



CITY OF LAKEVILLE BUILDING PERMIT FINAL GRADE/LANDSCAPE GUIDELINES

City of Lakeville Ordinance requires the lot purchaser to plant sufficient trees so that there are at least two (2) trees on every lot in the plat unless the lot already has two (2) existing trees. One (1) of these trees must be planted in the front yard.

Before a building permit is issued, a cash escrow of \$2,000.00 per lot shall be furnished to the City to guarantee compliance with the landscaping requirements and proper final grading of the lot. A tree protection security may also be required if significant "save" trees are located on the lot. If the final grading and landscaping is not completed in a timely fashion, the City may enter the lot, perform the work, and apply the cash escrow toward the cost. Upon approval of the landscaping inspection, the escrow funds, without interest, less any draw made by the City, shall be returned to the person or corporation that deposited the funds with the City.

Planted trees shall be Shade Trees and/or Conifer Trees. Please refer to the City of Lakeville Tree List for suitable Shade and Conifer Trees. The City Forester or their representative may approve other species of trees on a site-specific basis. Alternative species must be pre-approved in writing. Some species of trees are not on the list because they do not reach a large enough mature size to provide significant environmental benefits, have not been surviving well in the area, are prone to insects and disease issues, becoming invasive in natural areas, create a public nuisance, or have the potential to become a public hazard. In all cases, attempt to diversify the trees being planted by choosing different types of trees.

The minimum tree size for Shade Trees shall be a minimum of 2 ½ inches caliper. Multi-stem Shade Trees shall be measured using the sum of the calipers of individual stems. The minimum size for Conifer Trees shall be eight (8) feet tall from the top of the root ball to the bottom of the leader. The tree may not be planted in the boulevard. Generally, trees may be planted anywhere on the lot except fifteen (15) feet from the curb, five (5) feet from side lot lines, and ten (10) feet from the rear lot line or within a drainage or utility easement. When selecting a tree location, plan for the mature canopy size of the Shade Tree so a majority of the canopy stays on the property.

The Developer or lot purchaser shall sod the front yard, boulevard, and side yards to the rear of the structure on every lot. Lots with buffer yard plantings in the side and/or rear yard must also sod the buffer yard area to either the back of the adjacent trail/sidewalk or the back of the curb. An escrow for this work was required to be submitted with the building permit application process. All exposed soil must have permanent vegetation cover prior to the release of the landscape escrow. Weather permitting, the trees, sod, and seed shall be planted within sixty (60) days after the home is constructed on a lot.

For final inspections to receive escrow funds or code requirements, call 952.985.4440.

For tree species, planting, and care questions, call the City Forester at 952.985.2724.

CITY OF LAKEVILLE TREE LIST

Shade Trees

(a tree grown primarily for the purpose of shade, growing at least 25' tall at maturity or greater)

Common Name	Scientific Name	Notes
Maple (Miyabe, Red, Sugar, Silver, Freeman, boxelder 'Sensation')	<i>Acer (miyabi, rubrum, saccharum, saccharinum, x freemanii)</i>	
Buckeye/Chestnut (Ohio buckeye, horsechestnut, yellow buckeye)	<i>Aesculus (glabra, hippocastanum, octandra)</i>	
Birch (River, Gray)	<i>Betula (nigra, populifolia)</i>	
Hornbeam (European, American)	<i>Carpinus (betulus, caroliniana)</i>	
Hickory (Bitternut, Shagbark)	<i>Carya (cordiformis, ovata)</i>	
Northern Catalpa	<i>Catalpa speciosa</i>	
Hackberry and cultivars	<i>Celtis occidentalis</i>	
*Katsuratree	<i>Ceridiphyllum japonicum</i>	
*Turkish Filbert	<i>Corylus colurna</i>	
*Beech (American, European)	<i>Fagus (granidolia, sylvatica)</i>	
Ginkgo, recommend male cultivars only	<i>Ginkgo biloba</i>	
Kentucky Coffeetree and cultivars	<i>Gymnocladus dioicus</i>	
Black Walnut	<i>Juglans nigra</i>	
*Tuliptree	<i>Lirodendron tulipifera</i>	
Ironwood	<i>Ostrya virginiana</i>	
*London Plane Tree and cultivars	<i>Platanus x acerifolia</i>	
Quaking Aspen	<i>Populus tremuloides</i>	Best for natural areas only due to root sprouts
Eastern Cottonwood (seedless non-cotton producing types exist)	<i>Populus deltoides</i>	
Oak (bur, northern red, northern pin, chinkapin, English, heritage, swamp white, white, or cultivars)	<i>Quercus (macrocarpa, rubra, ellipsoidalis, muehlenbergii, robus, x macdanielii 'Clemons', bicolor, alba)</i>	Plant oaks 50' from other like species oak
Linden (American, littleleaf, silver)	<i>Tilia (americana, cordata, tomentosa)</i>	
Elm (disease resistant cultivars or hybrids)	<i>Ulmus americana</i>	Plant elms 50' from other elms

Conifers

(grow at least 20' tall at maturity or greater)

Common Name	Scientific Name	Notes
Fir (Balsam, White)	<i>Abies (balsamea, concolor)</i>	
Eastern Red Cedar or Chinese juniper	<i>Juniperus (virginiana, chinesis)</i>	Cultivars must reach minimum mature height of 20 feet
Larch (American (Tamarack), European)	<i>Larix (laricina, decidua)</i>	Deciduous conifer, drops needles in fall
*Dawn Redwood	<i>Metasequoia glyptostroides</i>	Deciduous conifer, drops needles in fall
Spruce (Norway, White, Black Hills, Serbian)	<i>Picea (abies, glauca, glauca var. densata, omorika)</i>	
Pine (Eastern White, Scots, Ponderosa)	<i>Pinus (strobus, sylvestris, ponderosa)</i>	
*Baldcypress and cultivars	<i>Taxodium distichum</i>	Deciduous conifer, drops needles in fall
Northern White cedar and cultivars	<i>Thuja occidentalis</i>	Cultivars must reach minimum mature height of 20 feet

*species that are newer to being planted in this zone and may need some nurturing or a microclimate to ensure long-term survival