

City of Griffin

Long Term Landscape Maintenance Plan

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A. LANDSCAPE MANAGEMENT APPROACH

The Public Works Department with the City of Griffin will be responsible for monitoring and performing (or contracting) maintenance on the improved landscape areas identified by the landscape plan. A more specific delineation of the maintenance area will be determined with the Georgia Department of Transportation (GDOT) once final landscape plans are prepared and an encroachment permit pursued. Maintenance will be performed in general per the schedule in Section B.

B. LANDSCAPE MANAGEMENT SCHEDULE

See Section C for specific practices which more specifically addresses the maintenance needs for this landscape management plan.

January:

- Prune any tree branches that interfere with public safety or sight lines. Prune all street trees yearly to encourage strong upward growth. Do not top trees.
- Prune summer and fall-blooming shrubs as needed to maintain proper shape.
- Mulch mow all turf areas once per month. (Use mulching mower that chops clippings finely and blows mulch down into turf to decompose and feed soil.)

February:

- Apply granular fertilizer around trees or shrubs in late February. Be sure to make application prior to a moderate rainfall.
- Mulch mow all turf areas once per month.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

March:

- Mulch mow all turf areas twice per month.

April:

- Mulch mow all turf areas twice per month.
- Fertilize all landscape areas. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

May:

- Mulch mow all turf areas twice per month.

June:

- Mulch mow all turf areas twice per month.
- Prune spring & winter-flowering shrubs as needed to maintain proper shape.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- Prune perennial bulbs back to ground level as soon as leaf blades yellow and wilt (June-Oct. depending on bulb type).

July:

- Mulch mow all turf areas twice per month.

August:

- Mulch mow all turf areas twice per month.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

September:

- Mulch mow all turf areas twice per month.
- Fertilize all landscape areas except in September or early October. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them.
- Replace any dead or missing plants.
- Prune perennial bulbs back to ground level as soon as leaf blades yellow and wilt (from June through October, depending on bulb type). Maintain 2 inches of mulch on ground surface over bulbs to insulate from cold and prevent winter weed growth.

October:

- Mulch mow all turf areas twice per month.
- Add new mulch to planters and swale where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch additions are not required where shrubs or groundcover completely hide the soil surface from view.

November:

- Mulch mow all turf areas twice per month.

December:

- Mulch mow all turf areas once per month.

C. LANDSCAPE MANAGEMENT AREAS

C.1. Grounds maintenance - all outdoor areas

Clean-up:

- Remove biodegradable landscape debris to a yard waste recycling facility, including turf clippings (limited to only those times when mulch mowing is not possible), leaves, branches, annuals, dead plant material, potting soil, etc.. Acceptable facilities include composting facilities, topsoil producing facilities or other facilities which utilize yard waste for landscape purposes. No biodegradable material should be disposed of in garbage to land fill sites.
- All trash and sticks are to be picked up from lawn strips and bed areas prior to mowing.
- A monthly general clean-up program will be performed. The clean-up program shall include a policing of all maintained areas for the removal of trash (paper, cans, bottles etc.) and landscape waste such as fallen sticks and limbs.
- All trash and landscape debris shall be removed and disposed of off site.
- Mulch is to be maintained clear of paved areas, and off utility covers.
- Debris deposited by typical weather occurrences will be cleaned up.

C.2. Pruning - Trees, Shrubs and Groundcovers

Trees

- Trees shall be maintained in a healthy, vigorous growing condition, free from disease and large concentrations of pests.
- Prune trees only to remove dead, diseased, broken, dangerous, or crossing branches, and as required below.
- Discard all tree trimmings off-site.
- Any tree found to be dead or missing shall be replaced with plant material of identical species.
- Once a year, prune all trees to encourage a high-branching structure.
- All sucker growth from trunk and base of trees shall be removed monthly or as required up to twelve feet (12') from the ground to maintain a clean appearance.

Shrubs

- Shrubs shall be kept in a healthy, vigorous condition, free from disease and large concentrations of pests.
- Shrubs shall be pruned only as needed to remove branches that are dead, broken. Formal hedges and topiary shall be regularly pruned to maintain a uniform height and width. Except as noted previously, allow the shrubs to grow in their natural form to their mature sizes.
- Shrubs uniformly planted around the perimeter of tree pits shall be pruned so as to encourage a continuous planting where individual plants are not identifiable. Prune to encourage a dense, continuous planting, with natural shape and branches reaching fully to the ground.
- All other shrubs shall be pruned only as required for safety, visibility, and plant health, and allowed to develop into the natural shapes expected of the plant variety. Do not shear shrubs into topiary (shapes) unless specifically instructed.
- Allow shrubs two (2) months to rejuvenate following a hard frost prior to pruning or replacing.
- Any shrub found to be dead or missing shall be replaced with plant material of identical species.
- When pruning shrubs known or suspected to be diseased, the cutting blades shall be sterilized after each cut.

Groundcovers

- Groundcover shall be maintained in a healthy, vigorous growing condition.
- Any groundcover found to be dead or missing shall be replaced with plant material of identical species.

C.3. Fertilizer - Trees, Shrubs and Groundcovers

- Granular slow release or other fertilizer shall be 5-5-5 formulation or similar, applied per label rate for plant type. Water immediately after applying to move the fertilizer into the soil and wash the fertilizer off of plant surfaces.

C.4. Mulch layer - Trees, Shrubs and Groundcovers

Maintaining a deep layer of mulch greatly reduces the labor and materials needed to control weeds, reduces water use, and helps the plants stay healthy.

- Add additional mulch regularly to maintain a layer no less than 2 inches deep at all times in shrub planters, tree wells, and beds where plants have not yet closed in over soil surface. Decomposition of organic mulch is considered normal wear and tear, and replacement of decomposed mulch is required seasonally. Mulch is not required in areas where plant foliage completely

covers the soil surface, such that the soil is not visible through the foliage. Any mulch found outside planter areas shall be returned to the planter.

D. PEST (WEED) MANAGMENT

D.1. Weed Control for Trees, Shrubs, and Groundcovers

- Weeds in planted areas shall be removed or killed as the weeds emerge. Weeds shall be removed (not just killed) if they are larger than 2 inches (5 cm) in height or diameter. Dispose of weeds off-site. Regular maintenance of the mulch layer will help minimize weeds in shrub and groundcover areas.

D.2. General Methods

Weed Control Methods - General Guidelines:

- Crowd out weeds with dense healthy plantings, ground covers and shade canopies.
- Accept a few weeds - target the problem ones.
- Mulch beds in fall, winter, or early spring.
- Control weeds before they go to seed.
- Hoe, pull, mow, or till (mulch makes hoeing easier).
- Don't over-fertilize - it promotes weeds and pests.

E. ANNUAL MAINTENANCE COST PROJECTIONS

The following annual maintenance cost estimate is based on the fulfilling this Long Term Landscape Maintenance Plan. The costs associated with maintenance will be appropriated within the City of Griffin's Public Works Department annual budget.

Item	Description	Item Total
1.	LABOR (2-MAN CREW; 30 TRIPS x \$20/HR AVERAGE PAY WITH BENEFITS)	\$1,200.00
2.	EQUIPMENT USAGE (WATER TRUCK, MOWERS, TRIMMERS, EDGERS, TRUCKS)	\$2,000.00
3.	FUEL	\$700.00
4.	WATER (FOR WATER TRUCK)	\$200.00
5.	FERTILIZER	\$500.00
6.	MULCH	\$1,500.00
7.	PLANT REPLACEMENT	\$500.00
Total Annual Maintenance Costs =		\$6,600.00