

Landscape Maintenance Plan

Washville Car Wash – 991 W Main Rd, Middletown RI

The intent of this document is to serve as the intent of continued maintenance of the constructed landscape. These terms to be adhered to by the selected landscape maintenance company.

Maintenance of Trees

- Trees to be inspected yearly to evaluate for form and safety.
 - Performed by selected landscape maintenance company
 - Evaluations will include
 - Need for fertilizer or treatments
 - Insect / disease issues
 - Unsafe growth
 - Removal of deadwood
 - Mulch Placement
- Pruning of live growth to be performed when the tree is dormant, whenever possible.
- Cross branching to be eliminated.
- Suckers from trunks and limbs to be removed when small.
- On deciduous trees, branches that turn inward toward the trunk to be removed when thinning the canopy.
- Branches that are removed to be pruned back to the branch collar and no farther.
- Removal of lower branches to be performed as needed throughout the year.
 - If needed lower branches to be removed will be selected to maintain a natural appearance and maintain a safe clearance over pedestrian traffic areas.
- In any town approved plantings, any loss needs to be reviewed and replaced with the same variety, size and caliper initially installed unless there is an overriding reason not to do so.
- No pruning or treatment of a tree that is contrary to the purpose of the originally approved plan

Maintenance of Shrubbery

- Shrubbery to be inspected / maintained in ongoing basis by selected landscaping company
 - Need for fertilization or other treatments to be determined and applied only if need is present
- Most shrubbery to be maintained to retain its natural characteristics, and or approved design intent approved by town.
- Flowering shrubbery that needs pruning to be pruned within two weeks after blooming.

- Flowering shrubs that produce flower buds on the present season's growth to be pruned, after blooming, at any time before the next season's growth begins.
- Formally sheered evergreens will not have their last trimming within the last month of the growing season to prevent the appearance of dry, brown tips throughout the winter.
- Any sheering of evergreens in the dormant season should will not be done until late winter.
- Shrubbery should be mulched under the same guidelines as with trees.
- Landscape fabric will not be used as a weed control in beds.
- Any chemical applications for weed control to be applied by a licensed applicator if required.
- Any plant losses of materials in the original design should be replaced with the same variety and a comparable size to the planting unless there is an acceptable extenuating circumstance or unless the filling in of the other existing plants in the plan make replacement unnecessary.

Maintenance of Lawns

- Lawns to be maintained on ongoing basis by selected landscaping company
- Any Lawn treatments required to be applied will be done by a licensed applicator using a specific program for the location.
 - Any treatments to be made with the utmost care to prevent any chemical runoff from the specific application area and into public drains, water sources and other non-site properties.
- Lawns to be maintained to present a neat appearance.
- In dry weather, lawn mowing may be at a reduced level dependent on conditions
 - If lawn is untreated landscaping company will take weed growth into consideration in reduction of mowing
 - If reduction is implemented landscaping company to "raise the cut" to limit additional stress on grass .