

Landscape Maintenance Plan for HASCO 200th St Apartments

Form and Foliar Landscape Architecture

Purpose

This Landscape Maintenance Plan establishes performance standards and maintenance practices necessary to support successful plant establishment and long-term landscape health. The intent is to maintain a resilient, attractive, and low-maintenance landscape across building edges, parking areas, circulation routes, and shared community spaces. The landscape is designed to be durable and low-maintenance, with no turf areas or formal hedges proposed.

All landscaped areas shall be maintained in a clean, safe, and healthy condition in perpetuity.

Guiding Principles for Long-Term Landscape Health

- Use **wood chip mulch only**; bark products are not good for plants.
 - Irrigate **deeply and infrequently** to encourage healthy root systems.
 - Maintain trees and shrubs in their **natural form**; avoid shearing.
 - Establish strong tree structure through **early, selective pruning**.
 - Remove weeds promptly, before they become established.
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Routine Maintenance Activities (Year-Round)

Site Cleanliness

- Remove litter, debris, and fallen branches from landscaped and hardscape areas.
- Sweep sidewalks, plazas, parking areas, and circulation routes.
- Frequency: **Weekly**, and as needed after storm events or heavy use.

Weed Management

- Keep all planting beds free of weeds.
- Remove noxious weeds in accordance with state and local regulations.
- Hand removal is preferred; chemical controls only when necessary.
- Frequency: **Bi-weekly during the growing season**, as needed otherwise.

Plant Health & Replacement

- Monitor all plant material for signs of stress, decline, or failure.
- Replace dead or dying plant material with similar species and size, unless otherwise approved.
- Replacement timing to align with appropriate planting seasons (spring or fall).

Irrigation System Maintenance

- Inspect irrigation system regularly for leaks, broken components, or misaligned heads.
 - Adjust irrigation schedules seasonally to respond to weather and plant needs.
 - Perform system start-up in spring and blow-out/shutdown prior to freezing conditions.
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Seasonal Maintenance Guidelines

Spring (March–May) | Establishment & Assessment

- Activate irrigation system; inspect and repair as needed.
- Lightly rake planting beds to remove debris and redistribute mulch.
- Maintain a minimum **3" mulch depth** to support soil moisture and weed suppression.
- Remove noxious weeds as identified.
- Replace winter-damaged or failed plant material as needed.

Summer (May–August) | Monitoring & Protection

- Continue regular litter removal and sweeping.
- Weed planting beds regularly to reduce competition for water.
- Prune shrubs only where encroaching on walkways, buildings, or site features.
- Avoid plant replacement during peak summer heat; defer to fall or spring.
- After Year 1, conduct structural pruning of trees by a certified arborist.

Fall (September–November) | Renewal & Preparation

- Continue routine cleaning and weeding.
- Inspect and repair irrigation system as needed.
- Replace dead or declining plant material.
- After Year 3, selectively thin overplanted shrub and groundcover areas.
- Cut back grasses and perennials as appropriate.
- Apply wood chip mulch at approximately **2" depth**.
- Shut down and winterize irrigation system.

Winter (November–February) | Dormant Care

- Continue litter removal and sweeping as needed.
 - Remove debris from planting beds without disturbing mulch.
 - After Year 1, continue structural pruning for tree health.
 - After Year 2, perform crown raising where needed to maintain pedestrian, vehicular, and sightline clearances. Tree branches must be trimmed to provide a minimum of six feet of clearance measured from the ground to the branch to prevent sight and pedestrian obstructions. Tree branches must be trimmed to provide eight feet of clearance when overhanging vehicular use areas.
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General Notes

- All maintenance shall follow industry best practices and applicable regulations.
- Landscaped areas shall be maintained to prevent erosion, safety hazards, and visibility issues.
- Any damaged landscape elements shall be repaired or replaced promptly.