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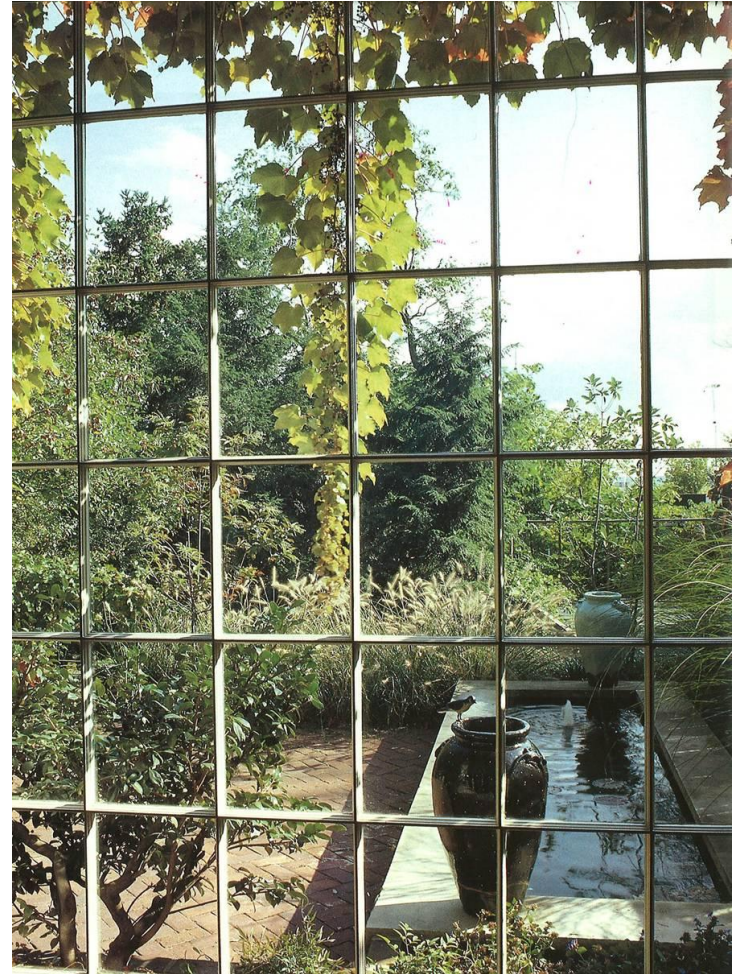
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# What is a Landscape Maintenance Plan

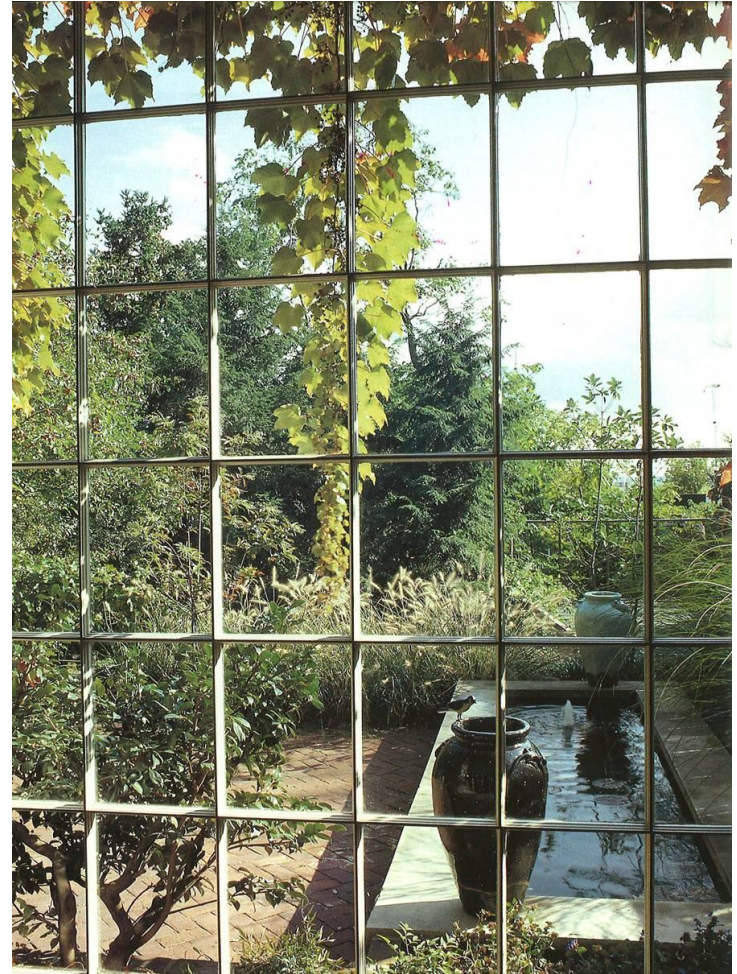
**Landscape maintenance** (or *groundskeeping*) is the art and vocation of keeping a landscape healthy, clean, safe and attractive

Natural Landscaping practices help create vibrant landscapes that need less water, fertilizer and pesticides, are easier to maintain, healthier for residents and are more attractive for higher property values.



# Why - Landscape Maintenance Plans

1. Ensure successful establishment
2. Continue to function over time
3. Address safety
4. Successful implementation of environmental goals



Detailed game plan that communicates the shared goals and priorities

The goal is to maintain exemplary standards that provide optimal growing conditions



# Who creates the LMP?

Client

Design team

Installation Contractor

Maintenance Contractor

End user



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# What should be included

## 6 Elements

1. Approach
2. Schedule
3. Management Areas
4. Integrated Pest Management
5. Irrigation
6. Special considerations



An overview of priorities and special considerations

## Examples

1. Provide an enjoyable outdoor environment for patron and an amenity for residents. Lush at grade plantings and a green roof terrace compliment the building with a variety of attractive public and private outdoor areas.



# Management Schedule

A detailed schedule of regular tasks:

Example – monthly calendar

January

Prune any tree branches that interfere with site lines

Prune and head back summer and fall blooming shrubs

April

Remove all sucker growth from trees

Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.





# Management Areas

**Grounds Maintenance – all areas**

**Pruning**

**Fertilizer**

**Mulch**

**Turf Care**



# Integrated Pest Management

“ an approach to pest control [weeds, insects, and diseases] that uses regular monitoring to determine if and when treatments are needed, and employs physical, mechanical, cultural, and biological tactics to keep pest numbers low enough to prevent intolerable damage or annoyance. Least-toxic chemical controls are used as a last resort.”



**Monitor moisture level**  
**Fix system leaks and broken heads**  
**Hand water plants not covered by irrigation system**

**Spring start up**

**Winterization**



## Green roof



**Bioretention areas**

**Rain gardens**



**Permeable pavers**

**Porous pavement**



# Case Study – Barkley cinema



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# Approach



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## March

### ▪ **Trees**

- Re apply fine bark to create mulch rings apply in a 3' diameter circle.
- Replace any dead or damaged trees.
- Remove tree stakes after two growing seasons – spring of 2014.

### ▪ **Shrubs**

- Apply soil drench “subdue” in areas with signs of root rot.
- Begin early weed control.
- Prune Erica - heath immediately after blooming with pruners or garden shears. Cut just below the spent blooms. Pruning will promote flowering the following year, and will maintain a compact, bushy plant.

### ▪ **Bulbs & Perennials**

- Fertilize spring flowering bulbs before flowering, i.e. daffodils and tulips.
- Perennials - Fertilize lightly in early spring, using balanced granulated fertilizer, such as 10-10-10. Scatter the granules around the garden bed, following label directions and being careful not to let the fertilizer actually touch the plants.
- Clean up Bergenia and Hakonechloa; remove dead leaves.
- Blue Oat Grass - Groom the plant. Wear gloves and lightly pull on the leaves to get rid of any dead leaves. Do not cut the blue oat grass except to remove spent blooms.





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- **Fall leaf removal- September through January:**
  - On a weekly basis remove leaves from lawn areas to prevent heavy build-up and damage to turf by smothering. A single layer of leaves may be mulch-mowed into the turf. Thicker accumulations should be removed.
  - Leaves may be raked or shredded by mower and blown into shrub beds for mulch as directed by Owner's Agent, or accumulated leaves will be raked and/or blown from lawn, plants, high maintenance bed areas and collected and removed from property and disposed of off site.



# Irrigation



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# Special Considerations



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