



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-TA-5-15 (Landscape Maintenance) June 1, 2021

Application No. Z-TA-5-15: Amend Chapter 5, Section 507.I. (Guidelines For Design Review - Review of technical documents) and Section 507.K. (Effect of development review approval), Amend Chapter 5, Section 507 Tab A.I.B.1 (Urban Design Principles – Amenity/Comfort), Section 507 Tab A.I.G.2 (Urban Design Principles – Definition of Space), Section 507 Tab A.II.A.3.1.10 (Guidelines for Design Review – Site Design/Development - Landscape Architecture), add Section 507 Tab A.II.A.3.1.16 (Guidelines for Design Review – Site Design/Development - Landscape Architecture), Amend Section 507 Tab A.II.A.3.2. (Guidelines for Design Review – Site Design/Development - Landscape Architecture), Amend Section 507 Tab A.II.A.4 (Guidelines for Design Review – Site Design/Development – Open Space/Amenities), Section 507 Tab A.II.B.6.1 (Guidelines for Design Review – Building Design/Construction – Public Amenities/Environmental Protection), add Section 507 Tab A.II.C.1.9 (Guidelines for Design Review – Subdivision Design/Development – Streets/Circulation), Amend Section 507 Tab A.II.C.4 (Guidelines for Design Review – Subdivision Design/Development – Open Space/Amenities), and Amend Chapter 7, Section 703 (Landscaping, Fences and Walls) to add new subsection “E” to address landscape maintenance.

Staff recommendation: Staff recommends approval of Z-TA-5-15 as shown in the recommended text in Exhibit A.

Background: The attached language and changes reflect input and review of suggested language from the public hearing process. Community leaders and members of the Urban Heat Island Tree and Shade Subcommittee (UHITS) of the Environmental Quality and Sustainability Commission (EQSC) have advocated for tree protection measures and presented draft language at the Village Planning Committee meetings in April and May. The purpose of the proposed language is to help ensure that existing trees on a site are better preserved and able to viably remain in place as a site is redeveloped. Preservation of existing mature trees is aligned with the overall goals of this text amendment. Staff analyzed the proposed tree protection language and incorporated it into the appropriate sections of the proposed language (Exhibit A).

Below is a summary of the proposed new provisions in the text amendment and is denoted as underlined text in Exhibit A dated June 1, 2021:

Chapter 5:

- Updates “Plant Salvage Plan” to include “Tree Protection”. (507.I.2.d.)
- Updates “Plant Salvage” to include “Tree Protection”. Also adds “protected” and “salvaged” to include trees, plants and cacti designated to remain in place or to be reused on site must be done in accordance with approved development review documents prior to the issuance of a certificate of occupancy. (507.K.4)

Chapter 7:

- Updates the title of the subsection to include “tree protection”. (703.E.1)
- Designates the Planning and Development Department’s Landscape Architect as the authority for determining like kind, size or grouping of replacement trees, plants and cacti. (703.E.1.c)
- Reinforces the process should replacement trees, plants or cacti failed to be installed. (703.E.1.c.(2))
- Updates “plant salvage” to include “tree protection”. (703.E.2)
- Updates “Plant Salvage” to include “Tree Protection”. Also adds requirements for information related to the schedules for watering, pruning, fertilization, monitoring and inspections as part of the salvage and tree protection plan submittal. Establishes the requirement to determine tree protection zones as part of the salvage and tree protection plan, which include a description of how the critical root zone(s) will be protected during the construction phase of a project. Standards to determine critical root zones are also identified. (703.E.2.b)

Exhibit

A. Proposed Language (12 Pages)

EXHIBIT A *Revised 6/1/21

Text Amendment Z-TA-5-15: Landscape Maintenance

Proposed Language:

Amend Chapter 5, Section 507.I. (Guidelines For Design Review - Review of technical documents) by amending paragraph I. to read as follows:

I. Review of technical DEVELOPMENT REVIEW documents.

2. Technical plans and improvements DEVELOPMENT REVIEW

DOCUMENTS. The following plans indicating dedications and improvements should be shown, as determined by the Planning and Development Department, and are required for review and approval:

- a. Grading and drainage plans including, but not limited to, hillside and floodplain reviews.
- b. Paving plans.
- c. Water and sewer line plans.
- d. ~~Landscaping plans.~~ **LANDSCAPE PLANS, PLANT INVENTORY PLANS, AND PLANT SALVAGE AND TREE PROTECTION PLANS.** Each applicant shall submit landscaping plans showing the information required on the checklist provided and in the format required by the Planning and Development Department including:
 - (1) ~~Landscape conservation plan.~~ **Landscape conservation plan.** Prior to clearing and grubbing a site or obtaining a grading permit, an applicant shall submit a landscape conservation plan indicating existing vegetation and salvage items. The Planning and Development Department will determine if this plan is necessary following the review of the context plan.
 - (2) ~~Landscape plan.~~ **Landscape plan.** Each applicant shall submit a landscape plan which must show the information required on the checklist provided and in the format required by the Planning and Development Department.
 - (3) ~~Standards.~~ **Standards.** Plant material sizes and specifications must conform to American Nursery Association standards.
 - (4) ~~Installation and maintenance.~~ **Installation and maintenance.** All plant material as shown on approved landscape plans is to be installed and maintained with an appropriate watering system in a living and viable state.
- e. Architectural plans and elevations.

Amend Chapter 5, Section 507.K. (Effect of development review approval) by amending paragraphs K.1., K.4. and K.6. to read as follows:

K. Effect of development review approval.

1. **Construction document submittal and building permit issuance.** Approved development review documents ~~shall be~~ ARE binding upon the applicants PROPERTY OWNERS and their successors or assignees and ~~shall nullify all previously approved plans.~~ Copies of the approved development review documents or exemption must be included in any construction documents submitted for building permit approval. No building permit ~~shall~~ MAY be issued for any building or structure not in accordANCE with the approved development review documents and conditions of approval. The construction, location, use, ~~or~~ operation, OR MAINTENANCE of all land and structures within the site ~~shall~~ MUST conform to all conditions and limitations set forth in the development review documents. Evidence of development review approval in the form of a copy of the approved development review documents or exemption must be available on the construction site. In the event THE SITE HAS NOT BEEN DEVELOPED OR MAINTAINED IN ACCORDANCE WITH THE APPROVED ~~property owner does not comply with the conditions imposed on the development review documents, this shall~~ IT WILL be considered a violation of the Zoning Ordinance.
2. **Temporary construction facilities.** Temporary construction facilities shall be permitted for the purpose of developing the project. In case of a question the Planning and Development Department shall determine if facilities proposed qualify as temporary and related to construction. Such facilities shall be removed within seven days after completion of initial construction or prior to issuance of the certificate of occupancy, whichever first occurs.
3. **Amendments.** No structure, use or element of approved development review documents shall be eliminated, altered, or provided in another manner unless an amendment is approved in accordance with the standards for new reviews.
4. **Site inspection and issuance of certificate of occupancy.** The Planning and Development Department ~~shall~~ MUST inspect each project FOR COMPLIANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS prior to ISSUING A certificate of occupancy OR CERTIFICATE OF COMPLETION. No final certificate of occupancy OR CERTIFICATE OF COMPLETION ~~shall~~ WILL be issued if ~~the project does not meet the requirements of~~ THE STRUCTURE AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SITE UTILITIES, PAVING, GRADING, PLANT SALVAGE AND TREE PROTECTION, AND LANDSCAPE INSTALLATION, INCLUDING IRRIGATION, HAVE NOT BEEN INSTALLED, PROTECTED, OR SALVAGED IN ACCORDANCE WITH the

approved development review documents. The Planning and Development Department may issue conditional OR TEMPORARY certificates of occupancy in conformance with the provisions of the Construction Code. In the case of subdivision development, the Planning and Development Department will monitor the buildout of each subdivision approved through the development review process for conformance to approved development review documents and exhibits. The Planning and Development Department may withhold the release of building permits within a subdivision if, at the discretion of the Planning and Development Director, the buildings within the subdivision are not conforming to diversity standards set by the approved development review documents.

5. **Enforcement.** Development review documents approved under this section shall be enforced by the Planning and Development Department under the supervision of the Zoning Administrator. Whenever enforcement personnel find that any proposed construction or occupancy or completed facility does not or will not comply with the approved development review documents, they shall require the property owner to comply with the conditions of the development review documents.

In the event the property owner does not comply with the conditions imposed on the development review documents, it will be considered a violation of the Zoning Ordinance.

6. **Validity.**

- a. *Preliminary approval.* Approval of the preliminary development review documents ~~shall be~~ IS valid for a period of 24 months. In a phased project, if preliminary development review documents are filed over the total site and final development review approval is achieved on a portion of the site within the 24-month period, the preliminary development review documents will remain valid for an additional 12 months. Additional time beyond the 36 months ~~shall require~~S WRITTEN approval by THE PLANNING AND DEVELOPMENT DIRECTOR ~~City Manager's representative.~~
- b. *Final approval.* Approved development review documents ~~shall be~~ ARE valid for a period of 24 months and continue in effect beyond 24 months if a building permit has been issued and has not expired. ~~or IF~~ a FINAL certificate of occupancy OR CERTIFICATE OF COMPLETION has been issued FOR THE SITE, APPROVED DEVELOPMENT REVIEW DOCUMENTS WILL REMAIN VALID AND ENFORCEABLE UNTIL SUCH TIME THAT REVISED OR REPLACEMENT DOCUMENTS FOR THE SITE ARE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT ~~with the project complying with the approved development review documents.~~

Amend Chapter 5, Section 507 Tab A.I.B. (Urban Design Principles – Amenity/Comfort) by amending paragraph B.1. to read as follows:

B. Amenity/Comfort. Settlements in the desert generally occur in an "oasis" setting which is a respite from the extreme of the larger area context. A development in an arid setting requires design features to aid human comfort. It is important to understand that urban conditions such as paved areas and buildings generating reflected heat create aridity and require mitigating design features which enhance habitability.

1. Promote human comfort by providing shaded areas, courtyards, PUBLIC AND PRIVATE WALKWAYS, colonnades and other areas as site amenities.

Amend Chapter 5, Section 507 Tab A.I.G. (Urban Design Principles – Definition of Space) by amending paragraph G.2. to read as follows:

G. Definition of Space. Streets, parking lots, buildings and landscape are the major elements that define the special qualities of our environment. Organize them to foster a setting supportive to the pedestrian as well as the driver.

1. Relate the size, character and setting of proposed projects to the functions of adjacent streets and pedestrian networks. Buildings should be oriented to the public rights-of-way and close to pedestrian movement.
2. The areas immediately adjacent to buildings should be designed to integrate with surrounding landscape and pedestrian walkways. Shaded courtyards, WALKWAYS, cloisters, trellises, colonnades and public art are encouraged for consideration into the design to define space.

Amend Chapter 5, Section 507 Tab A.II.A.3.1 (Guidelines for Design Review – Site Design/Development - Landscape Architecture) by amending paragraph 3.1.10 to read as follows and to add new paragraph 3.1.16 accordingly:

3. Landscape Architecture.

3.1 Plant Materials.

3.1.10 Trees SHOULD BE LOCATED adjacent to ~~pedestrian walkways~~ PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50 PERCENT SHADE AND ~~should have~~ a minimum canopy clearance of six feet eight inches. (P)

Rationale: SHADED ~~G~~clear walkways are necessary for pedestrian HEALTH, safety, AND WELFARE.

3.1.16 PLANT MATERIALS SHOULD BE SELECTED FOR APPROPRIATE MATURE SIZE, SPACE NEEDS, LOCATION, AND REQUIRED USE FOR THEIR ULTIMATE LOCATION ON THE SITE. (P)

RATIONALE: ALL PLANTS ARE NOT SUITABLE FOR ALL LOCATIONS. CONSIDERATION SHOULD BE GIVEN FOR SIZE AT MATURITY, REASON FOR CHOICE (E.G., SHADE PROVISION OR SCREENING/BUFFERING), MAINTENANCE REQUIREMENTS, AND LONG-TERM VIABILITY. LOW MAINTENANCE PLANTS WHICH HAVE A PROVEN TRACK RECORD OF SURVIVABILITY IN THE URBAN DESERT ENVIRONMENT SHOULD BE INSTALLED WHENEVER POSSIBLE.

Amend Chapter 5, Section 507 Tab A.II.A.3.2 (Guidelines for Design Review – Site Design/Development - Landscape Architecture) by amending paragraph 3.2.3 to read as follows:

3. Landscape Architecture.

3.2 Maintenance OF LANDSCAPE AREAS.

3.2.3 ~~Irrigation systems should be permanent and automatic~~ A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHOULD BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS

INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS to minimize maintenance and water consumption, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (P)

Rationale: DIFFERENT TYPES AND SPECIES OF PLANTS REQUIRE DIFFERENT AMOUNTS OF SUPPLEMENTAL WATER BASED ON VARYING MICROCLIMATES CREATED BY THE URBAN ENVIRONMENT TO ACHIEVE A HEALTHY, VIABLE, LONG-TERM SURVIVABILITY RATE. An efficient, APPROPRIATE irrigation system will SUPPORT LONG-TERM PLANT HEALTH BY APPLYING THE RIGHT AMOUNT OF SUPPLEMENTAL WATER FOR OPTIMUM PLANT HEALTH AND ~~control~~ growth and reduce maintenance costs.

Amend Chapter 5, Section 507 Tab A.II.A.4 (Guidelines for Design Review – Site Design/Development – Open Space/Amenities) by amending paragraphs 4.1 and 4.2 to read as follows:

4. Open Space/Amenities.

- 4.1 Improved open spaces, plazas and courtyards should be SHADED A MINIMUM 50 PERCENT AND functional in terms of area, dimensions, location and amenities to promote safe human interaction. (P)

Rationale: SHADED ~~P~~pedestrian amenities help to encourage the use of public spaces. With respect to open space, bigger is not necessarily better. A series of small areas, each provided with amenities may foster more human interrelationship than a large monolithic space.

- 4.2 Usable public space should incorporate A MINIMUM OF 50 PERCENT shading through the use of TREES OR structures that provide shading, landscaping, or a combination of the two unless otherwise prohibited by site visibility triangles or other technical constraints. (P)

Rationale: SHADE IS NECESSARY FOR ~~P~~people are attracted to USE AND ENJOY public areas ~~with shade~~ during large portions of the year in Phoenix FOR THEIR HEALTH, SAFETY, AND WELFARE.

Amend Chapter 5, Section 507 Tab A.II.B.6 (Guidelines for Design Review – Building Design/Construction – Public Amenities/Environmental Protection) by amending paragraph 6.1 to read as follows:

6. Public Amenities/Environmental Protection.

- 6.1 PUBLIC AND PRIVATE ~~P~~pedestrian walkways and gathering areas should be shaded (minimum 50% at maturity) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND to encourage use. (P)

Rationale: The design of pedestrian routes and gathering areas, such as WALKWAYS, courtyards and plazas, should be designed with appropriate shading FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND to MITIGATE THE HEAT ISLAND EFFECT TO enhance the PEDESTRIAN environment ~~and the pedestrian experience.~~

Amend Chapter 5, Section 507 Tab A.II.C.1. (Guidelines for Design Review – Subdivision Design/Development – Streets/Circulation) by adding new paragraph 1.9 accordingly:

1. Streets/Circulation.

- 1.9 PUBLIC AND PRIVATE SIDEWALKS ADJACENT TO ARTERIAL AND COLLECTOR STREETS AND LOCATED WITHIN AND CONNECTING ALL COMMON OPEN SPACE TRACTS AND AMENITIES SHOULD BE SHADED A MINIMUM OF 50 PERCENT. (P)

RATIONALE: SHADED SIDEWALKS AND PEDESTRIAN WALKWAYS SHOULD BE DESIGNED WITH APPROPRIATE SHADING FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS THAT MITIGATES THE EXTREME SUMMER TEMPERATURES, AS WELL AS THE HEAT ISLAND EFFECT AND ENHANCES THE PEDESTRIAN ENVIRONMENT.

Amend Chapter 5, Section 507 Tab A.II.C.4 (Guidelines for Design Review – Subdivision Design/Development – Open Space/Amenities) by amending paragraphs 4.1 and 4.2 to read as follows:

4. Open Space/Amenities.

- 4.1 Large open space and retention areas (generally greater than 10,000 square feet) should be improved to include active and passive amenities (e.g. tot lot, ramada, tennis court, barbecues, large seating areas,

landscaping, etc.) AND A MINIMUM 50% VEGETATION. SEATING AREAS SHOULD BE SHADED BY STRUCTURES OR VEGETATION (50% AT MATURITY). (P)

Rationale: Different types of improvements will appeal to different segments of the resident population. To ensure long-term maintenance AND USE of open space areas, it is important to provide YEAR-ROUND amenities FOR THE HEALTH, SAFETY, AND WELFARE OF ALL RESIDENTS to MITIGATE THE EXTREME SUMMER TEMPERATURES, AS WELL AS THE HEAT ISLAND EFFECT, in which the homeowners association will maintain interest.

- 4.2 Open space and retention tracts/easements should be landscaped, accessible, safe and secure. Common retention may qualify for required common open space if it has a minimum area of 1000 square feet of level bottom with maximum side slopes of 4:1 and is properly landscaped as usable open space (minimum 50% vegetation). ANY PROPOSED SEATING AREAS SHOULD BE SHADED BY STRUCTURES OR VEGETATION (50% AT MATURITY). Streets (public and/or private) and required perimeter landscape setbacks will not count towards common open space. (P)

Rationale: Open space and retention areas that are accessible, and functional, AND PROVIDE YEAR-ROUND SHADED AMENITIES FOR THE HEALTH, SAFETY, AND WELFARE OF ALL RESIDENTS TO MITIGATE THE EXTREME SUMMER TEMPERATURES, AS WELL AS THE HEAT ISLAND EFFECT, are an amenity to the neighborhood. If feasible, open space should be centrally located in order to be accessible to as many residents as possible.

Amend Chapter 7, Section 703 (Landscaping, Fences and Walls) to add new subsection "E" as follows:

E. GENERAL LANDSCAPE STANDARDS AND REQUIREMENTS.

1. LANDSCAPE CONSERVATION AND SALVAGE AND TREE PROTECTION.

- a. ALL TREES, PLANTS AND CACTI ON SITE AND IN THE ABUTTING RIGHTS OF WAY MUST REMAIN IN PLACE IN A HEALTHY, STRUCTURALLY SOUND, AND VIABLE CONDITION, IN ACCORDANCE WITH APPROVED DEVELOPMENT REVIEW DOCUMENTS. REMOVAL OR DESTRUCTION OF LANDSCAPE MATERIALS INSTALLED IN ACCORDANCE WITH APPROVED

DEVELOPMENT REVIEW DOCUMENTS WILL BE CONSIDERED A VIOLATION OF THE ZONING ORDINANCE, EXCEPT WHEN IN COMPLIANCE WITH SECTION 703.E.1.B AND 1.C.

- b. NO TREES, PLANTS OR CACTI MAY BE REMOVED OR DESTROYED ON A PROPERTY WITHOUT FIRST OBTAINING A PLANT SALVAGE PERMIT FROM THE PLANNING AND DEVELOPMENT DEPARTMENT, EXCEPT AS FOLLOWS:
- (1) THE PLANNING AND DEVELOPMENT DEPARTMENT HAS EXPRESSLY STATED IN WRITING THAT A PLANT SALVAGE PLAN IS NOT REQUIRED FOR THE SITE AS PART OF THE APPROVED PRELIMINARY SITE PLAN OR PRELIMINARY PLAT APPROVAL DOCUMENTS, OR ON THE FINAL SITE PLAN IF A PRELIMINARY APPROVAL IS NOT REQUIRED; OR
 - (2) TREES, PLANTS OR CACTI TO BE REMOVED ARE LOCATED ON A SINGLE-FAMILY LOT HAVING ONE HOME OR DUPLEX; OR
 - (3) TREES, PLANTS OR CACTI TO BE REMOVED WERE DESTROYED BY A NATURAL CAUSE OR OTHER UNFORESEEN AND ACCIDENTAL INCIDENT; OR
 - (4) TREES, PLANTS OR CACTI REMOVED BY THE OWNER OR A PUBLIC UTILITY PROVIDER FOR THE PURPOSE OF MAINTAINING ELECTRIC TRANSMISSION OR DISTRIBUTION FACILITIES. UPON REQUEST, THE OWNER SHALL PROVIDE THE PLANNING AND DEVELOPMENT DEPARTMENT A WRITTEN EXPLANATION FROM THE PUBLIC UTILITY PROVIDER THAT THE REMOVAL IS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF THE ELECTRIC TRANSMISSION OR DISTRIBUTION FACILITIES.
- c. OWNERS OF PROPERTY MUST REPLACE TREES, PLANTS OR CACTI WITH LIKE KINDS AND SIZES OR EQUIVALENT AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT, IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS, AS FOLLOWS:

- (1) WHEN TREES, PLANTS AND CACTI WERE DESTROYED BY A NATURAL CAUSE OR OTHER UNFORESEEN AND ACCIDENTAL INCIDENT AND WERE REMOVED; OR
- (2) WHEN REMAIN/PROTECT IN PLACE AND SALVAGED TREES, PLANTS AND CACTI HAVE DIED, BEEN REMOVED OR DESTROYED.

UNLESS SPECIFICALLY AUTHORIZED BY THE PLANNING AND DEVELOPMENT DIRECTOR OR DESIGNEE, NO FINAL CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION WILL BE ISSUED PRIOR TO THE INSTALLATION OF THE LIKE KIND AND SIZE REPLACEMENTS IN ACCORDANCE WITH 507.K.4.

2. REQUIRED LANDSCAPE PLANS. LANDSCAPE PLANS ARE REQUIRED FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE APPLICABILITY REQUIREMENTS OF SECTIONS 507.B, I AND K. "LANDSCAPE PLANS" MAY REFER TO ANY OR ALL OF THE FOLLOWING PLANS: PLANT INVENTORY PLAN, PLANT SALVAGE AND TREE PROTECTION PLAN, AND/OR LANDSCAPE (INSTALLATION) PLAN. ALL PLANS MUST PROVIDE THE INFORMATION AND FORMAT REQUIRED ON CHECKLISTS PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND BE SEALED BY A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF ARIZONA.
 - a. **PLANT INVENTORY PLAN:** IDENTIFIES THE TYPES, SIZES, AND LOCATIONS OF ALL TREES, CACTI, AND PLANTS EXISTING ON THE SITE AND STATES THE PHYSICAL HEALTH AND CONDITION OF EACH AS DETERMINED BY A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF ARIZONA.
 - b. **PLANT SALVAGE AND TREE PROTECTION PLAN:** IDENTIFIES THE DISPOSITION OF ALL OF THE TREES, CACTI, AND PLANTS IDENTIFIED IN THE PLANT INVENTORY PLAN (I.E., "REMAIN/PROTECT IN PLACE", "SALVAGE", OR "DESTROY"), INCLUDING DETAILS OF THE PLANT NURSERY AND WATERING SYSTEM AND SCHEDULES FOR WATERING, PRUNING, FERTILIZATION, MONITORING AND INSPECTION TO BE PROVIDED FOR SALVAGED AND REMAIN/PROTECT IN PLACE PLANTS UNTIL FINAL COMPLETION. FOR ALL TREES, CACTI AND PLANTS THAT WILL REMAIN IN PLACE, THE PLAN WILL INCLUDE A DESCRIPTION OF HOW THE CRITICAL ROOT ZONES WILL BE PROTECTED DURING THE CONSTRUCTION PHASE, INCLUDING PROTECTIVE FENCING.

MINIMUM CRITICAL ROOT ZONES WILL BE DETERMINED ACCORDING TO THE CURRENT STANDARDS SET FORTH BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), THE SUSTAINABLE LANDSCAPE MANAGEMENT STANDARDS OF THE ARIZONA LANDSCAPE CONTRACTORS' ASSOCIATION, OR OTHER ACCEPTABLE SUSTAINABLE LANDSCAPE STANDARDS AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT.

- c. **LANDSCAPE (INSTALLATION) PLAN:** IDENTIFIES THE TYPES, SIZES, AND LOCATIONS OF ALL TREES, CACTI, AND PLANTS (INCLUDING THOSE TO REMAIN/PROTECT IN PLACE OR SALVAGED) TO BE INSTALLED ON THE SITE, ON DOCUMENTS SEALED BY A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF ARIZONA. LANDSCAPE PLANS ARE TO ALSO INCLUDE ALL LANDSCAPE MATERIALS, A MAINTENANCE SCHEDULE, IRRIGATION PLANS, PLUS OTHER INFORMATION AS MAY BE REQUIRED BY PLANNING AND DEVELOPMENT STAFF. PLANT MATERIAL SIZES AND SPECIFICATIONS MUST CONFORM TO THE STANDARDS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) OR THE ARIZONA NURSERY ASSOCIATION.

- (1) LANDSCAPE PLANS SHALL INCLUDE A MAINTENANCE SCHEDULE WHICH IDENTIFIES THE RECOMMENDED LANDSCAPE MAINTENANCE INCLUDING, BUT NOT LIMITED TO, WEEDS, ROCK MULCH, AND IRRIGATION. THE SCHEDULE SHALL IDENTIFY SEASONAL WATER APPLICATION RATES, TYPES AND METHODS OF FERTILIZATION, AND PRUNING, ETC. FOR EACH PLANT TYPE. ACCORDING TO THE CURRENT STANDARDS SET FORTH BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), THE SUSTAINABLE LANDSCAPE MANAGEMENT STANDARDS OF THE ARIZONA LANDSCAPE CONTRACTORS' ASSOCIATION, OR OTHER ACCEPTABLE STANDARDS AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT.

DEVIATIONS FOR PRUNING STANDARDS ARE PERMITTED WHEN DONE FOR THE PURPOSE OF MAINTAINING ELECTRIC TRANSMISSION OR DISTRIBUTION FACILITIES. UPON REQUEST, THE OWNER SHALL PROVIDE THE PLANNING AND DEVELOPMENT DEPARTMENT A WRITTEN

EXPLANATION FROM THE PUBLIC UTILITY PROVIDER
THAT THE PRUNING IS NECESSARY FOR THE
CONSTRUCTION, INSTALLATION, OPERATION, AND
MAINTENANCE OF THE ELECTRIC TRANSMISSION OR
DISTRIBUTION FACILITIES.
