



February 19, 2024

LANDSCAPE MAINTENANCE PLAN

Wyndam – John Clarke Road + Valley Road, Middletown, RI

The following maintenance plan is based on the planting plans provided by VDH dated February 19, 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 Maintenance

Acer griseum

General requirements are planting in full sun to part shade, prefers moist, well-drained soils. Intolerant of drought. Periodically prune to remove any dead, diseased, or damaged, as the tree enters dormancy in late fall or early winter.

Acer rubrum 'October Glory'

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.

Nyssa sylvatica 'Wildfire'

Provide average to moist but well drained soil with an acidic neutral soil pH. Thrives in full sun to part shade. Remove dead, diseased, damaged, or misplaced branches in late winter or early spring. Generally, pest and disease free.

Shrubs

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.

Ornamental grasses

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.

Perennials

Perennials prefer soil that is well drained with good fertility and a pH of 6.0 to 7.0. Water new plants immediately after planting and regularly until established. Two inches of natural shredded mulch or leaf compost should be applied in the late spring to conserve water, reduce weeds, and keep soil temperature cool. Fertilize in late spring with a 10-10-10 or 5-10-5. Cut back plants in late spring before new growth emerges.

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.

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.