



January 10, 2024

## **LANDSCAPE MAINTENANCE PLAN**

Wave Pond Motel – AP 116NW Lot 13, Aquidneck and Wave Avenue, Middletown, RI

The following maintenance plan is based on the planting plans provided by VDH dated October 9, 2023.

### **Spring Clean-up**

Mechanically thatch all ornamental lawn areas, remove debris throughout the landscape, weed all garden beds, edge all previously edged garden beds, cutback remaining perennials, clear all hardscapes of debris, and prune any broken or winter damaged branches. All debris generated to be removed and disposed of offsite or a designated area on site.

### **Leaf Mulch Installation**

Furnish and install a composted leaf mulch blend, or approved equal, to previously mulched garden beds.

### **Lawn Mowing**

Weekly mowing and trimming of all ornamental lawn areas to a height of 2.5-4" during growing season. All hardscapes and garden beds blown free of debris. All debris generated to be removed and disposed of offsite. Weekly mowing typically would begin the end of April or beginning of May and extends to the middle or end of October. In dry weather, lawn mowing may be at a reduced level, however reduced mowing can increase presence of weed in the lawn and increase stress on the plant. Raising the cut during this period is suggested.

### **Seasonal Pruning**

Pruning of shrubs and small ornamental trees at the appropriate time during the growing season. This will typically occur in June through August. Flowering shrubs that need pruning should be pruned within 2 weeks after blooming. Pruning of material will be completed based on normal growth habits of the plant unless previously discussed or requested. All debris generated to be removed and disposed of offsite, or a designated area on site.

### **Fall Cleanup**

Removal of leaf debris within ornamental lawn areas and garden beds. Light leaf removal can be completed with each of the early fall mows. Full leaf cleanups generally occur every 2-3 weeks typically starting in early November and extend through mid-December.

### **Plant Maintenance**

#### **Quercus x warei Nadler PP17.604**

General requirements are planting in soil with good drainage and full sun. Resistant to diseases, specifically powdery mildew, drought, and salt. Minimal pruning required at the end of the summer or early fall.

#### **Liquidambar styraciflua 'Slender Silhouette'**

General requirements are plant in full sun with moist, well - drained soil. It is drought tolerant as it matures and will benefit from mulching to retain moisture. Prune annually to maintain shape in Fall or early spring.

**Pinus parviflora 'Glauca'**

The general requirements are full sun and well – drained soil. It is fairly drought tolerant once established, and tolerant of salt spray. Thrives when deep watered in rich fertile soil. Fertilize early spring and requires minimal pruning.

**Thuja occidentalis 'North Pole'**

Low maintenance. Pruning may only be necessary to shape the plant and should be performed in the summer. Apply a controlled release fertilizer in spring. Tolerant and adaptable to full sun.

**Hydrangea paniculata 'Bobo'**

Little pruning is required and should be avoided, except for the removal of fallen foliage at the end of the season to avoid disease. If planted in poor soil, apply light fertilizer in spring. Thrives with 1” of water per week.

**Hydrangea macro. 'Let's Dance'**

Low maintenance reblooming hydrangea. Blooms on old and new wood. Requires part sun to full sun, well drained, fertile soil. Best to avoid pruning unless plant is damaged from winter weather, then prune in spring when it is clear where the new growth is emerging. Apply a granular fertilizer in early spring and again in late spring to encourage flowering. Fertilizing should be avoided after mid-summer, which may interfere with the plant going dormant.

**Hydrangea quercifolia 'Sikes Dwarf'**

Moist to average, well – drained soil. Prefers part sun to shade. Prune only if needed immediately after flowering or for winter damage in early spring.

**Ilex glabra 'Shamrock'**

During the first year, water regularly and deeply. Soil should be well drained. Apply fertilizer before new growth appears in the spring. Pruning is not necessary, but it can be trimmed to shape.

**Calmagrostis 'Karl Foerster'**

Cut back to 1/3 of the plant in early spring, most growth will occur before temperatures begin to exceed 75°. Water normally. Fertilizer is not necessary, provided mulch is used around the root zones.

**Liriope muscari**

Grows well in partial shade but can tolerate full sun or full shade. Drought tolerant, once established. Prefers well – drained soil. Fertilize in the early spring with a slow release fertilizer such as 10-10-10.

**Pennisetum alopecuroides 'Hameln'**

Plants prefer moist, well-draining soils and are often drought-tolerant once established. They are generally rabbit and deer resistant. Require yearly pruning in the early spring but are generally low maintenance.

**Plant Health Care Applications:****Deer Repellent Application**

Spray application to better control deer browsing on applicable plant material. 12 applications are recommended throughout applicable time periods of the growing and dormant season are necessary for acceptable control. Additional spray applications can be completed if needed.

**Deep Root Fertilizer Application**

Deep root fertilizer is a soil drench/root injection which is performed in late fall. This allows the tree to store up the nutrients before going dormant, which helps increase vigor and overall plant health the following spring. Primarily target ornamental and focal trees on the property.

### **Anti-Desiccant Application**

Foliar application of anti-desiccant completed in late fall on broadleaf evergreen trees and shrubs to help prevent moisture loss and desiccation through harsh winter conditions.

### **Ornamental Turf Maintenance**

#### **Applications**

6 applications of lawn treatments based on the following:

**Early Spring** - Application of balanced fertilizer with crabgrass pre-emergent and weed control.

**Grub Preventative** - Environmentally responsible application performed in Spring. Application has no toxicity to birds and pollinators and prevents grubs that feed on grass roots later in the season.

**Late Spring** - Application of a controlled release fertilizer with iron and micro-nutrients

**Mid-Summer** - Application of a slow-release fertilizer with humates and micro-nutrients for soil health, post emergent weed and crabgrass control as necessary.

**Early Fall** - Application of controlled release fertilizer with amendments for soil health to encourage fall seeding germination.

**Late Fall** - A heavy application of a slow-release fertilizer rich in potassium to strengthen new grass roots in preparation for winter dormancy.

**\*Lime** - Application of either calcitic or dolomitic limestone to manage soil pH and allow soil to process water and nutrients more efficiently. Application necessity and associated cost dependent on results as dictated by the results of a soil test.

All treatments should be applied by a licensed applicator and with utmost care to prevent chemical runoff from the specific application area and into public drains, water sources, and other non-site properties.

#### **Aeration**

Core aeration of all turf areas to reduce compaction and enable better root development for a denser lawn.

#### **Irrigation Maintenance**

##### **Spring Start Up**

Irrigation systems start up includes opening all water sources, testing back flow for any winter damage, testing, and adjusting of all zones and water features if included, programming the controller for a spring schedule if necessary, and completing necessary repairs.

##### **Repairs & Additions**

Repairs, additions, or mechanical adjustments during the growing season as needed. Adjustments will be made to heads and run times to help optimize water to plant materials and lawns.

##### **Winterization**

Winterization of all irrigation components completed with compressed air. Irrigation controller will be deactivated and turned to the off position for the winter.