

LANDSCAPE MANAGEMENT SPECIFICATIONS

*Flint Ledges Estates
Rockville, Maryland*

2004

Revised 6-25-04

SPRING CLEAN-UP

During the spring months, one general landscape clean-up will occur. This service will include the following:

- * Removal of landscape debris that has accumulated over the winter months.
- * Pruning to remove deadwood from plant material up to a height that can be reached with a pole pruner.
- * Removal of excessive mulch build-up in beds and tree pits as deemed necessary by contractor. Excessive mulch is detrimental to plant health as it encourages insects, disease and root growth in the mulch.
- * Edging of all beds and tree wells at a right angle to a depth of one-to-two inches. All tree rings shall be concentric and all bed lines maintained as smooth and continuous lines. All existing mulch will be turned before new mulch is applied.
- * Application of a pre-emergent weed control to all mulched areas and groundcover beds. Certain groundcover or perennial plantings may not receive pre-emergent in order not to damage the material.
- * Clean-up of snow removal residue in parking lot areas (sand, gravel, etc...) can be performed at an additional cost.

ORNAMENTAL PLANT MANAGEMENT

Mulch

All **common area** beds and tree wells shall be mulched with shredded hardwood mulch in the spring. The mulch will be kept away from the base of the tree trunks and from the crown of the shrubs. Mulch from the previous season will be turned and up to two inches of new mulch will be added. The goal will be to maintain no more than three inches of organic material.

- Excludes all town home beds attached to the homes.

Fertilization: Trees and Shrubs

All ornamental trees up to six-inch caliper will be fertilized with 10-6-4 analysis fertilizer at the rate of one pound-per-inch of trunk caliper.

Shrubs and groundcover shall be fertilized with 10-6-4 analysis fertilizer at the rate of four pounds per 100 square feet of bed area once in the spring. Acid-loving plant material shall be fertilized with an ericaceous fertilizer, i.e., Hollytone, at the manufacturer's recommended rate.

Pruning Shrubs

Shrubbery that requires shearing to maintain a formal appearance will be sheared three-to-five times or as required. Informal shrubbery will be pruned twice, approximately in June and in early September. Flowering shrubs shall be pruned after blooming. *Hand-pruning of shrubs will not include rejuvenational work on overgrown plants that have been improperly pruned or sheared in past years. This can be performed upon request at an additional cost.* Groundcovers shall be edged and pruned as needed to contain them within their borders. Standard pruning practices will be observed and all resulting debris will be removed.

Perennials will be cut back and pruned at the appropriate times. In general, perennials will be cut back in early spring unless otherwise requested by the client.

Pruning Trees

Pruning of the deciduous trees will be done in the months of January, February, and March, during the dormant season. Pruning will include removal of crossing branches, or those not consistent with standard form, general thinning for good light penetration and air circulation, and dead or diseased branches.

Subsequently, pruning of suckers, water sprouts and low-hanging branches will be performed during our regular visits. Trees to a height of 15 feet are covered under this specification. Any pruning above this level will be performed at an additional cost. All pruning cuts shall be made to the lateral branches, buds, or flush with the trunk. Stubbing will not be permitted. All debris will be removed from the site.

Integrated Pest Management

The contractor shall be responsible for the detection, monitoring and control of plant damaging insects. The contractor shall be aware of the potential pests and shall make regular inspections of the plant material and treat as necessary. These principles will be practiced under an Integrated Pest Management (IPM) program.

Our goal in implementing an IPM program is to maintain insect and disease problems at acceptable levels. This benefits the client by insuring more frequent inspections by on-site personnel and a safer environment through the use of less pesticide. Pesticides will be applied under the supervision of a certified applicator.

Spraying operations will cover all material up to a height of 25 feet. Trees exceeding this height can be serviced under a separate agreement.

Dormant oil shall be applied in early March to all plants susceptible to overwintering insects, to include needled Evergreens, Junipers, Euonymus, Hollies, Cherries, Oaks and Maples.

Applications of pesticide shall not be done as calendar scheduled or general cover sprays. Pesticides shall only be applied as needed, when pests are detected through regular inspections.

There are several species of insects, i.e., scale, pine bark beetle, Japanese beetle, mites and borers that require an extensive control program. It may take several seasons to achieve control. Disease of ornamental plant material will be treated on a curative basis as needed.

Wildlife such as deer, geese and ducks may cause damage to plant material and turf in certain landscapes. Application of repellents can be performed at an additional charge.

Weed Control

Beds and tree wells will be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times. This will be performed through the use of pre-emergent and post-emergent herbicides as well as hand-weeding. Chemicals will be used according to the product label.

A non-selective and/or pre-emergent herbicide will be applied on a continuous basis to all walks, curbs and other paved areas to help prevent the growth of weeds.

TURF MANAGEMENT

Prior to each mowing, all reasonable trash, sticks and other unwanted debris will be removed from lawns, plant beds and paved areas.

Mowing

Lawn areas shall be mowed at a finished height of three-to-four inches throughout the mowing season. During the mowing season, all lawn areas shall be mowed every seven-to-10 days or as weather conditions dictate.

The mowing operation includes trimming around all obstacles, raking or bagging excessive grass clipping and removing debris from walks, curbs and parking areas.

Grass clippings will be kept out of beds and tree pits. Mowing patterns will be established and changed on a regular basis to present the most aesthetically pleasing appearance.

Edging

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing during the growing season. Debris from edging operations shall be removed and areas swept or blown clean.

Turf Fertilization

To help promote early green up, lawn areas will be fertilized in the early spring to provide the equivalent of one-half pounds of nitrogen per 1,000 square feet.

A second application of fertilizer will be applied in the early summer. This fertilizer will provide the equivalent of one pound of nitrogen per 1,000 square feet of lawn.

A third application will be applied in late fall. This will help to achieve maximum root development. It will be applied at the rate of one-and-one-half pounds of nitrogen per 1,000 square feet.

A soil test will be taken to determine whether an application of lime is necessary. If lime is necessary, the contractor will specify the rate and apply it at an additional cost with prior approval from management.

During the summer months, irrigated sites require additional fertilization due to increased leaching of nutrients from the soil. During the months of June and August, applications of iron or nitrogen will be made as necessary to insure color depth on these sites.

Herbicides

A pre-emergent herbicide will be applied in March/April to help control the growth of crabgrass and other annual weeds.

A post-emergent herbicide will be applied in the spring to help prevent the growth of broadleaf weeds. Additional spot treatments will be performed throughout the season to control difficult and seasonal weeds.

Additional turf applications are only needed for extremely hard to control weeds, such as nutsedge and wild violets. These conditions require special attention and cannot be prevented without a costly investment in preventative programs. For these reasons, we supply this service at an additional cost on an as needed basis with prior approval from management.

Insect and Disease Control

Insect control can be performed on a curative basis following regular IPM inspections by on-site personnel at an additional cost with prior approval from management.

Treatment of disease problems will be on a curative basis only. Due to the nature of turf diseases being extremely weather-sensitive and expensive to control, these will be performed on an as-needed basis at an additional cost.

Leaf Removal

Fallen leaves shall be removed from the site two times in the fall (October-December). In turf areas, leaves will be removed with each mowing from October through November. If requested by the owner, supplemental leaf removals shall be performed by the contractor at an additional cost.

Winter Clean-Up

The site will receive a weekly general clean-up during the month of January.

Clean-up includes:

1. Cleaning curbs and parking areas of landscape debris.
2. Removing all trash and unwanted debris from landscaped areas.
3. Inspect grounds.

FLOWER ROTATION

Ruppert Nurseries, Inc. will furnish all labor, tools, materials, equipment and insurance necessary to perform the following seasonal flower rotations. Specifically, the scope of work shall be determined at a later date.

QTY.	ROTATION	SIZE	SPACING	COST
144	Summer Annuals	4" pots	8" O.C.	\$360.00
144	Fall Pansies	4" pots	8" O.C.	\$360.00
144	Pansies	6" pots	12" O.C.	\$360.00

Installation of seasonal color shall be in accordance with the Landscape Contractors Association specifications and includes the following:

1. Beds will be edged to a depth of three inches, redefining them from surrounding areas.
2. Preparation of existing planting beds by loosening soil to a depth of four-to-six inches. Beds may be mounded to encourage proper drainage.
3. Organic matter shall be spread over the bed area to a depth of one inch.
4. Fertilizer shall be top-dressed over the bed areas at the rate of four pounds of 14-14-14 slow-released fertilizer per 100 square feet.
5. Entire bed shall be mulched to a minimum depth of one inch with pine fines.
6. Weeding of bed areas.
7. Removal of previous flower rotation.
8. Annual flowers/bulbs are not guaranteed.

TOTAL COST: \$1080.00

AERATION/OVERSEEDING

Aeration of lawn areas will be performed once in the fall, prior to the fertilization program.

Aeration will be accomplished utilizing an open-tine coring type aerator with three-eighths of an inch to five eighths on an inch diameter core or a five-point disc with four-inch penetrating spikes. Aeration spikes should optimally penetrate the soil to a minimum depth of one-and-one-half inches, depending on existing soil conditions.

Over-seeding will be performed using an improved Turf-Type Tall Fescue. Seed shall be applied at a rate of five pounds per 1,000 square feet.

LIMING

One application of pelletized lime will be applied as needed in the late fall and early winter, based upon your soil test.

Lime will be applied at a rate of 25 pounds per 1,000 square feet over approximately 40,000 square feet of lawn area. If the soil analysis dictates that more than 25 pounds per 1,000 square feet of lime is required, it will be applied at an additional cost with customer approval.

FALL MULCHING

All mulched areas will be top-dressed with a one-inch layer of shredded hardwood mulch in the fall.

Any debris, leaves or sticks in the beds at the time of mulching will be removed.

TOTAL COST: \$ 557.00

PLANTING

tree maintenance (single branching right-choyung)

yard

SNOW

