



July 8, 2024

LANDSCAPE MAINTENANCE PLAN

Coddington Cove Commons – 300 Coddington Highway, Middletown, RI

The following maintenance plan is based on the planting plans provided by VDH dated July 7, 2024.

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 Health Care Maintenance

Acer rubrum 'Frank JR'

General requirements are planting in soil with good drainage, full sun for best autumn color, abstain from fertilizing unless the tree displays a lack of vigor, and perform minimal pruning at the end of the summer or early fall.

Amelanchier 'Autumn Brilliance'

General requirements are a medium amount of water throughout the season, add compost when planting, and prune the tree after bloom or late winter or early spring before new leaves emerge.

Quercus palustris

Provide moist but well drained soil, tolerant of drought conditions and poorly drained soils once established. Thrives in full sun to part shade. Typically, does not require fertilizer unless leaves are slow or yellow. Remove dead, diseased, damaged, or misplaced branches in late winter or early spring.

Cryptomeria Japonica 'Yoshino'

Prefer full sun, sheltered from harsh winds, on well-drained, moist, acid soil. Should be protected from winter winds.

Juniperus Virg. 'Cupressifolia'

Prefers full sun and regular - low water. Drought tolerant once established and adapts well to various soil conditions.

Pinus Flexilis 'Vanderwolf's Pyramid'

It is tolerant of partial shade but prefers full sun and well-drained soil. Once it is established, the pine can adapt to dry soils.

Thuja X 'Green Giant'

Performs best in full sun but can tolerate shade. They are highly adaptable to most soil types, though they prefer moist, well-drained soil. Water newly planted trees 2-3 times a week for the first few months after planting.

Clethra alnifolia 'Hummingbird'

Water regularly, especially during the first growing season. Once the roots become established, the bush is somewhat drought tolerant, but avoid letting the soil dry out completely. Little pruning is required and should be avoided, except for the removal of fallen foliage at the end of the season to avoid disease.

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.

Pennisetum alopecuroides 'Hameln'

Prefers full sun and is adaptable to both dry and moist growing conditions but avoid standing water. It is drought-tolerant and is not particular as to soil type or pH.

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.