



Permit # _____

2013

LANDSCAPE ESCROW REQUIREMENTS FOR NEW RESIDENTIAL CONSTRUCTION

- Yards must be final graded and sodded or seeded completely (please check covenants). If seeded, the seed must have taken root over the entire yard and boulevard area.
- Parking within the front yard shall be on an improved driveway consisting of concrete, brick pavers or asphalt-bituminous pavement.
- A tree must be planted within the front yard setback area and shall be of a disease free species approved by the City. The deciduous tree must measure at least 2 inches in diameter as measured six inches off the ground.
- Retaining walls: Some housing developments within Jordan have lots which might benefit from the installation of retaining walls. Should you consider constructing a retaining wall, please check with the City prior to construction to determine that your retaining wall will not be located on top of a drainage/utility easement or whether a permit is required.

The City of Jordan requires all new residential construction permits to submit a landscape escrow when a building permit is issued in the amount of \$2,500.00. Boulevard trees installed by developers does not meet landscaping escrow requirements and no trees should be planted by residents in the public right-of-way.

As stated in the City Code, required yards and setback areas, except driveways and areas used as a garage or accessory building shall be graded to final elevations and sodded or seeded and landscaped with trees and shrubs within 90 days* after the Certificate of Occupancy is issued. Escrow funds shall be forfeited if the work is not complete within 120 days after the Certificate of Occupancy is issued. Once the property owner or builder has completed all landscaping requirements, an inspection must be scheduled by calling City Hall at (952) 492-2535. The building inspector and planning staff will conduct the landscaping inspection. In addition to the landscape inspection, the permittee must also submit an as-built survey to the City, indicating the property has been graded to the approved plans. Following staff approval and submittal of the as-built survey, the City Council will then consider final approval at the next regularly scheduled meeting and a check will be issued to the appropriate party if all of the requirements are met.

* If the Certificate of Occupancy is issued between November and April 15th, the 90-day period shall begin to run on April 15th.

Address of Property: _____

Please fill out the name and address of the person/firm who should receive the landscape escrow refund when all of the above requirements have been met. Please submit this written form with the building permit application.

Name: _____
Address: _____
Signature: _____ Date: _____

It is the applicant's responsibility to inform the City of any changes in the name or address of the person receiving the landscape escrow return.

Welcome to Our Community!

We are so glad you decided to become a part of our community! As a homeowner in a new development, it is a requirement of the City and an agreement with the developer of your neighborhood to require certain tree plantings. This is to sustain a healthy environment and a visually pleasing atmosphere. Your developer is required to provide boulevard trees of a certain size.

Homeowners are required to plant a 2-inch caliper tree in the front yard. The clump size equivalent to a 2" caliper tree needs be at least 8' tall. Your tree needs to be planted between the curb and either front corner of your home, within your property lines and not blocking visibility at maturity. Call Gopher State One-Call before digging. You can reach Gopher State at (651) 454-0002.

Following is a list of acceptable varieties to assist you when visiting nurseries for your selection.

<u>Shade Varieties</u>		<u>Ornamental Varieties</u>
	Ironwood	Birch
Quaking Aspen	Linden	Cherry
Blue Beech	Numerous Varieties of	Numerous Varieties of Crabapples
Buckeye	Maple	Dogwood
Northern Catalpa	Numerous Varieties of Oak	Hawthorn
Kentucky Coffeetree	Redbud	Hydrangea
Elm	Walnut	Tree Form Lilac
Ginko		Magnolia
Hackberry		Serviceberry
Honeylocust		Viburnum
Horsechestnut		Willow

This list is designed only to be a guideline. We suggest that you consider carefully the location, soil and weather conditions, and the characteristics of each variety before choosing a tree. Ask the nursery personnel questions. They are there to assist and are trained to answer your questions or provide publications to assist you.