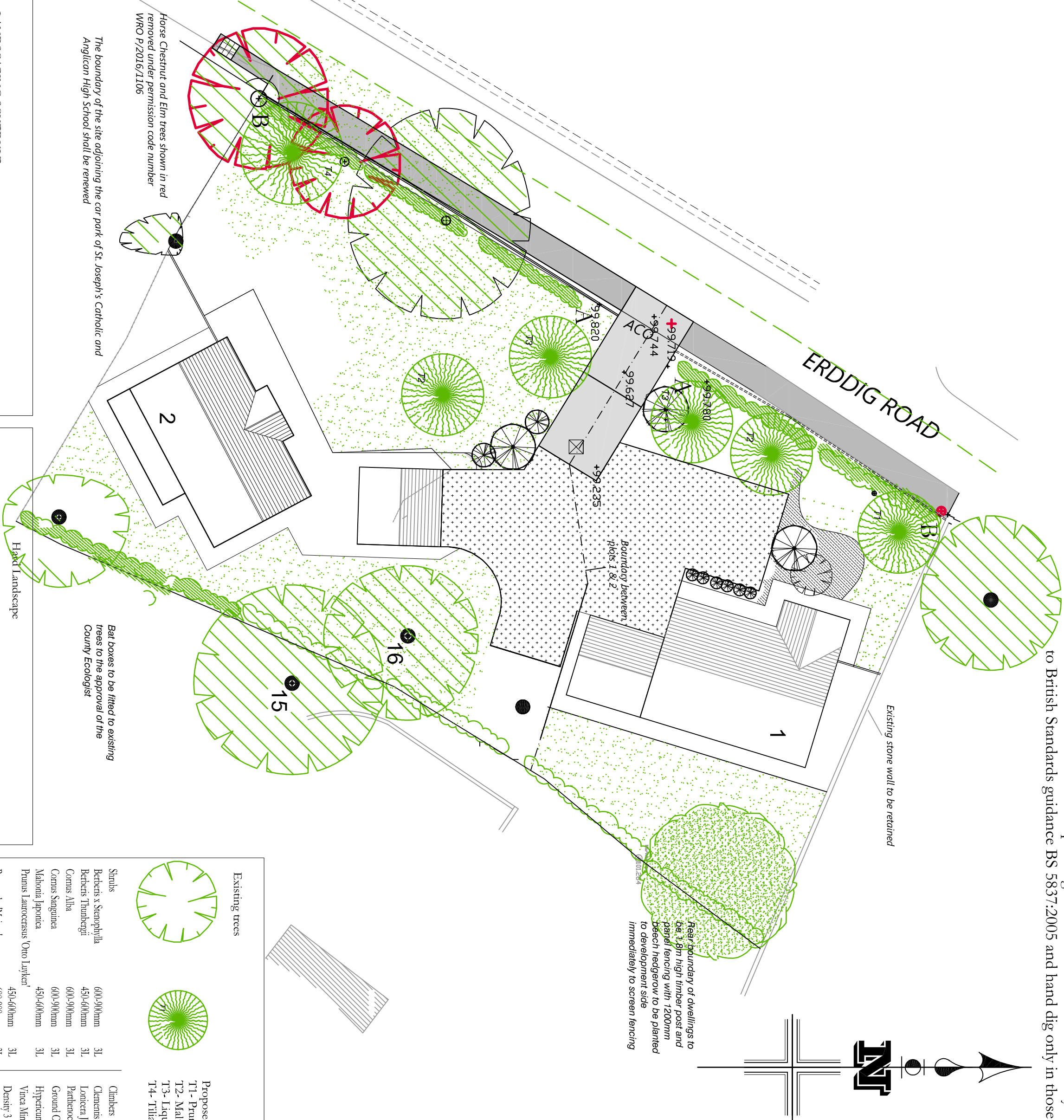


For trees to be removed see drawing 13.5436/8.
Care should be taken when planting within Root Protection Areas by adhering to British Standards guidance BS 5837:2005 and hand dig only in those areas.



LANDSCAPING SCHEDULE	
Soft Landscape	
All plant stock to be to BS3936 1965 Part 1	
All landscape work to comply with BS4428 1989	
Proposed beech hedgerow comprising to points A-B, 6 plants per metre, alternate planting in 2 rows- staggered at 450mm centres against timber picket fence at back of new footpath. Provide spiral rabbit guard protection to feathered whips	
Grassed area	
Shrubs- mix to be as specified below	
Retained existing trees with Tree Protection Zones in accordance with Arboricultural report. Numbering corresponds with report prepared by Tree Solutions	

Existing trees		Proposed trees:	
Shrubs		T1- Prunus x subhirtella Autumnalis	
Berberis x Stenophylla	600/900mm	T2- Malus floribunda	
Berberis Thunbergii	450/600mm	T3- Liquidambar styraciflua 'Worplesdon'	
Cornus Alba	600/900mm	T4- Tilia platyphyllos Kuiza	
Cornus Sanguea	600/900mm		
Malus japonica	450/600mm		
Prunus Lantocerasus Ono Luykeri	450/600mm		
Pyracantha Majori	600/900mm		
Rosa Canina	450/600mm		
Rosa Rugosa 'Max Graf'	450/600mm		
Cytisus Przewalskii	450/600mm		
Climbers			
Berberis Stenophylla	600/900mm		
Berberis Thunbergii	450/600mm		
Cornus Alba	600/900mm		
Cornus Sanguea	600/900mm		
Malus japonica	450/600mm		
Prunus Lantocerasus Ono Luykeri	450/600mm		
Pyracantha Majori	600/900mm		
Rosa Canina	450/600mm		
Rosa Rugosa 'Max Graf'	450/600mm		
Cytisus Przewalskii	450/600mm		

GENERAL

THESE NOTES APPLY TO ALL PLANTING SHOWN ON THIS DRAWING.

PLANT MATERIAL

All plants shall conform to relevant British Standards: BS 3936 and 5326.

All plants shall be true to form, type & size. They shall be healthy, vigorous, pest and weed free.

No substitutes in size or species shall be made without the written consent of the landscape architect.

TOPSOIL & SUBSOIL

Where requested a comprehensive analysis of a representative sample of topsoil is to be made and the results made available prior to it's use on site.

Laying general areas

Grass areas - 150mm depth top soil and 300mm ground broken further

Shrubs areas - 50mm mulch over 450mm depth top soil and 300mm ground broken further

Tree areas - 750mm mulch over 750mm depth top soil and 300mm ground broken further

Subsoil formation levels shall be achieved under the main contract. The subsoil shall be ripped prior to spreading the topsoil layer.

Soiling Works - Subsoil and Topsoil spreading.

After settlement, finished topsoil levels should be 80mm below top of kerb to accommodate bark mulch. Topsoil in grass areas should be spread so as to be 20mm below any adjacent paved areas or kerbs after settlement to allow for turf.

Generally finished soil levels shall be graded out to smooth running levels between all edges and fixed points. Subsoil formation shall be free draining and free from standing water/ waterlogging, prior to spreading topsoil to stated depths.

All debits shall be cleared prior to spreading soils.

Spreading to be carried out in suitable weather, ie not when the ground is waterlogged or frozen or during heavy rain.

Machines with a ground pressure of 0.20kg/ cm shall not be used and any ground consolidated by machine tracks shall be forked over to relieve compaction.

TREE PLANTING

Trees shall be planted into prepared pits located as shown on the drawing - 900 x 900 x 750mm deep or larger to accommodate roots as required.

Break up base to a further depth of 150mm and ensure sides are not glazed. Backfill with a mix of 70 % topsoil and 30% compost. (eg a Tree & Shrub planting product, well rotted farm yard manure or other composted green waste).

Staking: Trees to be double staked with 2m 1.8m long stakes, treated and driven into the ground to leave 600mm above G.L. Fix with 2 m rubber ties and spacers at 600mm above G.L. Trees 12-14cm girth or below to be fixed as above but with 1m stake.

Ensure trees are planted at their original ground level and water thoroughly to ground capacity after planting. All tree planting to be kept weed free during the maintenance and defects liability period.

SHRUB & HERBACEOUS PLANTING

Shrubs to be planted into prepared pits depth of 450mm located as shown on the drawing and to be backfilled with topsoil mixed with an approved slow release fertiliser such as Earning general purpose to the manufacturers recommended rates. Break up base to a further depth of 150mm to aid drainage.

Pits to be 75mm wider than the root spread and backfill gently, firming in around the roots.

Ensure shrubs are planted at their original ground level and water thoroughly to ground capacity after planting. All shrub areas to be covered with a minimum 50mm well composted bark mulch and to be kept weed free during the maintenance and defects liability period.

Grass Areas

Ground Preparation Subgrade crossrippled min.300mm deep at 300mm/cs. Remove stones and debris exceeding 50mm diameter. Cultivate existing topsoil. Additional top soil to be supplied and spread to make up level and to create even falls. Top soil to be cultivated to form a fine rib prior to the laying of turf.

Turf

Recommendations for 'Turf for General Purposes' Supply and lay Rolam Medallion turf or similar approved. Turf should be laid in autumn or early winter when the weather is open. Turf should not be laid in very hot, waterlogged, frosted, cold or drying wind conditions. If summer turfing has to take place the turfs should be saturated on delivery and kept lightly watered during the day until temperatures fall. In the winter turf should be unplugged and laid out to prevent yellowing. If it cannot be laid immediately, 'Turf' to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery. Turf rolls are to be undamaged without holes or torn or ripped edges. Turf grown on any nylon matting will not be accepted. Turf will be weed free and of a uniform size and thickness. Turf must be laid from suitably sized running boards. Walking over or standing on the turfs will not be allowed until fully established.

Seeded Grass

Fertiliser - Before final cultivation and three to five days before seeding/turfing. British Seed Houses pre seeding granular fertiliser mix no 2; N/P/K - 10/15/10% or similar approved. Coverage: Spread evenly at 70 g/ m². After grading and fertilizing.

Seed bed: Reduce to fine, firm rib with good crumb structure. - Depth: 25 mm. Rake to a true, even surface, friable and lightly firmed but not over compacted. Extend cultivation into any existing adjacent grassed areas sufficient to ensure full mowing in of levels.

MAINTENANCE

All planted areas shall be maintained in a clean and tidy condition with all litter and debris being removed at least once per month.

They shall also be maintained in a weed free state throughout the growing season by chemical or manual means.

Maintenance items shall include: Weeding/ pruning (as required), firming in after frost/ human damage/ high winds etc, control of pests and diseases, adjusting/ replacing tree ties as required and litter and debris removal.

All plants must also receive adequate watering to ensure their health and survival.

A 70mm depth of well composted bark mulch is to be applied to all planted areas prior to handover.

TREE PLANTING MAINTENANCE

Annual maintenance to include 2m visits to check ties and stakes and adjust where required

The approved landscaping scheme shall be implemented within three months of the first use/occupation of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.