



Permit # _____

LANDSCAPE ESCROW REQUIREMENTS FOR NEW COMMERCIAL/INDUSTRIAL 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.
- ❑ Two deciduous trees must be planted within the front yard setback area, not within drainage and utility easements, and shall be of a disease free species approved by the City. The trees must be at least a 2” caliper as measured six inches off the ground (clump size equivalent to a 2" caliper tree needs be at least 8' tall), within your property lines and not blocking visibility at maturity.
- ❑ In addition to the two trees planted within the front yard, the following zoning classifications shall have the following percentage of the lot landscaped: (Neighborhood Commercial: 2%, Central Business: 2%, Highway Commercial: 5% and, Industrial: 2%), which shall include diversified landscaping with live deciduous and coniferous plants, trees and shrubs that provide a variety of color, texture, and height.
- ❑ 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 may be required. Retaining walls under 4 feet do not require a permit. Please consult with the city before any construction. Please see retaining wall form.

The City of Jordan requires all new commercial/industrial construction permits to submit a landscape escrow when a building permit is issued in the amount of \$5,000.00. Boulevard trees installed by your developer do not meet landscaping escrow requirements and no trees should be planted by the property owner in the public right-of-way.

As stated in the City Code, required yards and setback areas, except driveways, drive lanes and parking areas, 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 provide a form stating the property is graded to the approved plans and signed by the registered land surveyor.** Following staff approval

* If a certificate of occupancy is issued between the months of November and April 15, the 90-day period shall begin to run on April 15

and submittal of the grading approval form, 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.

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 business owner in a new development, it is a requirement of the City and an agreement with the developer of your subdivision 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.

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.

Shade Varieties

| | |
|---------------------|-----------------------------|
| Quaking Aspen | Ironwood |
| Blue Beech | Linden |
| Buckeye | Numerous Varieties of Maple |
| Northern Catalpa | Numerous Varieties of Oak |
| Kentucky Coffeetree | Redbud |
| Elm | Walnut |
| Ginko | |
| Hackberry | |
| Honeylocust | |
| Horsechestnut | |

Ornamental Varieties

| |
|----------------------------------|
| Birch |
| Cherry |
| Numerous Varieties of Crabapples |
| Dogwood |
| Hawthorn |
| Hydrangea |
| Tree Form Lilac |
| Magnolia |
| Serviceberry |
| Viburnum |
| 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.