

Chapter 6 Landscape Management Plans (LMPs)

Landscape Management Plans (LMPs) shall be submitted for all development proposals with landscape requirements including greater than 500 square feet of required landscape area or planting of 10 trees or more. Projects with less than 500 square feet of required landscaping and fewer than 10 trees are not required to submit a LMP. LMPs may be incorporated into another maintenance plan, such as an overall site maintenance plan, if applicable. When required, Landscape Management Plans shall be prepared by a Registered Landscape Architect, Certified Landscape Technician, Certified Arborist, or Certified Professional Horticulturalist, unless otherwise approved by the City, and shall be submitted in a form specified by the City.

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: It is intended that all plants installed in the required landscaped areas will reach their full mature size. Pruning that adversely affects the healthy living condition of the plant, significantly damages the natural growing form of the plant, eliminates or significantly reduces the plant function will be considered removal, and is subject to enforcement provisions in TMC 13.06.090B, 13.05.150, and TMC 9.20, including, but not limited to, fines and plant replacement.

Refer to Appendix 3 for an approved Sample Landscape Management Plan template.

Note: Per the City of Tacoma Stormwater Management Manual, facilities that manage stormwater are required to have Operations and Maintenance (O&M) Manuals. This information does not need to be recreated as part of the LMP, but rather should be reference the O&M Manual for the facility and where the O&M Manual can be found.

6.1 Irrigation Option(s) Selection and Maintenance Schedule

One or more of the irrigation options listed below must be selected for all required landscaping, per TMC 13.06.090B. If more than one irrigation option is selected, the required Landscape Plan must clearly demarcate where landscaping is to be irrigated and which irrigation option is proposed for each area.

- Option 1: A permanent built-in irrigation system with automatic controller designed to provide sufficient water to ensure that all required landscaping survives through the establishment period. The system design shall be prepared by a Registered Landscape Architect, Certified Landscape Technician, 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 landscaping survives through the establishment period. After the establishment period, temporary irrigation systems may be abandoned or removed if removal will not damage the established plants. The irrigation system design shall be prepared by a Registered Landscape Architect, Certified Landscape Technician, Certified Professional Horticulturalist, or irrigation specialist.
- Option 3: Irrigation by hand. If this option is chosen, an inspection may be required once a year during the three-year establishment period, after the final construction inspection, to ensure that the vegetation in the Landscaped Area(s) is in good health. If it is deemed that the required vegetation is not in good health including conditions such as excessive pruning, death or damage to the natural growing form of the plant, or significant reduction of the plant function, provisions in TMC 13.06.090B and 13.05.150 enforcement including, but not limited to, fines and plant replacement may be enacted.

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