

DEVELOPMENT PLAN REVIEW SET JULY 29, 2021  
NEWPORT NATIONAL GOLF CLUB WEST COURSE  
MIDDLETOWN, RHODE ISLAND

Supporting Documents Volume III

Newport Water Approval Letter and Marked Plan

200 Foot Abutters List

Municipal Lien Certificate

RI Department of State Corporate Certificate of Good Standing

Landscape Maintenance Plan



Newport Water Approval Letter and Marked Plan





THE CITY OF NEWPORT, RHODE ISLAND - AMERICA'S FIRST RESORT

DEPARTMENT OF UTILITIES

Julia A. Forgue, PE  
Director

July 1, 2021

Kevin DeMers, PE  
DiPrete Engineering  
90 Broadway  
Newport, Rhode Island 02840

RE: Newport National Water Main Extension  
Wyatt Road  
Middletown, Rhode Island

Dear Mr. DeMers,

Please be advised that the Newport Water Division has reviewed the above-referenced Water Main Extension submitted on June 11, 2021. The proposed water main extension is approved subject to the modifications as detailed on the attached REDLINED plan, Sheet 2 Of 5. Modifications from the plan are not permitted without prior approval from the Newport Water Division. Any modifications completed without approval are at your own risk and may not be accepted by the Newport Water Division. Individual service applications are required in order to establish water service after acceptance of the water main extension. A Pre- Construction Meeting with the Contractor is required prior to start of any construction of the water main extension. All work associated with the water main extension shall be inspected and approved by staff from the Newport Water Division.

The plan is generally consistent with the City standards and is subject to the following conditions:

1. The plans have been redlined to add two (2) inline valves, at Station 7+50 and 14+20. Valves are provided to minimize inconvenience and sanitary hazards during repairs and/or future extensions.
2. All materials including pipe, fittings, valves and other related appurtenances shall conform to the latest standards issued by the ASTM, AWWA and ANSI/NSF, where such standards exist.
3. Installation of all water conveyances, mains, pipes or lines shall be in accordance with the Ductile Iron Pipe Research Association's installation manual and ANSI/AWWA C600 and all other requirements of NWD.
4. The proposed ductile iron pipe shall be manufactured by US Pipe and Foundry Company, Atlantic States Cast Iron Pipe Co or approved equal. All pipes shall be Class 52 and conform

to AWWA C150 and C151. The inside of the pipe shall be given a cement lining and asphaltic seal coat in accordance with AWWA Standard C104.

5. The water main extension shall be at least ten feet (10') horizontally away from any sanitary sewer service. In cases where the water service must cross above the sanitary sewer service, there shall be at least eighteen inches (18") clear vertical separation. **In no case shall the water main be installed below the sanitary sewer service.**
6. Underground – Type Line Markers shall be standard permanent detection tape, bright colored, continuous-printed polyethylene tape with a metallic core for easy detection of underground installations, intended for direct burial service. *Underground – Type Line Markers for Piping are required on installation of all piping.*
7. All Resilient seat, wedge type gate valves shall be manufactured to meet all applicable requirements of AWWA C509, in addition to the following design standards:
  - a) The resilient seating mechanism shall provide zero leakage at 200 psi working pressure when installed with line flow in either direction.
  - b) Valves shall be rated for a working pressure of 250 psi and a test pressure of 500 psi.
  - c) Valves shall open right and an arrow shall be cast in a standard 2-inch square-operating nut.
  - d) Valve bodies shall be of ductile iron and shall have non- rising threaded bronze stems acting through a bronze stem nut.
  - e) Opening nuts shall be 2 inches square and shall open as specified above. All buried valves shall have mechanical joint ends.
  - f) Valve wedges shall be of cast iron with resilient seating surfaces permanently bonded to the wedges in strict accordance with ASTM D429 or attached to the face of the wedges with stainless steel screws.
  - g) Each valve shall have a smooth, unobstructed water way equal to or greater than the full nominal diameter of the valve free from sediment pockets. Valves shall have low friction, torque-reduction thrust bearings.
  - h) All O-rings and gaskets shall be removable without taking the valves out of service.
  - i) A non-toxic fusion-bonded epoxy coating, minimum thickness of 8mils, which is safe for potable water shall be applied to exterior and interior valve surfaces in accordance with AWWA C550.
  - j) For purposes of standardization, resilient seat gate valves shall be as manufactured by M&H Valve Co., US Pipe, or Mueller Co.
8. The valves epoxy coating must be undamaged with no chips or abrasions. Field touch-up of interior coating is not allowed. Field touch-up of exterior surfaces shall be in accordance with manufactures recoating specifications only. Contractors shall use special handling and

installation precautions with the use of epoxy coated valves as necessary to ensure that no coating system damage occurs. At a minimum fiber slings or belts shall be used for all handling. All epoxy-coated valves shall be palletized and properly shrink-wrapped upon delivery to assure coating system integrity is not compromised. All epoxy valves found mishandled at delivery or during installation shall be rejected and removed from the job site.

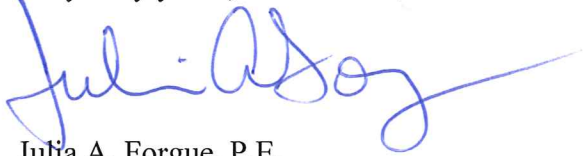
9. All joints shall conform to AWWA C111. Flexible restrained joints shall be T.R. Flex by U.S. Pipe or approved equal. Restrained joints shall be provided at every bend. Fittings shall conform to AWWA C111 or C153 as appropriate and shall be of a pressure classification at least equal to that of the pipe with which they are used. The inside of the fittings shall be given a cement lining and asphaltic seal coat in accordance with AWWA C104.
10. Gaskets, glands, nuts, bolts and accessories shall conform to AWWA C111 or C153 as appropriate.
11. Couplings shall be ductile iron, solid sleeve type with mechanical joint ends and shall be of a pressure classification at least equal to that of the pipe with which they are used.
12. Valve Box for valves 3 inch and larger shall be of tough even-grained cast iron and of the adjustable, slip, heavy duty pattern type. The upper section of the box shall be provided with a flange having sufficient bearing area to prevent undue settlement. The length of the top section shall be at least 26 inches and the length of the bottom section shall be at least 36 inches for a 5-foot box. The inside diameter of the box shall be at least 5 1/4 inches. The lower section of the box shall be designed with a bell to enclose the operating nut and stuffing box of the valve.
13. Valve Box Covers shall be tight fitting and essentially dirt-tight. Covers shall be flush with the top of the box, and shall be Newport logo Valve Box Cover as manufactured by EJ USA, Inc Product #068000031.
14. Hydrants shall comply in all respects to AWWA Standard C-502 latest revision, in addition to the following design standards:
  - a) Hydrants shall be of compression type closing with the pressure, minimum valve opening 5 1/4", with two (2) 2 1/2" hose nozzles and one (1) 4 1/2" pumper nozzle. The direction of opening shall be right or clockwise. Hose and pumper nozzles shall be the 1/4 turn or threaded type, and secured into place by stainless steel or corrosion resistant pins or screws. Pressure seals behind the nozzle flanges shall be "O" rings.
  - b) All hose nozzle threads shall be Newport Specifications. All operating cap nuts and nozzle caps will be Pentagon (5-sided) measuring 1 5/8". All pumper nozzles shall have nozzle cap chains with cap chain rings. All hose nozzles shall have cap chains with cap chain rings.
  - c) The bonnet area shall house triple "O" rings and an anti-friction washer. Upper and lower barrel flanges (except those designed to break upon impact) are to be integrally cast with the barrel. Non-breakaway lugs are not acceptable.

- d) The union between the upper and lower stems shall be made by a breakable coupling retained into place by stainless steel or corrosion resistant pins. The two-piece traffic flange shall be held in place by nuts and bolts. The upper barrel shall be able to be rotated 360° degrees without removing any bolts.
  - e) The hydrant drain valve is to operate automatically each time the hydrant is operated. The hydrant elbow shall be equipped with at least two copper or bronze lined drain ports.
  - f) The seat ring shall thread into a bronze bushing or drain ring. Pressure seals shall be “0” rings. Hydrants shall be factory tested at 300 PSI with the main valve in both the open and closed position.
  - g) Threads at the barrel base shall be intrinsic to the barrel, or secured by set screws, tack weld or other acceptable method.
  - h) All hydrant bodies are to be painted factory yellow.
  - i) For purposes of standardization and aesthetic continuity, hydrants shall be Mueller Super Centurion.
15. The water main is subject to pressure and leakage tests. In general, the testing shall be conducted in accordance with AWWA C600, Section 5, except that 0 leakage is allowed. For piping installations greater than 1,000 feet testing shall be accomplished in sections no greater than 1,000 feet.
16. The water main shall be disinfected after cleaning by chlorination. Chlorination shall be done in accordance with AWWA C651.
17. Following the chlorination period, all treated water shall be flushed from the lines and replaced with water from the distribution system. All treated water flushed from the lines shall be dechlorinated. Discharge to sanitary sewers is not allowed. Sodium bisulfite shall be applied in a manner and of sufficient quantity to properly dechlorinate the water prior to discharge in accordance with AWWA C651.
18. Bacteriological sampling and testing shall be completed in accordance with AWWA C651 for the relocated main. Sampling shall be accomplished with sterile bottles treated with sodium thiosulfate. No hose or fire hydrant shall be used in collection of samples. Water must sit in the main for at least 24 hours prior to taking a sample. In the event that bacteriological analyses are not satisfactory, including background bacteria levels, re-chlorination and sampling of the water main will be required.
19. The owner or developer is solely responsible to control their contractor in the progression of work to ensure the water infrastructure installation is accomplished in accordance with the approval. Any part of the installation found to be noncompliant shall be immediately corrected at the owner’s cost to the satisfaction of NWD.

20. Prior to final acceptance of the project by the Newport Water Division, a complete set of As-Built Drawings must be submitted, reviewed and approved. As-Built Drawings at a minimum shall be:
- a) Stamped and signed by a Professional Engineer and/or land surveyor registered in the State of Rhode Island.
  - b) Compile and accurately show the limits of all properties, easements, roads and rights-of-way for the project.
  - c) Measured horizontal and vertical locations of the above and below grade water main, valves, fittings, services, and appurtenances, referenced to permanent surface improvements, above grade permanent structures, and/or permanent visible and accessible features of the installation.
  - d) Three point measured swing ties from permanent surface improvements, above grade permanent structures and/or visible and accessible features of the installation to identify all bends, services and end caps.
  - e) Detail of water main tap connection and all utility crossings.

If you should have any questions or concerns please contact my office at 845-5600.

Very truly yours,

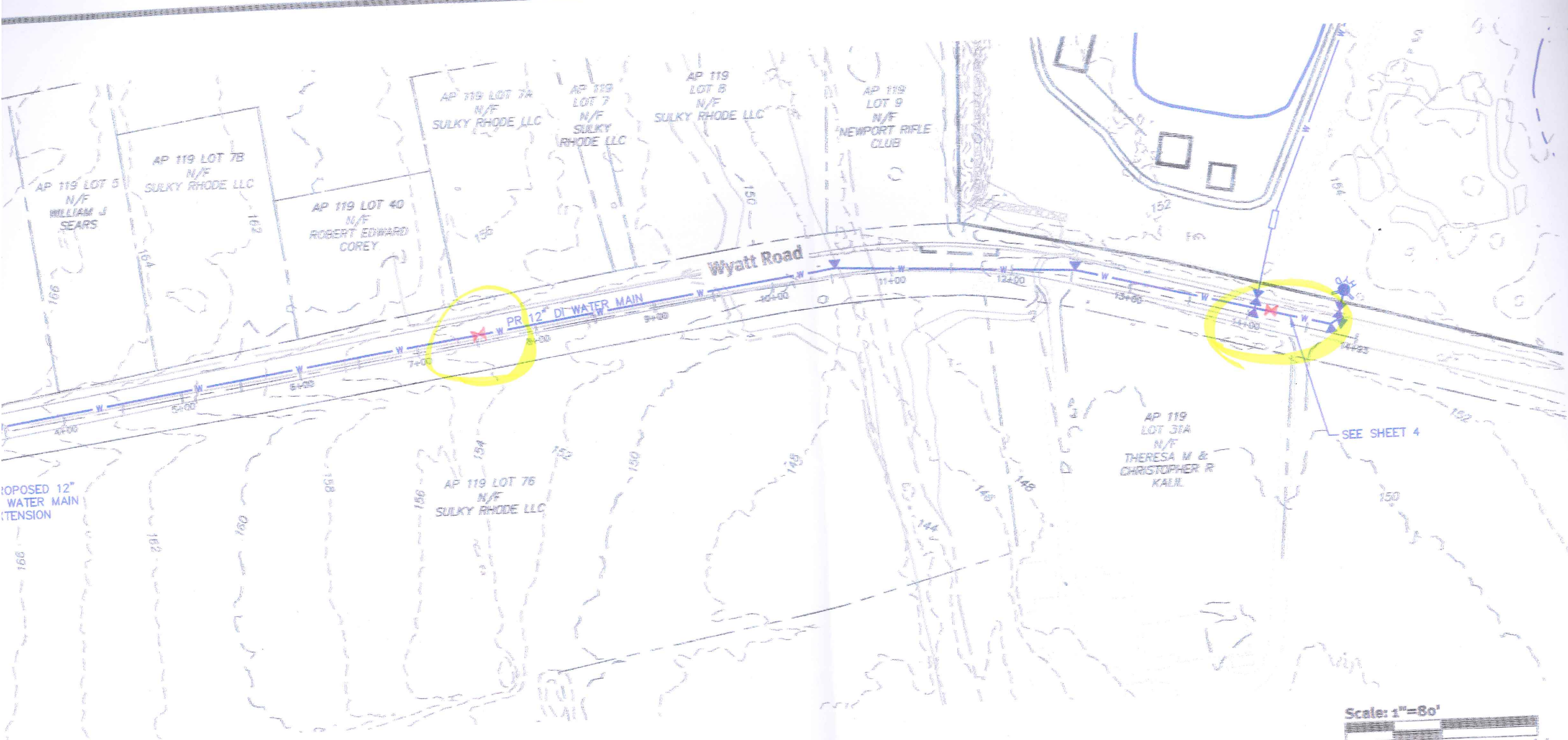


Julia A. Forgue, P.E.

Director of Utilities

Cc: Robert C. Schultz, Deputy Utilities Director-Engineering  
Joseph Roque, Supervisor, Distribution and Collection





AP 119 LOT 5  
N/F  
WILLIAM J  
SEARS

AP 119 LOT 7B  
N/F  
SULKY RHODE LLC

AP 119 LOT 40  
N/F  
ROBERT EDWARD  
COREY

AP 119 LOT 7A  
N/F  
SULKY RHODE LLC

AP 119  
LOT 7  
N/F  
SULKY  
RHODE LLC

AP 119  
LOT 8  
N/F  
SULKY RHODE LLC

AP 119  
LOT 9  
N/F  
NEWPORT RIFLE  
CLUB

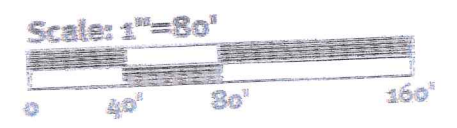
Wyatt Road

PR 12" DI WATER MAIN

AP 119  
LOT 31A  
N/F  
THERESA M &  
CHRISTOPHER R  
KALIL

SEE SHEET 4

PROPOSED 12"  
WATER MAIN  
TENSION



Existing  
(AS SHOWN)  
NOT ALL

Pro  
NOT

# 200 Foot Abutters List





**SILVA, THOMAS, MARTLAND & OFFENBERG, LTD.**  
ATTORNEYS & COUNSELORS AT LAW

ROBERT M. SILVA  
ANDREW A. THOMAS  
DAVID P. MARTLAND  
CRISTINA M. OFFENBERG

April 22, 2021

Chris Costa, Zoning Official  
Middletown Town Hall  
350 East Main Road  
Middletown, RI 02842

Re: Newport National Golf Club  
Petition for Variance

Dear Mr. Costa:

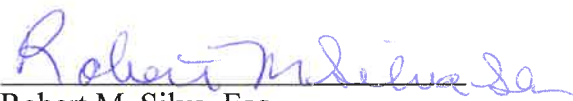
Enclosed please find the amended Abutters List, which has Mrs. Kosinski added, as well as Nunes Realty, Ltd. for Plat 118, Lot 34, which the GIS Map didn't identify. Also enclosed is a check for the two additional abutters.

Should you have any questions or concerns with regard to this matter, please don't hesitate to contact me directly.

With best wishes, I remain,

Very truly yours,

**SILVA, THOMAS, MARTLAND &  
OFFENBERG, LTD.**

  
Robert M. Silva, Esq.

RMS:slm  
Enclosures  
Cc: John Pereira



## ABUTTERS LIST

Plat 124, Lot 29

<u>Plat/Lot</u>	<u>Owner(s)</u>
124/37	Joseph F. & Dalinda Aguiar 614 Mitchell's Lane Middletown, RI 02842
123/8	Daniel N. Ashworth 327 Mitchell's Lane Middletown, RI 02842
118/114	David A. & Stephanie J. Banister 256 Meadow Lane Middletown, RI 02842
118/112	Frank N. Benson, Jr. & Lisa H. Benson 242 Meadow Lane Middletown, RI 02842
118/117	James P. Bogosian, Jr. 218 Meadow Avenue Middletown, RI 02842
118/26	Boulevard Nurseries, Inc. 1105 East Main Road Middletown, RI 02842
124/15	Brennan Realty LLC No. 6 13 Baker Street Portsmouth, RI 02871
118/110	Jacob & Leslie L. Cathers 218 Meadow Avenue Middletown, RI 02842
118/123	Robert M. & Josephine A. Corey 207 Meadow Lane Middletown, RI 02842
124/35A	Stephen E. & Kristen G. Currey P. O. Box 4734 Middletown, RI 02842
124/151	Davis Family Trust 2012 500 Mitchell's Lane Middletown, RI 02842



ABUTTERS LIST (Continued)

Plat 123, Lot 29

<u>Plat/Lot</u>	<u>Owner(s)</u>
124/152	Teresa M. Dempsey 9821 E. Bay Harbor Dr., Apt. 803 Bay Harbor Islands, FL 33154
124/36	Philip S. Dey 35 Third Street Newport, RI 02840
118/118	Matthew & Ann Marie Dimatteo 253 Meadow Lane Middletown, RI 02842
124/154	Roberta Faria 9 Cardoza Terrace Middletown, RI 02842
124/302 & 304	Daniel & Jane M. Garvey 675 Mitchell's Lane Middletown, RI 02842
118/106	Jessica & Thomas Gleason 178 Meadow Lane Middletown, RI 02842
118/113	Barry W. & Barbara Dunn 250 Meadow Lane Middletown, RI 02842
123/10	William G. & Carol A. Gormly 395 Mitchell's Lane Middletown, RI 02842
118/105	Phillip C. & Ye Lu Halford 10 Concord Drive Salem, NH 03079
123/16A	Marilyn J. Hennessey 408 Mitchell's Lane Middletown, RI 02842
123/17	Kathleen A. Kosinski 414 Mitchell's Lane Middletown, RI 02842
118/107	Mary Johnson & Charles Beltz 186 Meadow Lane Middletown, RI 02842



ABUTTERS LIST (Continued)

Plat 123, Lot 29

<u>Plat/Lot</u>	<u>Owner(s)</u>
119/31A & 31B	Theresa M. Kalil 373 Wyatt Road Middletown, RI 02842
123/16	Karen Kempenaar 388 Mitchell's Lane Middletown, RI 02842
118/111	Jason S. & Melissa Kleinknecht 232 Meadow Lane Middletown, RI 02842
124/16	Kevin & Kristina Kosinski 452 Mitchell's Lane Middletown, RI 02842
123/9	Joseph C. Lopes, II & Jennifer Lopes 345 Mitchell's Lane Middletown, RI 02842
124/37A	Edith M. & Robert H. Morin 636 Mitchell's Lane Middletown, RI 02842
124/301	Patrick D. Murphy 14 Wren Terrace Quincy, MA 02169
118/108	Bruce A. & Suzanne C. Nance 194 Meadow Lane Middletown, RI 02842
124/5, 12, 29	Applicant
119/9	Newport Rifle Club Box 4366 Middletown, RI 02842
123/6	Thomas O'Connor, Jr. 303 Mitchell's Lane Middletown, RI 02842
118/116	Carol A. Palumbo 276 Meadow Lane Middletown, RI 02842



ABUTTERS LIST (Continued)

Plat 123, Lot 29

<u>Plat/Lot</u>	<u>Owner(s)</u>
124/38A	Paradise Brook Farm West 272 Valley Rd., Ste. #6 Middletown, RI 02842
124/108	Robert T. Roklan 641 Mitchell's Lane Middletown, RI 02842
118/115	Christopher M. & Rosemary M. Sullivan 266 Meadow Lane Middletown, RI 02842
118/109	Thomas J. Sheehan 206 Meadow Lane Middletown, RI 02842
118/119	George Timothy & Karen Ann Sheely 233 Meadow Lane Middletown, RI 02842
118/125	Bradley A. & Mary F. Smith 191 Meadow Lane Middletown, RI 02842
118/29, 25B, 31C, 76&119/8	Sulky Rhode LLC 909 East Main Road Middletown, RI 02842
124/309, 123/700, 118/31 & 118/131	Town of Middletown 350 East Main Road Middletown, RI 02842
124/35	Weitzburg Family Revocable Trust c/o Norman Weitzburg, Trustee P. O. Box 1006 Portsmouth, RI 02871
124/19	Thomas P. Welch, III & Cheryl L. Welch 536 Mitchell's Lane Middletown, RI 02842
124/311	Cynthia H. Welch Irrevocable Trust Cynthia H. Welch, Trustee 554 Mitchell's Lane Middletown, RI 02842



ABUTTERS LIST (Continued)

Plat 123, Lot 29

<u>Plat/Lot</u>	<u>Owner(s)</u>
118/121	Lydon J. & Eleanor Wilson P. O Box 4513 Middletown, RI 02842
118/34	Nunes Realty, Ltd. 567-575 East Main Road Middletown, RI 02842
Attorney	Robert M. Silva, Esq. Silva, Thomas, Martland & Offenberg 1100 Aquidneck Ave. Middletown, RI 02842



# Municipal Lien Certificate



# Municipal Lien Certificate - Middletown RI

Per RIGL §44-7-11(a); valid for recording through: 09/20/2021

**Date of certificate:** 07/22/2021

**Tax Payer** NEWPORT NATIONAL REAL ESTATE LLC

**Penalty as of:** 07/22/2021

ATTN: COMBINED PROPERTIES INC

**Parcel:** 124-29

295 CANAL ST - STE 500

**Location:** 425 MITCHELL'S LN

MALDEN MA 02148


Place Recording stamp here

Receivable	Account #	Type	Detail	Original Bill	Amount Due	Penalty Due	Total Due
2016 RP Tax Roll	R-2016-00218	Real	124-29 at MITCHELL'S LN	12,336.00	0.00	0.00	0.00
2017 RP Tax Roll	R-2016-00218	Real	124-29 at MITCHELL'S LN	30,112.33	0.00	0.00	0.00
2018 RP Tax Roll	R-2016-00218	Real	124-29 at 425 MITCHELL'S LN	11,000.00	0.00	0.00	0.00
2019 RP Tax Roll	R-2016-00218	Real	124-29 at 425 MITCHELL'S LN	11,008.00	0.00	0.00	0.00
2020 RP Tax Roll	R-2016-00218	Real	124-29 at 425 MITCHELL'S LN	11,008.00	0.00	0.00	0.00
<b>Total:</b>							0.00

Requested by: Combined Properties

PLEASE NOTE THAT PENALTY TO ACCRUE DAILY; CONTACT THE TAX COLLECTIONS OFFICE FOR CURRENT AMOUNTS.

Failure to include herein any charges or tax that constitutes a lien on the above mentioned property as of the date of certificate does not affect the validity of the tax or change the subsequent collection thereof.

  
GEORGE M. DURGIN  
TAX ASSESSOR

TOWN OF MIDDLETOWN Detail Receivable Summary Receivable Group: ALL Printed on 07/22/2021 at 10:51:33 AM	TOWN OF MIDDLETOWN 350 EAST MAIN ROAD MIDDLETOWN RI 02842 401-847-0193
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**To: NEWPORT NATIONAL REAL ESTATE LLC  
 ATTN: COMBINED PROPERTIES INC  
 295 CANAL ST - STE 500  
 MALDEN MA 02148**

**Account : R-2016-00218  
 Penalty as of: 07/22/2021**

Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
<b>2021 MLC Fees</b>					
	Tax:	25.00	0.00	0.00	0.00
<b>2020 RP Tax Roll</b>					
Q1:	2752.00   Q2:	2752.00   Q3:	2752.00   Q4:	2752.00	
Q1Bal:	0.00   Q2Bal:	0.00   Q3Bal:	0.00   Q4Bal:	0.00	
	124-29 at 425 MITCHELL'S LN	11008.00	0.00	0.00	0.00
	Land Value:	732200			
	Building Value:	67800			
	Total Value:	800000			
	Tax Amount:	11008.00			
	Statecode:	13			
	Bankcode:	00			
<b>2019 RP Tax Roll</b>					
Q1:	2752.00   Q2:	2752.00   Q3:	2752.00   Q4:	2752.00	
Q1Bal:	0.00   Q2Bal:	0.00   Q3Bal:	0.00   Q4Bal:	0.00	
	124-29 at 425 MITCHELL'S LN	11008.00	0.00	0.00	0.00
	Land Value:	732200			
	Building Value:	67800			
	Total Value:	800000			
	Tax Amount:	11008.00			
	Statecode:	13			
	Bankcode:	00			
<b>2018 RP Tax Roll</b>					
Q1:	2750.00   Q2:	2750.00   Q3:	2750.00   Q4:	2750.00	
Q1Bal:	0.00   Q2Bal:	0.00   Q3Bal:	0.00   Q4Bal:	0.00	
	124-29 at 425 MITCHELL'S LN	11000.00	0.00	0.00	0.00
	Land Value:	732200			
	Building Value:	67800			
	Total Value:	800000			
	Tax Amount:	11000.00			
	Statecode:	13			
	Bankcode:	00			
<b>2017 RP Tax Roll</b>					
Q1:	7528.09   Q2:	7528.08   Q3:	7528.08   Q4:	7528.08	
Q1Bal:	0.00   Q2Bal:	0.00   Q3Bal:	0.00   Q4Bal:	0.00	

124-29 at MITCHELL'S LN		30112.33	0.00	0.00	0.00
Land Value:	2080900				
Building Value:	-128090				
Total Value:	1952810				
Tax Amount:	30112.33				
Statecode:	13				
Bankcode:	00				
<b>2016 RP Tax Roll</b>					
Q1:	3084.00	Q2:	3084.00	Q3:	3084.00
Q4:	3084.00	Q1Bal:	0.00	Q2Bal:	0.00
Q3Bal:	0.00	Q4Bal:	0.00		
124-29 at MITCHELL'S LN		12336.00	0.00	0.00	0.00
Land Value:	800000				
Building Value:	0				
Total Value:	800000				
Tax Amount:	12336.00				
Statecode:	13				
Bankcode:	00				
<b>Totals</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



RI Department of State Corporate  
Certificate of Good Standing





State of Rhode Island  
Department of State | Office of the Secretary of State  
Nellie M. Gorbea, Secretary of State

## LONG FORM CERTIFICATE OF GOOD STANDING

I, Nellie M. Gorbea, Secretary of State and custodian of the seal and corporate records of the State of Rhode Island, hereby certify that:

**Newport National Golf Club, Inc.**

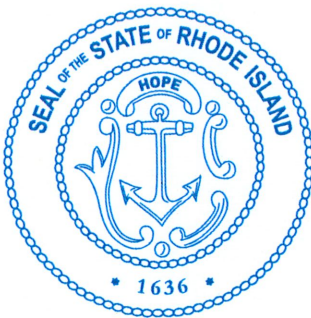
is a Rhode Island Business Corporation organized on **February 05, 2016**. I further certify as of the date of this certificate the attached summary is an accurate description of all known filings made in this office by the above-named entity.

I further certify that revocation proceedings are not pending; articles of dissolution have not been filed; all annual reports are of record and the corporation is active and in good standing with this office. This certificate is not to be considered as a notice of the corporation's tax status, financial condition or business practices; such information is not available from this office.

SIGNED and SEALED on

July 20, 2021

Secretary of State



Certificate Number: 21070065030

Verify this Certificate at: <http://business.sos.ri.gov/CorpWeb/Certificates/Verify.aspx>

Processed by: dantonelli



*State of Rhode Island  
Department of State | Office of the Secretary of State  
Nellie M. Gorbea, Secretary of State*

***Long Form Good Standing Summary For***

***ENTITY NAME***

***Newport National Golf Club, Inc.***

***IT IS FURTHER CERTIFIED that no amendments have been filed in this office as of this date.***

# Landscape Maintenance Plan





July 29, 2021

## **LANDSCAPE MAINTENANCE PLAN**

Newport National Golf Club – Mitchell's Lane Middletown, RI

The following maintenance plan is based on the planting plans provided by VDH dated July 29, 2021.

### **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.

### **Weekly Horticultural maintenance of garden beds**

Horticultural fertilization of perennials and/or small shrubs, dead heading flowers, light aesthetic pruning of shrubs to maintain shape, weed management, water management of landscaped areas, training of climbing or trailing plants, policing of landscaped areas to clean recently fallen debris, pest and disease monitoring, and fall cutbacks of perennials as necessary.

Horticultural maintenance generally begins in the end of April or the beginning of May and extend to the middle or end of October with an additional time spent in late fall for perennial cutbacks. Occurrence should be **twice per week** or as necessary to keep the beds properly maintained.

### **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. 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.

### **Seasonal Color**

Installation of annuals and cut foliage for added color and interest throughout the seasons in containers and/or beds.

### **Seasonal Color Maintenance**

Seasonal color maintenance includes the following: removing past blooms to encourage new bud set, pinching back to allow for additional bud set and an appropriate aesthetic, fertilization, irrigation management, and pest and disease monitoring.

### **Plant Health Care Applications:**

#### **Insect Treatment**

Spray, soil drench, or systemic bark applications completed in early spring and mid spring in order to help prevent potential damage to emerging foliage from winter moth, gypsy moth, shot hole leaf miner damage, magnolia scale, tulip scale, poplar scale, rhododendron scale, and/ or black vine weevil. Application method dependent on plant material. Recommended minimum of 2 applications per season.

#### **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 in order 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.

**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.

**Landscape Lighting Maintenance****Repairs & Additions**

Repairs, additions, or mechanical adjustments as needed to landscape lighting components.