



City of Savage Building Inspections Department
6000 McColl Drive
Savage MN 55378
(952) 882-2650 fax (952) 882-2656

2008 RESIDENTIAL ESCROW POLICY DISCLOSURE STATEMENT

In December, 2002, the City of Savage adopted the revised Erosion Control and Final Grade Policies. These policies, along with the Tree Preservation Policy, require a cash escrow or Letter of Credit at the time the building permit is issued. The amount required is as follows:

Single-family homes require a \$2,100 cash escrow of which \$100 is non-refundable.
Multi-family homes require a \$350 cash escrow each of which \$50 is non-refundable.

This combined escrow shall not be released until the following have been completed:

1. An as-built survey with certification of grade has been submitted to the City of Savage and signed by a registered land surveyor indicating that the site has been graded and constructed to the elevations shown on the approved grading plan. The City reserves the right to perform an on-site review for general conformance and to ensure proper drainage.
2. Turf has been established on the entire lot: seed, sod and landscaping; the only exception is a designated wooded area.
 - A. Critical drainage swales must be sodded and staked.
 - B. A minimum of two rows (3') of sod placed behind curb for erosion control if the lot is seeded.
3. The planting of two trees per lot in residential subdivisions as required by Landscape Ordinance 9-14-5.

ESCROW RELEASE PROCEDURE

1. The builder must submit an as-built survey to the City of Savage for Engineering Department review along with a Certificate of Compliance (an as-built survey is a scale drawing of the house on the lot with spot elevations indicating drainage direction). An as-built survey requirement checklist and certificate of grading form can be obtained from the City.
2. The as-built survey is reviewed and Engineering comments are mailed or faxed to the builder. When the as-built survey conforms to the grading requirements, the builder/homeowner must establish turf throughout the yard and plant the required trees. When turf is established (seeding has become grass) and trees are planted, the builder/homeowner must request a turf/tree inspection with the Engineering Department. A final inspection may be conducted to ensure the integrity of sidewalks, storm sewer and other items that might have been damaged during construction of the home.

3. When these requirements are met and inspections passed, the escrow will be released.

We/I, the undersigned, hereby acknowledge the City of Savage's Escrow Policy and procedure and understand that a cash escrow or Letter of Credit is required. We/I understand that a portion of the cash escrow, as detailed previously, is non-refundable. Furthermore, we/I acknowledge that the escrow cannot be released until an as-built survey has been submitted and approved, turf has been established, and the required trees have been planted. We/I also acknowledge that the cash escrow can only be released to the person(s) or corporation posting the escrow unless the person(s) or corporation posting the escrow signs a release form.

Property Legal Description

Property Address

Builders/Seller

Date

Buyer

Date

Buyer

Date