



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) deciduous shade 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 \$1,000.00 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.

Trees planted to fulfill the two (2) trees per lot requirement shall be deciduous Shade Trees. Please refer to the City of Lakeville Tree List for suitable Shade 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 six (6) 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 the 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

(Trees grown primarily for the purpose of shade, cultivars must grow at least 25' tall at maturity or greater)

Common Name	Scientific Name	Mature Height / Spread	Notes
Maple (Miyabe, red, sugar, silver, freeman)	<i>Acer (miyabei, rubrum, saccharum, saccharinum, x freemanii)</i>	40-80' / 30-70'	
Buckeye/Chestnut (Ohio buckeye, horsechestnut)	<i>Aesculus (glabra, hippocastanum)</i>	20-60' / 20-60'	
Serviceberry (downy, Allegheny, apple)	<i>Amelanchier (arborea, laevis, x grandiflora)</i>	15-25' / 15-15'	Cultivars must reach minimum height of 25ft
Birch (river, gray)	<i>Betula (nigra, populifolia)</i>	20-70' / 10-60'	
Hornbeam (European, American)	<i>Carpinus (betulus, caroliniana)</i>	25-40' / 15-30'	
Hickory (bitternut, shagbark)	<i>Carya (cordiformis, ovata)</i>	70-80' / 50-70'	
Northern catalpa	<i>Catalpa speciosa</i>	40-60' / 20-40'	
Hackberry	<i>Celtis occidentalis</i>	40-60' / 40-50'	
Yellowwood	<i>Cladrastis kentukea</i>	30-50' / 40-55'	
Ginkgo	<i>Ginkgo biloba</i>	50-80' / 20-40'	Recommend male cultivars only
Honeylocust	<i>Gleditsia triacanthos</i>	30-70' / 30-70'	
Kentucky coffee tree	<i>Gymnocladus dioicus</i>	60-75' / 40-50'	
Black walnut	<i>Juglans nigra</i>	50-75' / 30-50'	
Ironwood	<i>Ostrya virginiana</i>	20-30' / 20-35'	
Eastern cottonwood	<i>Populus deltoides</i>	75-100' / 50-75'	Seedless, non-cotton producing varieties
Aspen (quaking, bigtooth)	<i>Populus (tremuloides, grandidentata)</i>	40-50' / 20-30'	Best in natural areas due to root sprouts
Black cherry	<i>Prunus serotina</i>	50-60' / 20-35'	
Oak (bur, northern red, northern pin, chinkapin, English, heritage, swamp white, white)	<i>Quercus (macrocarpa, rubra, ellipsoidalis, muehlenbergii, robur, x macdanielii 'Clemons', bicolor, alba)</i>	40-80' / 40-100'	
Linden (American, littleleaf, silver)	<i>Tilia (americana, cordata, tomentosa)</i>	50-80' / 25-50'	
Elm (disease resistant cultivars or hybrids)	<i>Ulmus americana</i>	60-100' / 30-60'	Plant elms 50' from other elms

Conifers

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

Common Name	Scientific Name	Mature Height / Spread	Notes
Fir (balsam, white)	<i>Abies (balsamea, concolor)</i>	50-75' / 20-35'	
Eastern red cedar or Chinese juniper	<i>Juniperus (virginiana, chinensis)</i>	Cultivar-dependent	
Larch (American (tamarack), European)	<i>Larix (laricina, decidua)</i>	40-80' / 15-30'	Deciduous conifer, drops needles in fall
Spruce (Norway, white, black hills, Serbian)	<i>Picea (abies, glauca, glauca var. densata, omorika)</i>	40-80' / 25-30'	
Pine (eastern white, scots, ponderosa, red, jack)	<i>Pinus (strobus, sylvestris, Ponderosa, resinosa, banksiana)</i>	30-80' / 10-40'	
Northern white cedar and cultivars	<i>Thuja occidentalis</i>	Cultivar-dependent	

Trees suitable for narrow spaces include columnar cultivars of hackberry, honeylocust, oak, maple, linden, and ginkgo (for example: Prairie Sentinel® Hackberry, Street Keeper® Honeylocust, Regal Prince® Oak, and Princeton Sentry® Ginkgo). Other options include smaller trees like American hornbeam, Serviceberry, Ohio buckeye, and Ironwood.