

**St. Charles Borromeo Parish  
Administration Building  
Landscape Management Plan**

**Prepared for:**

**St. Charles Borromeo Parish  
7112 South 12<sup>th</sup> Street  
Tacoma, Washington 98465**

**Contact: Mr. Michael McDermott  
Phone: (253) 564-5785**

**Prepared by:**

**Sitts & Hill Engineers, Inc.  
4815 Center Street  
Tacoma, Washington 98409**

**Phone: (253) 474-9449  
Contact: Ray Johnson, RLA, ASLA**

**Date: March, 2024**

**Project Number 20,126**

Approved 07/17/2024  
Site Development  
SDEV24-0120

City of Tacoma  
Reviewed for Code Compliance

# **St. Charles Borromeo Parish Administration Building Landscape Management Plan**

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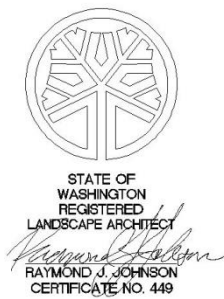
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**March, 2024**

**Job Number 20,126**

I hereby state that this Landscape Management Plan for the St. Charles Borromeo Parish Administration Building project located at 7112 South 12<sup>th</sup> Street, Tacoma, WA has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community for professional landscape architect. I understand that the City of Tacoma does not and will not assume liability for the sufficiency, suitability, or performance of landscape management plan prepared by me.



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**Landscape Maintenance Management Plan**

St. Charles Borromeo Parish Admin. Building  
7112 S. 12th Street, Tacoma, WA.

Person Responsible: Michael McDermott

Phone: (253) 564-5785

Permit Number: SDEV XX-XXXX

Land use category: Residential One Family Dwelling (R-2)  
Church and School W/ Conditional Use

**1.0 REQUIRED LANDSCAPING TYPES**

| Landscaped Areas                               |   |
|--|---|
| Overall Site Landscaping                       | X |
| Site Perimeter Landscaping                     |   |
| Street Trees                                   |   |
| Parking Lot Landscaping                        | X |
| District Front Yard and Foundation Landscaping |   |
| Other (Describe Below)                         |   |
|  |   |
|  |   |

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**2.0 LANDSCAPE MANAGEMENT SCHEDULE**

**TREES**

| Management Activity       | J   | F   | M   | A | M | J | J | A | S | O   | N | D |
|---------------------------|-----|-----|-----|---|---|---|---|---|---|-----|---|---|
| <b>Pruning:</b>           |     |     |     |   |   |   |   |   |   |     |   |   |
| Crown Raising             | 2   | 2   | 2   |   |   |   |   |   |   |     |   |   |
| Crown Cleaning            | 2   | 2   | 2   |   |   |   |   |   |   |     |   |   |
| Structural Pruning        | 2   | 2   | X   |   |   |   |   |   |   |     |   |   |
| <b>Removal:</b>           |     |     |     |   |   |   |   |   |   |     |   |   |
| dead/diseased/dying trees | 2   | 2   | X   |   |   |   |   |   |   | 2   |   |   |
| tree support              | 2   | 2   |     |   |   |   |   |   |   |     |   |   |
| <b>Inventory (Update)</b> |     |     |     |   |   |   |   |   |   |     |   |   |
| (include # of trees       | 1,2 | 1,2 | 1,2 |   |   |   |   |   |   | 1,2 |   |   |
|                           | 1,2 | 1,2 |     |   |   |   |   |   |   | 1,2 |   |   |
|                           |     | 1,2 | 1,2 |   |   |   |   |   |   |     |   |   |

**SHRUBS**

| Management Activity                                   | J   | F   | M   | A   | M | J | J | A | S | O   | N | D |
|---|-----|-----|-----|-----|---|---|---|---|---|-----|---|---|
| <b>Pruning:</b>                                       |     |     |     |     |   |   |   |   |   |     |   |   |
| for public safety/visibility                          | 2   | 2   |     |     |   |   |   |   |   |     |   |   |
| dead/diseased/dying branches                          | 2   | 2   |     |     |   |   |   |   |   |     |   |   |
| <b>Removal:</b>                                       |     |     |     |     |   |   |   |   |   |     |   |   |
| dead/diseased/dying shrubs                            | 1,2 | 1,2 |     |     |   |   |   |   |   | 1,2 |   |   |
| selective thinning of<br>overplanted areas            | 2   | 2   |     |     |   |   |   |   |   |     |   |   |
| <b>Inventory Update:</b>                              |     |     |     |     |   |   |   |   |   |     |   |   |
| include dead/diseased/<br>dying shrubs to be replaced | 1,2 | 1,2 |     |     |   |   |   |   |   | 1,2 |   |   |
|   |     |     |     |     |   |   |   |   |   |     |   |   |
| <b>Replacement:</b>                                   |     |     |     |     |   |   |   |   |   |     |   |   |
| dead/diseased/dying shrubs                            |     |     | 1,2 | 1,2 |   |   |   |   |   | 1,2 |   |   |

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**2.0 LANDSCAPE MANAGEMENT SCHEDULE (continued)**

0=first year, 1=second year,2=third year

**GROUNDCOVER**

| Management Activity                                      |     | J   | F   | M   | A   | M | J | J | A | S | O   | N | D |
|--|-----|-----|-----|-----|-----|---|---|---|---|---|-----|---|---|
| <b>Pruning (Trimming):</b>                               |     |     |     |     |     |   |   |   |   |   |     |   |   |
| remove from beyond the face of curbs and sidewalks       |     | 2   | 2   |     |     |   |   |   |   |   |     |   |   |
| dead/diseased/damaged groundcovers                       |     | 2   | X   |     |     |   |   |   |   |   |     |   |   |
| <b>Removal:</b>  |     |     |     |     |     |   |   |   |   |   |     |   |   |
| dead/diseased/damaged groundcovers                       |     | 1,2 |     |     |     |   |   |   |   |   | 1,2 |   |   |
| selective thinning of overplanted areas                  |     |     | 1,2 | 1,2 |     |   |   |   |   |   | 1,2 |   |   |
| <b>Inventory Update:</b>                                 |     |     |     |     |     |   |   |   |   |   |     |   |   |
| Include dead/diseased/damage groundcovers to be replaced |     |     | 1,2 | 1,2 |     |   |   |   |   |   | 1,2 |   |   |
| <b>Replacement:</b>                                      |     |     |     |     |     |   |   |   |   |   |     |   |   |
| dead/diseased/damaged groundcovers                       |     |     |     | 1,2 | 1,2 |   |   |   |   |   | 1,2 |   |   |
| <b>Fertilization: NPK</b>                                |     |     |     |     |     |   |   |   |   |   |     |   |   |
| Nitrogen   | 10  |     |     |     |     |   |   |   |   |   |     |   |   |
| Phosphorus   | 20  |     |     |     |     |   |   |   |   |   |     |   |   |
| Potassium  | 20  |     |     |     |     |   |   |   |   |   |     |   |   |
| weekly   |     |     |     |     |     |   |   |   |   |   |     |   |   |
| biweekly   |     |     |     |     |     |   |   |   |   |   |     |   |   |
| monthly  |     |     |     |     |     |   |   |   |   |   |     |   |   |
| bimonthly  |     |     |     |     |     |   |   |   |   |   |     |   |   |
| yearly   | 1,2 |     |     |     |     |   |   |   |   |   |     |   |   |
| <b>Mulch</b>   |     |     |     |     |     |   |   |   |   |   |     |   |   |
| Management Activity                                      |     | J   | F   | M   | A   | M | J | J | A | S | O   | N | D |
| 2" layer in planting beds                                |     |     | 1,2 | 1,2 | 1,2 |   |   |   |   |   |     |   |   |

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**2.0 LANDSCAPE MANAGEMENT SCHEDULE (continued)**

| As-built Tree Inventory         |              | Quantity in good health |        |        | Quantity to Replace |
|---------------------------------|--------------|-------------------------|--------|--------|---------------------|
|                                 | species code | Year 1                  | Year 2 | Year 3 |                     |
| <b>existing trees retained:</b> |              |                         |        |        |                     |
| None                            |              |                         |        |        |                     |
|                                 |              |                         |        |        |                     |
|                                 |              |                         |        |        |                     |
|                                 |              |                         |        |        |                     |
|                                 |              |                         |        |        |                     |
| <b>new trees planted</b>        |              |                         |        |        |                     |
| Princeton Sentry Ginkgo         | G            |                         |        |        |                     |
| Emeral Green Arborvitae         | EGA          |                         |        |        |                     |
|                                 |              |                         |        |        |                     |
|                                 |              |                         |        |        |                     |
|                                 |              |                         |        |        |                     |

\*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.

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### **3.0 LANDSCAPE MANAGEMENT AREAS**

#### **General Landscape Elements:**

1. Keep planting bed areas clean of garbage and debris. Police on a monthly basis.
2. Do not store equipment or materials within planting beds.
3. Monitor plantings for health, diseases and damage on a monthly basis.
4. Remove fallen tree leaves on a weekly basis from planting beds and adjacent paved areas.
5. Utilize integrated pest management procedures on site. Minimize use of chemical pesticides. If necessary, obtain services of licensed applicator.
6. Hand weed planting beds. Monitor on a weekly basis from March through November. Avoid using herbicides such as roundup, casaron or other weed killers.
7. Prune trees to encourage a strong central leader.

#### **Turfgrass Areas:**

1. Not applicable.

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**5.0 IRRIGATION OPTION(S) SELECTION AND MAINTENANCE SCHEDULE**

Contractor Design/Build Irrigation System

Option 1: Permanent Built-in Irrigation System with Automatic Controller

Applicable Zones-All zones.

Option 2: Temporary built-in Irrigation System with Automatic Controller. Through first full growing season. As needed thereafter.

Applicable Zones-All zones.

Option 3: Irrigation by hand.

All planting areas.

|  | J | F | M | A | M | J | J | A | S | O | N | D |
|--|---|---|---|---|---|---|---|---|---|---|---|---|
| <b>open main valve</b>   |   |   |   |   |   |   |   |   |   |   |   |   |
| test sprinkler heads   |   |   |   | X |   |   |   |   |   |   |   |   |
| <b>set ET-based, seasonal, or weather-based manual or automatic programs</b> |   |   |   |   |   |   |   |   |   |   |   |   |
|  |   |   |   | X |   |   |   |   |   |   |   |   |
| <b>Winterization:</b>  |   |   |   |   |   |   |   |   |   |   |   |   |
| complete drain system  |   |   |   |   |   |   |   |   |   | X |   |   |
| close valves and shut down controller  |   |   |   |   |   |   |   |   |   | X |   |   |
| <b>System Monitoring</b>   |   |   |   |   |   |   |   |   |   |   |   |   |
| activate, monitor, and adjust settings and heads                             |   |   |   | X | X | X | X | X | X |   |   |   |

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**5.0 IRRIGATION OPTION(S) SELECTION AND MAINTENANCE SCHEDULE (continued)**

**Contractor Design/Buildsystem**

**Year 1 & 2-Contractor/Owner to fill out zone, type, duration, frequency in chart below.**

| Zone | Type  | Duration   | Frequency       | General:  |
|------|-------|------------|-----------------|---|
|      | Lawn  | N/A        | N/A             | 1. System includes rain sensor.<br>2. Adjustments to duration and frequency may need to be made dependent upon dry season weather conditions and exposure (sun and shade).<br>3. Bio-retention Cells and Native Shoreline Marine Buffer Plantings may need supplemental watering dependent on weather conditions and whether planting has had on full growing season for plant establishment. |
|      | Shrub | 10 minutes | every other day |   |
|      |       |            |                 |   |
|      |       |            |                 |   |
|      |       |            |                 |   |
|      |       |            |                 |   |
|      |       |            |                 |   |
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