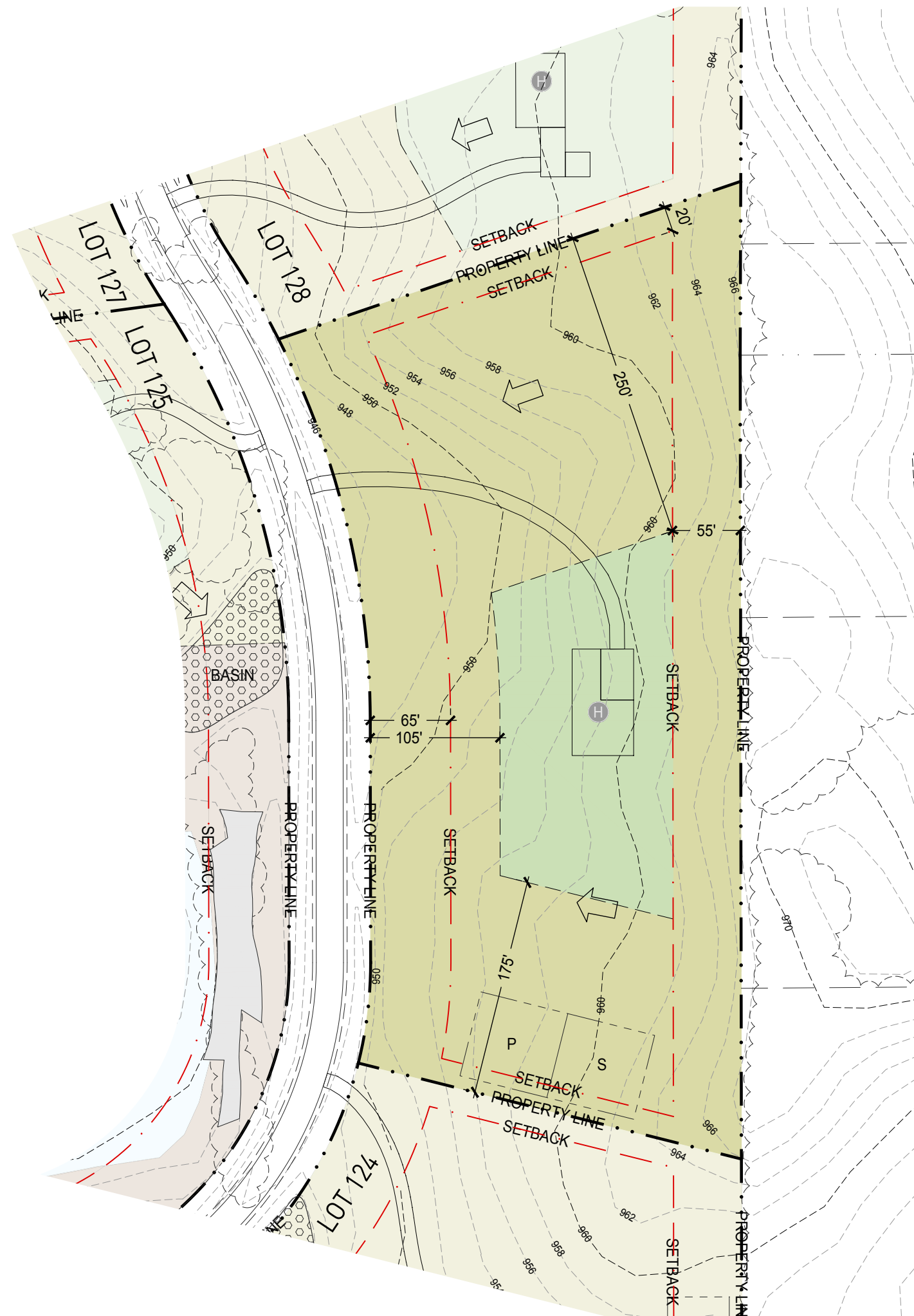
Setbacks Front - 65'  
Rear - 55'  
Side- Interior - 20'  
Side- Corner - 65'

Easements Refer to site plan for easements  
10' utilities easement along each property line

Wetland Buffers Refer to site plan for boundary

**Notes**

See design guidelines for additional information  
See City of Grant Zoning and Building Code for additional information and requirements



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**LOT 126**

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MAX HOMESITE AREA:  
1/2 ACRE

**LOT KEY**

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- WETLAND AREA DESIGNATED BY BCWD
- LOT IMPROVEMENT AREA TO LOCATE HOMESITE
- INFILTRATION BASINS REQUIRED BY BCWD
- INTENDED WATER MANAGEMENT
- EX. TREE LINE FOR REFERENCE ONLY
- TESTED PRIMARY/SECONDARY SEPTIC
- SITE HAY BALE MARKER

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0' 50' 100'

Lot 127 has its homesite positioned on the foot of a partially wooded hill to the South providing a very private yard to the south of the home. This lot has 180 degree views from the East through the North to the West over prairie and farmland, with particularly long views to the Northwest.

**Marketing Lot Number** Lot 127

**Lot Characteristics**

Lot Area 6.47 Acres

**Site Restrictions**

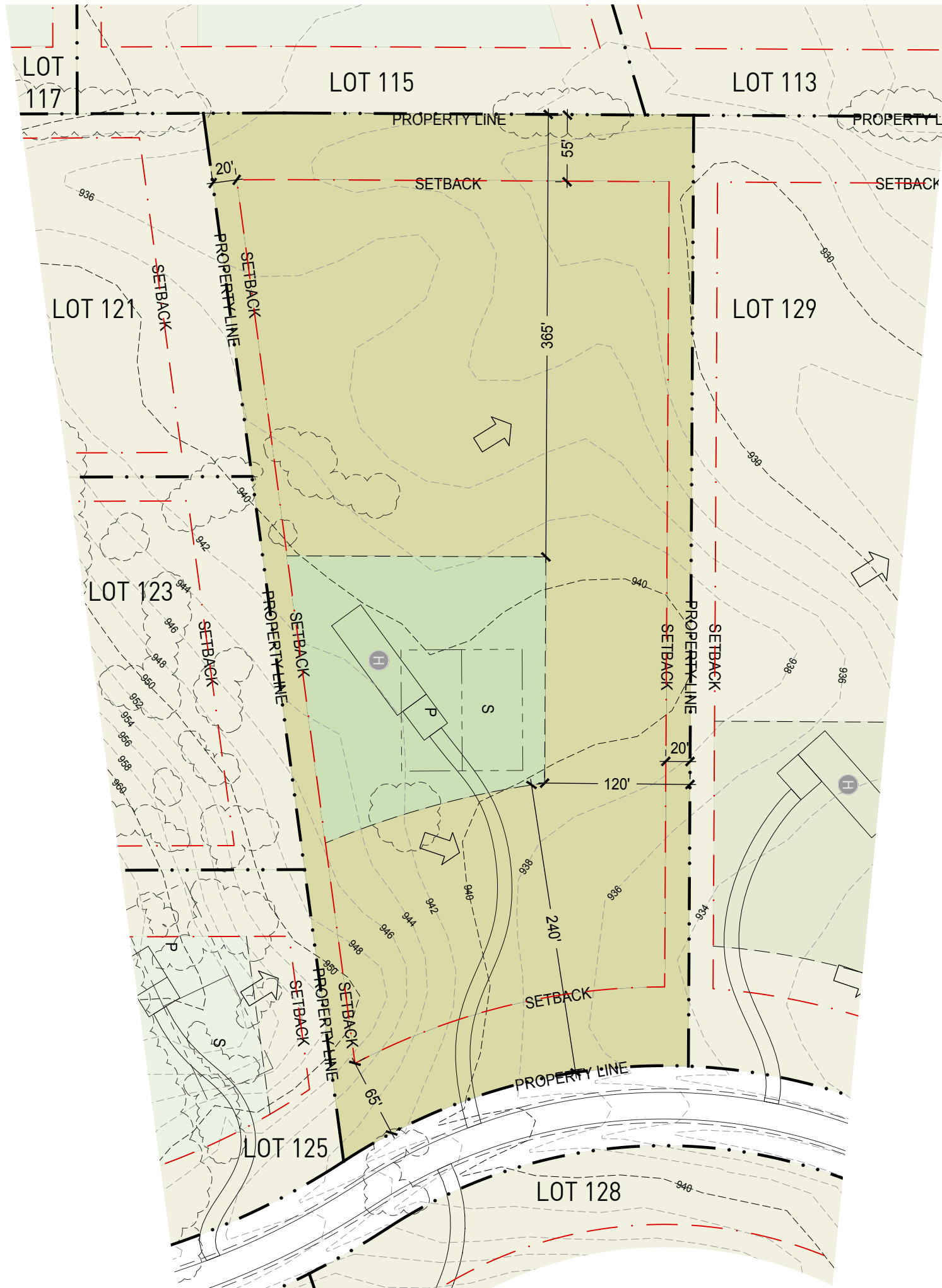
Setbacks Front - 65'  
Rear - 55'  
Side- Interior - 20'  
Side- Corner - 65'

Easements Refer to site plan for easements  
10' utilities easement along each property line









Wetland Buffers Refer to site plan for boundary

**Notes**

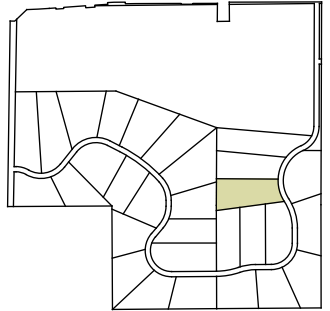
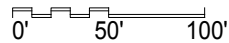
See design guidelines for additional information  
See City of Grant Zoning and Building Code for additional information and requirements



**LOT KEY**

-  NATURAL AREA MAINTAINED BY HOA
-  WETLAND AREA DESIGNATED BY BCWD
-  LOT IMPROVEMENT AREA TO LOCATE HOMESITE
-  INFILTRATION BASINS REQUIRED BY BCWD
-  INTENDED WATER MANAGEMENT
-  EX. TREE LINE FOR REFERENCE ONLY
-  TESTED PRIMARY/SECONDARY SEPTIC
-  SITE HAY BALE MARKER

MAX HOMESITE AREA:  
1/2 ACRE



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**LOT 127**

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Lot 128 is on a promontory site with a wooded grove to the North and East, with sweeping views from the East southerly through the West to the Northwest.

**Marketing Lot Number** Lot 128

**Lot Characteristics**

Lot Area 6.05 Acres

**Site Restrictions**

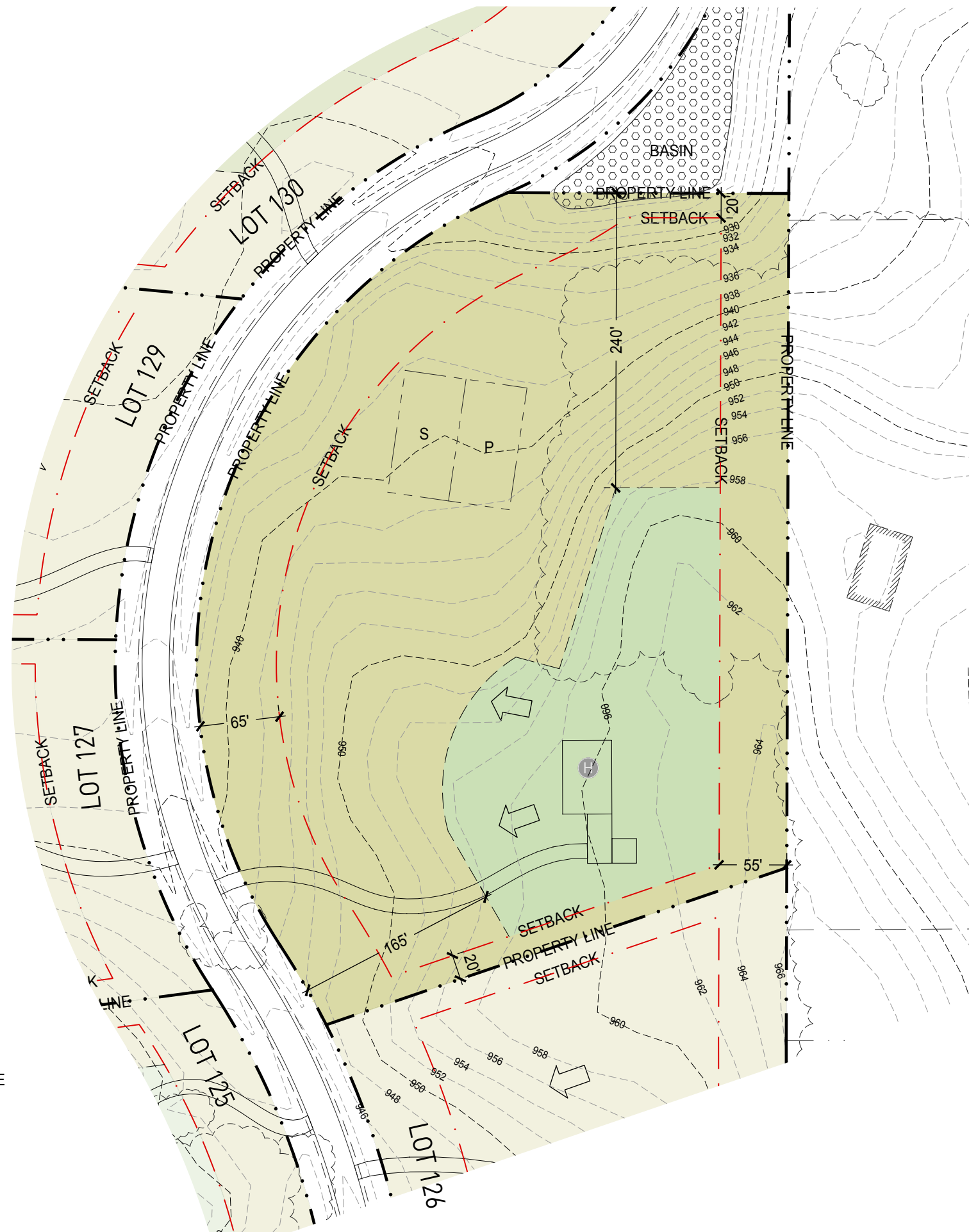
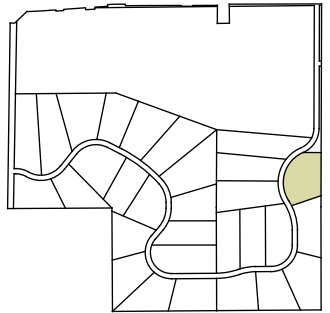
**Setbacks** Front - 65'  
Rear - 55'  
Side- Interior - 20'  
Side- Corner - 65'

**Easements** Refer to site plan for easements  
10' utilities easement along each property line









**Wetland Buffers** Refer to site plan for boundary

**Notes**

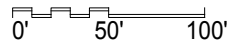
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See City of Grant Zoning and Building Code for additional information and requirements



**LOT KEY**

-  NATURAL AREA MAINTAINED BY HOA
-  WETLAND AREA DESIGNATED BY BCWD
-  LOT IMPROVEMENT AREA TO LOCATE HOMESITE
-  INFILTRATION BASINS REQUIRED BY BCWD
-  INTENDED WATER MANAGEMENT
-  EX. TREE LINE FOR REFERENCE ONLY
-  TESTED PRIMARY/SECONDARY SEPTIC
-  SITE HAY BALE MARKER

MAX HOMESITE AREA:  
1/2 ACRE



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**LOT 128**

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Lot 129 is immersed in 360 degree views of restored prairie, with particularly beautiful views to the West and Northwest.

**Marketing Lot Number** Lot 129

**Lot Characteristics**

Lot Area 6.03 Acres

**Site Restrictions**

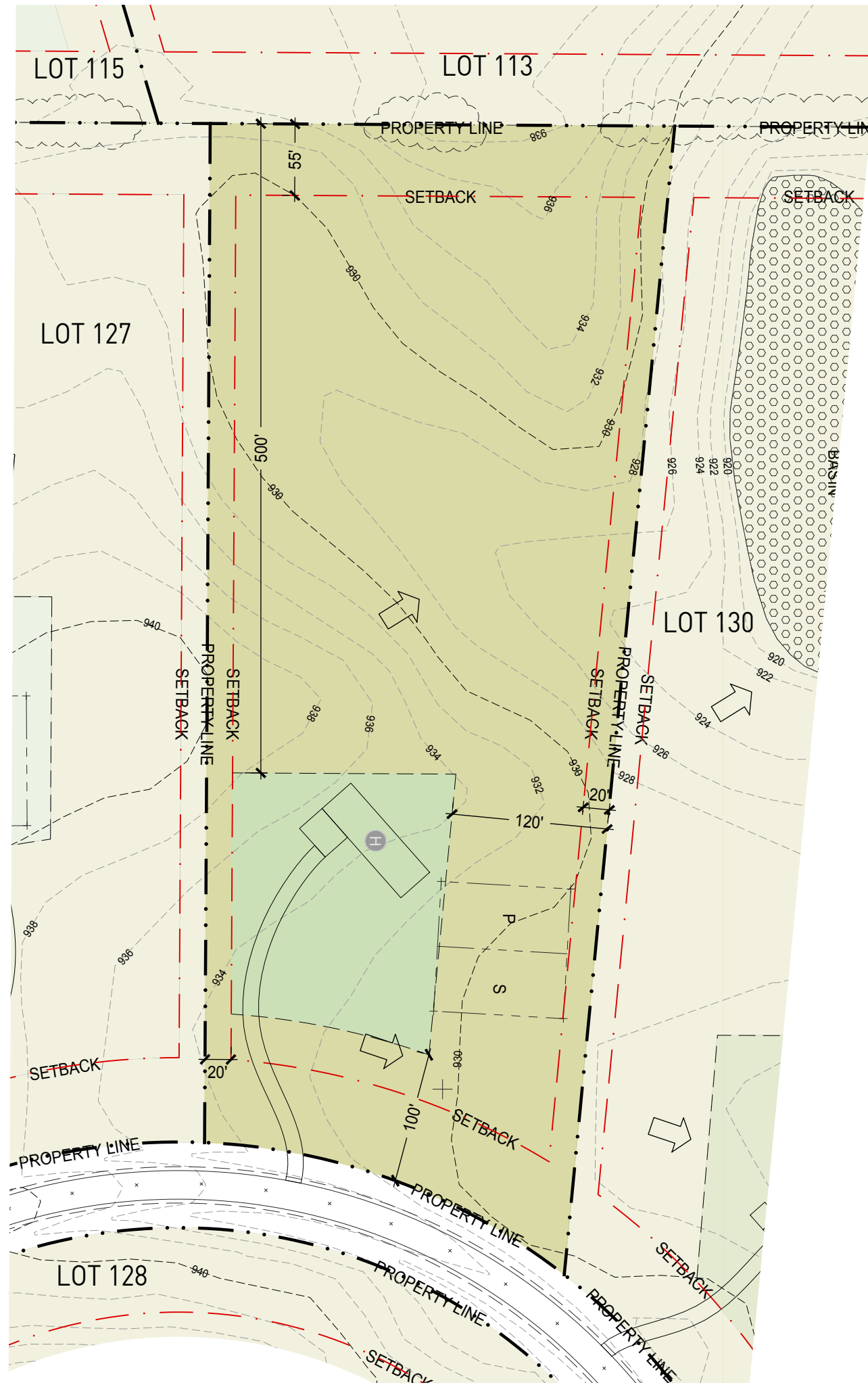
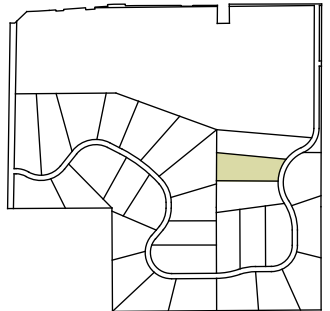
Setbacks Front - 65'  
Rear - 55'  
Side- Interior - 20'  
Side- Corner - 65'

Easements Refer to site plan for easements  
10' utilities easement along each property line

Wetland Buffers Refer to site plan for boundary









**Notes**

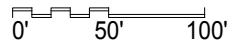
See design guidelines for additional information  
See City of Grant Zoning and Building Code for additional information and requirements



MAX HOMESITE AREA:  
1/2 ACRE

**LOT KEY**

	NATURAL AREA MAINTAINED BY HOA
	WETLAND AREA DESIGNATED BY BCWD
	LOT IMPROVEMENT AREA TO LOCATE HOMESITE
	INFILTRATION BASINS REQUIRED BY BCWD
	INTENDED WATER MANAGEMENT
	EX. TREE LINE FOR REFERENCE ONLY
	TESTED PRIMARY/SECONDARY SEPTIC
	SITE HAY BALE MARKER



**WHITE OAKS SAVANNA**  
County Road 12 and Lake Elmo Avenue  
whiteoakssavanna.com

**LOT 129**

VERSION 1: 02/09/2022 NOT FOR CONSTRUCTION. THE DEVELOPERS RESERVE THE RIGHT TO AMEND ANY ASPECT OF THESE TECHNICAL LOT DRAWINGS AT ANYTIME WITHOUT PRIOR NOTICE. TOPOGRAPHICAL INFORMATION FOR CONCEPTUAL DESIGN PURPOSES ONLY.

Lot 130 is bordered to the North by the farm at White Oaks Savanna with prairie views from the West through to the South.

**Marketing Lot Number** Lot 130

**Lot Characteristics**

Lot Area 7.20 Acres

**Site Restrictions**

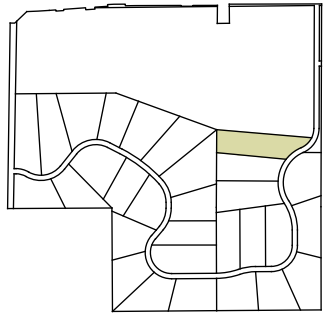
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






**Notes**

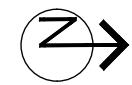
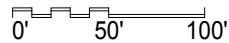
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MAX HOMESITE AREA:  
1/2 ACRE

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**LOT 130**

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