

Oxbow Landscaping Plan Requirements and Approval Process

Who needs to submit a landscaping plan?

Landscaping plans are part of the covenant requirements for the lots in the new development (Oxbow 2nd, 3rd, 4th, and 6th Additions). Anyone building a new house or making modifications to existing landscaping plans need to obtain a landscaping plan approval. After the initial landscaping plans have been approved, changes involving plant replacement of like plants do not need to be submitted for approval as long as they adhere to the existing requirements.

What needs to be included on a landscaping plan and what are the requirements?

- The plan must include the address and name of the property owner.
- The landscaping plans are required to show the location, type, and size of any trees, shrubs, and gardens, if such plans have been made.
- Any accessory structures such as pools, decks, play structures, fire pits, retaining walls, etc. must be shown on the plan.
- Plans must show the lot lines, outline of the house and garage, and include a bar scale so distances can easily be determined.
- Landscaping that obstructs the line of sight of a neighbor's view of the golf course shall not be allowed.
- Any and all plants located within 15 feet of any roadway must not exceed 36 inches in height.
- No green belt screening is allowed to be placed more than 6 feet from a dwelling.
- No plantings or hedges along the side edge or front edge of any front yard shall be over 2.5 feet (30 inches) in height.
- All fencing and screening shall meet visibility requirements for intersections by not impeding vision at a height taller than 2 feet within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended.

What is the process for obtaining a landscaping plan approval?

Landscaping plans are approved by the Oxbow Job Development Authority. The Oxbow Job Development Authority has requested that the initial review for conformance with requirements be completed by Midwest Inspection Services. The process for obtaining a landscaping plan approval is as follows:

- 1) Submit the landscaping plan to Midwest Inspection Services. Please contact Mike Blevins at 701-532-1078 with questions related to landscaping plans. Electronic (PDF) copies of the plans are preferred. They can be emailed to, midwestinspectionsservicesnd@gmail.com.
- 2) Midwest Inspection Services will review the landscaping plans for conformance with the requirements, and after the requirements are met, will forward and recommend the landscaping plan for approval to the Oxbow Job Development Authority.
- 3) The Oxbow Job Development Authority will take action on the landscaping plan at their next scheduled meeting. Currently, the Oxbow Job Development Authority meets at least once per month.