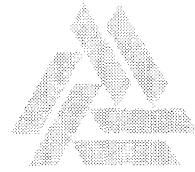


INVERNESS BUSINESS PARK
**Landscape Maintenance
Specifications**



LANDSCAPE MAINTENANCE SPECIFICATIONS

GRASS AREAS

- A. Mowing:** All lawn grass areas shall be maintained at a height of approximately 2.5" to 3". Mowing will include trimming and edging along curbs, around trees, light posts, signs, and sidewalks. Excessive clippings will be removed and all clippings will be vacuumed or swept from sidewalks/or curbs. Mowing is to be done on a weekly basis, weather permitting. Turf and irrigated Transition grass will be mowed weekly at a height of 2.5" to 3". Dryland grass will be mowed at a height of 6" once a month
- B. Fertilization:** Fertilization of lawn grass areas is to be done three times per year (June, August, October) using a slow release source of nitrogen comprising 50% of the available nitrogen for the June and August applications at one pound of actual nitrogen per 1000 sqft. The October fertilization will be provided by ammonium sulfate, ammonium nitrate, or urea at a rate of 2 pounds of actual nitrogen per 1000 sqft.
- Irrigated transition grass areas will be fertilized once a year in October using ammonium sulfate, ammonium nitrate, or urea at a rate of 2 pounds of actual nitrogen per 1000 sqft.
- C. Weed Control.** All lawn grass areas will be treated with an EPA approved broadleaf weed herbicide, as needed.

GROUND COVER & SHRUBS

- A. Fertilization:** Fertilization will be done twice a year with a slow release granular product or a liquid foliar feeding using 30-10-10 ornamental special fertilizer.
- B. Trimming and Pruning:** Trimming and pruning will be done as needed to remove dead wood and keep planting in bounds.
- C. Weed Control:** Weeds are to be removed as often as necessary to provide a fresh appearance at all times, using an EPA approved herbicide.

TREES

- A. Pruning and Trimming:** All pruning shall be performed by qualified personnel to maintain a natural appearance, to balance crown with root, to maintain growth, to eliminate diseased, damaged or weak growth and to reduce wind damage by thinning out crowns.
- Evergreens shall be thinned and shaped when necessary to prevent wind and storm damage.
- All pruning cuts shall be made to lateral branches or buds, or flush with the trunk, and painted with recognized tree paint.
- B. Staking and Guying:** Stakes and guys are to be removed as soon as they are no longer necessary, generally after the first full growing season.
- C. Weed Control:** Basins around trees will be kept free of weeds. Mulches will be permitted.
- D. Feeding and Fertilization:** All trees in rough grass areas are to be deep-root fed in January, March, August, and October. The deep-root feeding is to be accomplished in such a manner as to break up the compaction around the root ball of each tree.
- The trees within other areas need to be deep-root fed only once per year.
- Recommended is a 25-10-10 tree and shrub fertilizer specially applied at a rate of 1lb./N/1,000 square foot or root area.
- E. Winter Wrapping:** Tree wrap shall be installed around thin-barked trees such as honey locust. The wrap should be applied in November and removed in April or early May for the first three seasons after installation.

INVERNESS
Landscape Maintenance Specifications

IRRIGATION

- A. Irrigation shall be scheduled for the hours between 9pm and 5am and will not be done on the night before mowing is scheduled. All possible effort will be made to avoid irrigation during rainstorms or after heavy rains.
- B. Irrigated turf shall be irrigated at a frequency and quantity that will prevent serious visible moisture stress, yet is not excessive. Recommended frequency is 3 days per week. Peak season (July and August) application rates will target 1.75 inches of water per week.
- C. Irrigated transition grass will be watered once per week at a quantity to prevent serious visible moisture stress, yet not excessive. Peak season (July and August) application rates will target 1 inch of water per week.
- D. All irrigation systems shall be maintained in good repair and any problems (e.g. blown head, ruptured pipe, etc.) shall be repaired as quickly as practical. All systems will be properly winterized by qualified irrigation personnel.

TRASH REMOVAL

- A. All Areas: All foreign debris will be removed from the lawn grass areas prior to mowing. Trash will be picked up on a weekly basis in the non-lawn grass areas.

INSECT AND DISEASE CONTROL

- A. All Areas: Insect and disease control will be on an "as needed" basis. However, contractor must spray for insect and disease control within forty-eight hours of diagnosis.

WINTER INSPECTIONS

- A. All Areas: An inspection of the trees, shrubs, and ground covers shall be made at least twice each winter month to ascertain correct moisture levels and to identify other problems which might arise.

REPLACEMENT OF PLANTS

- A. All Areas: All dead material will be removed upon diagnosis and replaced as practical.