

APPENDIX 3: LANDSCAPE MANAGEMENT PLAN (LMP)

When required by TMC 13.06.090B, a Landscape Management Plan (LMP) shall be submitted for developments that require Landscape Plans. Developments with less than 500 square feet of required landscape area are not required to submit a LMP. New Permanent Roadways that require less than 10 street trees do not require a LMP.

Landscape Management Plans shall address the following:

- Entity responsible for maintenance of the landscape during the establishment period (3 years following planting);
- A schedule of maintenance activities, including, but not limited to, pruning, watering, fertilization, control of Noxious Weeds and Nuisance Plants and replacement of dead and/or damaged plant materials;
- irrigation option(s) selection and maintenance schedule; and,
- inventory of trees to be filled out upon project completion and updated during the establishment period.

NOTE: this form is not required to be submitted, however, it is meant a guide to help management activities through the establishment period.

Before finalizing development plans, contact Planning and Development Services (PDS) at (253) 591-5030, or visit Planning and Development Services, located at 747 Market St., 3rd floor, to verify that all other applicable City codes have been met.

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Development Information	
Person responsible for maintenance, Name:	Number:
Location or address:	
Name of project:	Permit number:
Date of application:	Land use category:

1.0 REQUIRED LANDSCAPING TYPES

The required landscaping is to conform to specified landscape areas as defined by Tacoma Municipal Code 13.06.090B and Chapters 1 and 2 of the Urban Forest Manual. Check all of the Landscape Areas required for this development below as applicable

Landscaped Areas	
<input type="checkbox"/>	Overall Site Landscaping
<input type="checkbox"/>	Site Perimeter Landscaping
<input type="checkbox"/>	Landscaping Buffers
<input type="checkbox"/>	Street Trees
<input type="checkbox"/>	Parking Lot Landscaping
<input type="checkbox"/>	X District Front Yard and Foundation Landscaping

All landscape management tasks and activities shall be carried out in a manner to preserve the intended function(s) of the required landscaped area's intent as described in TMC 13.06.090B, and Volume 3, Chapters 1 and 2 of the Urban Forest Manual. Required Landscaped Areas must be continuously maintained in a healthy manner. Plants that die must be replaced one for one.

The intended functions of the required landscaping are as follows (check all that apply):

Overall Site:

The general intent of the landscaping across the entire site is to contribute to the aesthetic environment of the City; to provide green spaces that can support wildlife, such as birds, in the urban environment; help reduce stormwater runoff; filter pollution; buffer visual impacts of development and contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest.

All landscaped Areas must be maintained in a manner as to not degrade or negatively impact the landscape. Such negative impacts to the landscaping include, but are not limited to:

- excessive pruning of trees and shrubs such that it adversely affects the healthy living condition of the plant, significantly damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting;
- removal of required living plants;
- failure to replace dead plants one for one; and
- intentional planting of invasive species or noxious weeds as defined by the Pierce County Noxious Weed Control Board

Site Perimeter:

The intent of the site perimeter Landscaping is to grow a combination of trees, shrubs, and groundcover to provide visual relief and to enhance the aesthetic appearance of the site. When applicable, a Site Perimeter is required around the entire perimeter of the site.

Landscaping Buffers:

The intent of the landscaping buffers is to grow substantial vegetative screening to provide physical and visual separation between dissimilar districts to soften visual and aesthetic impacts. It is used in those instances where visual separation is required.

Street Trees:

Street Trees are intended to provide multiple benefits to include aesthetic appeal, traffic calming, environmental benefits, shading, visual buffering and noise separation from streets. Street Trees are applied as described in TMC 13.06.502 and the Urban Forest Manual.

Parking Lot:

The intent of Parking Lot Landscaping is to grow a combination of trees, shrubs, and groundcover to provide shade, storm water management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to parking and loading facilities or to similar paved areas.

X District Front Yard and Foundation Landscaping:

The intent of X District Front Yard and Foundation Landscaping is to grow a combination of shrubs and groundcover to soften the visual appearance of exposed foundations and building frontages in highly trafficked pedestrian areas.

2.0 LANDSCAPE MANAGEMENT SCHEDULE

For all of the required landscaping, indicate the month and year the planned management activity will be carried out.

*The year of the management activity is indicated by the number input into the cell, i.e. the number 2 is input into the cell if the management activity is to be carried out during year 2. Year 0 is the as-built year, and year 1 is the first growing season. In many cases, management activities will be carried out during multiple years, the cell should indicate all years when the management activity will be carried out.

Trees												
Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pruning:												
Crown Raising (for clearance)												
Crown Cleaning (removal of dead/ diseased/ dying branches)												
Structural Pruning (for healthy tree structure)												
Removal:												
dead/diseased/dying trees												

tree support (to be removed first year after planting)												
Inventory (Update):												
include # of trees to be replaced												
Replacement:												
dead/diseased/dying trees												

Shrubs												
Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pruning:												
for public safety / visibility												
dead / diseased / dying branches												
Removal:												
dead/diseased/dying shrubs												
selective thinning of overplanted areas												
Inventory (Update):												
include dead/diseased/dying shrubs to be replaced												
Replacement:												
dead/diseased/dying shrubs												

Groundcover												
Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pruning (Trimming):												
remove from beyond the face of curbs and sidewalks												
dead / diseased / damaged groundcovers												
Removal:												
dead/diseased/dying groundcovers												
selective thinning of overplanted areas												
Inventory (Update):												
include dead/diseased/dying groundcovers to be replaced												
Replacement:												

dead/diseased/dying groundcovers														
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Fertilization (if applicable): indicate frequency, and N-P-K content:

<input type="checkbox"/> weekly	<input type="checkbox"/> biweekly	<input type="checkbox"/> monthly	<input type="checkbox"/> bimonthly	<input type="checkbox"/> other
Nitrogen _____	Phosphorus ____	Potassium ____		

Weed Control: indicate frequency, mode of action or trade name:

<input type="checkbox"/> weekly	<input type="checkbox"/> biweekly	<input type="checkbox"/> monthly	<input type="checkbox"/> bimonthly	<input type="checkbox"/> other
mode of Action:		trade / common name:		

Mulch

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Add:												
2" thick layer in planters, tree wells, and planting beds												

*As-built Tree Inventory	Quantity in good health			Quantity to Replace
	species code	Year 1	Year 2	Year 3
existing trees retained:				
new trees planted:				

* During the Establishment Period, the As-built Tree Inventory shall be updated with the quantities of trees that have died and/or been damaged and need to be replaced.

3.0 LANDSCAPE MANAGEMENT AREAS

The landscape management areas section specifically outlines the type of landscape element, and any specialized management instructions that are not captured in the landscape management schedule.

These specialized management instructions include, but are not limited to:

- General site cleanup
- Plant species specific care practices (such as reduction of irrigation, pest management, maintaining single leaders on non-multi-stem trees, etc.)
- Landscaped Area specific care practices (such as Buffers, Perimeters, etc.)

Landscaping Element:

Specialized Management Instructions:

4.0 SPECIAL LANDSCAPE AREAS

The special landscape areas section includes specific maintenance instructions for specialized landscape features including but not limited to:

- Pervious paving
- Stormwater management features (such as rain gardens, swales, etc.)
- Raised planting beds
- ROW plantings (other than trees)
- Mitigation for wetlands and/or shorelines

Specialized Landscape Area:

Specialized Landscape Feature Instructions:

5.0 IRRIGATION OPTION(S) SELECTION AND MAINTENANCE SCHEDULE

Select one or more of the irrigation options listed below for all landscaping. If more than one irrigation option is selected, the required Landscape Plan must clearly demarcate which landscaping is to be irrigated using which irrigation option.

- Option 1: A permanent built-in irrigation system with automatic controller designed to provide sufficient water to ensure that all required Landscaped Areas survive the Establishment Period. The system design shall be prepared by a Registered Landscape Architect, certified landscape professional, certified professional horticulturalist, or irrigation specialist.
- Option 2: A temporary irrigation system with automatic controller designed to provide sufficient water to ensure that all required Landscaped Areas survive the Establishment Period. The system design shall be prepared by a Registered Landscape Architect, certified landscape professional, certified professional horticulturalist, or irrigation specialist.
- Option 3: Irrigation by hand. If this option is chosen, an inspection will be required once a year during the establishment period after the final inspection to ensure that the landscaped area(s) has become established. Inspection fees shall be paid in advance at the time of project application.

Irrigation Maintenance Schedule (Options 1 and 2)												
Management Activity	J.	F.	M.	A.	M.	J.	J.	A.	S.	O.	N.	D.
Spring Startup:												
open main valve												
test sprinkler heads												
set ET-based, seasonal, or weather-based manual or automatic programs												
Winterization:												
completely drain (blowout) pipes and sprinkler heads												
close valves and shut down automatic controllers												
System Monitoring:												
activate, monitor, and adjust irrigation settings and heads												

For all Irrigation Options, the following information is required. If irrigation information (frequency and duration) varies by Landscaped Area, indicate for all irrigation zones.

Irrigation: Duration (minutes) / Frequency

Zone 1: Duration: _____ minutes **Frequency:** (check below)

<input type="checkbox"/> More than once a day	<input type="checkbox"/> daily	<input type="checkbox"/> every other day	<input type="checkbox"/> 3 days a week	<input type="checkbox"/> weekly
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Zone 2: Duration: _____ minutes **Frequency:** (check below)

<input type="checkbox"/> More than once a day	<input type="checkbox"/> daily	<input type="checkbox"/> every other day	<input type="checkbox"/> 3 days a week	<input type="checkbox"/> weekly
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Zone 3: Duration: _____ minutes **Frequency:** (check below)

<input type="checkbox"/> More than once a day	<input type="checkbox"/> daily	<input type="checkbox"/> every other day	<input type="checkbox"/> 3 days a week	<input type="checkbox"/> weekly
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