

November 12, 2024

## **LANDSCAPE MAINTENANCE PLAN FOR:**

985 Aquidneck Ave, Middletown RI.

### **Provided by Trademark Properties, LLC, property manager for Seascope Holdings LLC (owner)**

The following maintenance plan is based on the existing maintenance plan in place for the commercial property at 985 Aquidneck Ave. The only proposed change to the existing landscaping is to replace a gravel area to the north of the proposed building with loam and additional lawn area (sod/turf to be installed when weather permits)

#### **Spring Clean-up**

Mechanically thatch all turf 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 paving of debris, and prune any broken or winter damaged branches. All debris generated to be removed and disposed of offsite.

#### **Leaf Mulch Installation**

Furnish and install wood mulch to previously mulched garden beds.

#### **Lawn Mowing**

Weekly mowing and trimming of all turf areas to a height of 2.5-4" during growing season.

All hardscapes/paving 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 frequency.

#### **Monthly maintenance of garden beds**

Fertilization of perennials and/or small shrubs, dead heading flowers, light aesthetic pruning of hedges to maintain shape, weed management, water management of landscaped areas, policing of landscaped areas to clean recently fallen debris (particularly at the roadside of Aquidneck Ave), pest and disease monitoring, and fall cutbacks of perennials as necessary. Any plant losses or materials in the existing design are promptly replaced unless there is an acceptable extenuating circumstance or unless the filling in of other existing plants in the plan make replacement unnecessary. Garden bed maintenance generally begins in the end of April or the beginning of May and extends to the middle or end of October with

additional time spent in late fall for perennial cutbacks. General maintenance outlined here is performed monthly or as necessary to keep the beds properly maintained.

*Chemical applications for weed control are applied monthly by a licensed applicator.*

### **Seasonal Pruning**

Pruning of shrubs, privet hedges, and small ornamental trees are performed at the appropriate time during the growing season at the recommendation of the landscape contractor. This will typically occur in June through August. 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.

### **Fall Cleanup**

Removal of leaf debris within turf areas and garden beds. Full leaf cleanups generally occur every 2-3 weeks typically starting in early November and extend through mid-December, as weather dictates.

### **Turf Maintenance Schedule:**

*Chemical 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.

*All treatments are 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.