



January 10, 2023

LANDSCAPE MAINTENANCE PLAN

Middletown Self Storage – Valley Rd, Middletown, RI

The following maintenance plan is based on the planting plans provided by VDH dated January 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 6" 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.

Low Mow Fescue

Late Spring Mowing: Once a year in June when the seedheads appear. Mowing at four to five inches in height removes the seedheads and the turf will re-grow to its typical six inch height.

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. Any plant losses of materials in the original design should be replaced unless there is an acceptable extenuating circumstance or unless the filling in of other existing plants in the plan make replacement unnecessary.

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. At no point should landscape fabric be used as weed control in beds. Any chemical applications should be applied by a licensed applicator.

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 shrubbery that needs 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

Hydrangea paniculata 'Tiny quickfire'

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.

Ilex glabra 'Little Gem'

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

Most perennials grow best in soil that is well drained with good fertility and a pH of 6.0 to 7.0.

Adding organic matter to soil improves the fertility, texture, and water-holding capacity. Apply a two-to-three-inch layer of mulch to conserve water, reduce the need to weed, and keep soil temperature cool.

Remove winter protection and cut back previous year's growth in early spring.

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.

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.