

## LANDSCAPE MAINTENANCE PLAN

**PROJECT NAME:** HASCO – 200<sup>th</sup> Street Apartments

**ADDRESS:** 5710 – 5720 200<sup>th</sup> Street SW, Lynnwood, WA, 98036

*The following landscape maintenance plan includes the two-year establishment requirements and the typical annual landscaping maintenance contract scope as is typically used for the Housing Authority of Snohomish County (HASCO) properties:*

### **MAINTENANCE AND ESTABLISHMENT**

- A. Maintain plantings for a period of at least 30 days after substantial completion of planting operations or until all plants are sufficiently recovered from transplanting and in a healthy growing condition acceptable to the Owner.
- B. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
- C. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
- D. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
- E. Plant Establishment Schedule: As part of the warranty and maintenance requirements, maintain newly planted areas for (2) full growing seasons per the schedule below.
  1. General:
    - a. Frequency is monthly unless otherwise noted.
    - b. Apply a layer of finely shredded bark mulch at end of maintenance period to achieve thickness stated above under Mulching.
    - c. Provide each month during plant establishment period a written record of monthly tasks completed during plant establishment.
    - d. Apply crane fly application once (1) per year in the spring.
    - e. Aerate all turf once (1) per year.
    - f. Parking areas, curbs and sidewalks shall be kept free of weeds and moss, on an ongoing basis, using appropriate methods.
    - g. Once (1) per year, prune all trees. Remove tree debris due to high winds as necessary or upon request.
    - h. Maintain all trees, shrubs and other plant material (including ivy) a minimum of 18” from any building, roof or foundation. Maintain all tree understory a

minimum of 6' in height from the lowest branch to the ground in areas of human traffic (sidewalks etc.). Shape and maintain all bushes and shrubs all year round.

- i. All sidewalks, patios, parking lots or any other common area shall be swept and/or blown after each visit.

## 2. Schedule:

### a. March:

- i. Remove all weeds from shrub beds. Rake out beds.
- ii. Soil and fertilizer tests (twice yearly, time and material).
- iii. Fertilize trees and shrubs.
- iv. Remove all debris from turf, mow and trim edges (weekly).
- v. Fertilize all turf areas.

### b. April:

- i. Inspect grounds and remove debris (weekly).
- ii. Remove all weeds from shrub beds, rake out beds (weekly).
- iii. Activate irrigation system (April 1).
- iv. Remove all debris from turf, mow and trim edges (weekly).

### c. May

- i. Remove all weeds from shrub beds, rake out beds (weekly).
- ii. Reestablish bedlines between shrub beds and lawns using a shovel or power edger.
- iii. Remove all debris from turf, mow and trim edges (weekly).

### d. June:

- i. Water twice weekly or as necessary to maintain thriving plants
- ii. Remove all weeds from shrub beds, rake out beds (weekly).
- iii. Reestablish bedlines between shrub beds and lawns using a shovel or power edger.
- iv. Remove all debris from turf, mow and trim edges (weekly).
- v. Fertilize all turf areas.

### e. July:

- i. Water twice weekly or as necessary to maintain thriving plants
- ii. Remove all weeds from shrub beds, rake out beds (weekly).
- iii. Remove all debris from turf, mow and trim edges (weekly).

### f. August:

- i. Water twice weekly or as necessary to maintain thriving plants
- ii. Remove all weeds from shrub beds, rake out beds.
- iii. Reestablish bedlines between shrub beds and lawns using a shovel or power edger.
- iv. Remove all debris from turf, mow and trim edges (weekly).

g. September:

- i. Water twice weekly or as necessary to maintain thriving plants
- ii. Remove all weeds from shrub beds, rake out beds.
- iii. Remove all debris from turf, mow and trim edges (weekly).

h. October:

- i. Water as necessary to maintain thriving plants
- ii. Soil test (1 October, time and material).
- iii. Drain manual drains at low points (15 October).
- iv. Apply Dolomite (if soil registers acidic - as required). Fertilize trees and shrubs.
- v. Rake and remove leaves from lawns
- vi. Remove all weeds from shrub beds, rake out beds.
- vii. Remove all debris from turf, mow and trim edges (weekly).
- viii. Fertilize all turf areas.

i. November:

- i. Inspect grounds and remove debris (bi-weekly).
- ii. Rake leaves.