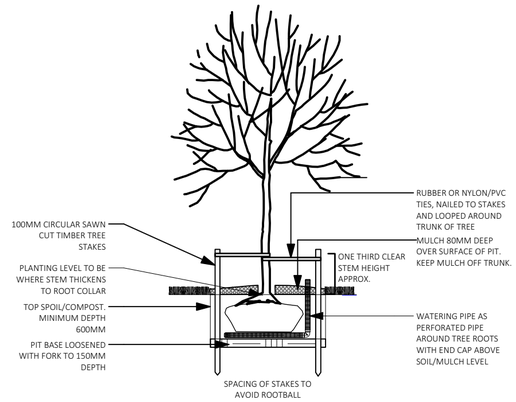
Management and Establishment.
All landscaped areas are subject to a 60 month defect liability period.
Trees to be subject to a 60 month defect liability period.
Any defects to be made good on a like for like size and species specified basis in the next appropriate planting season.

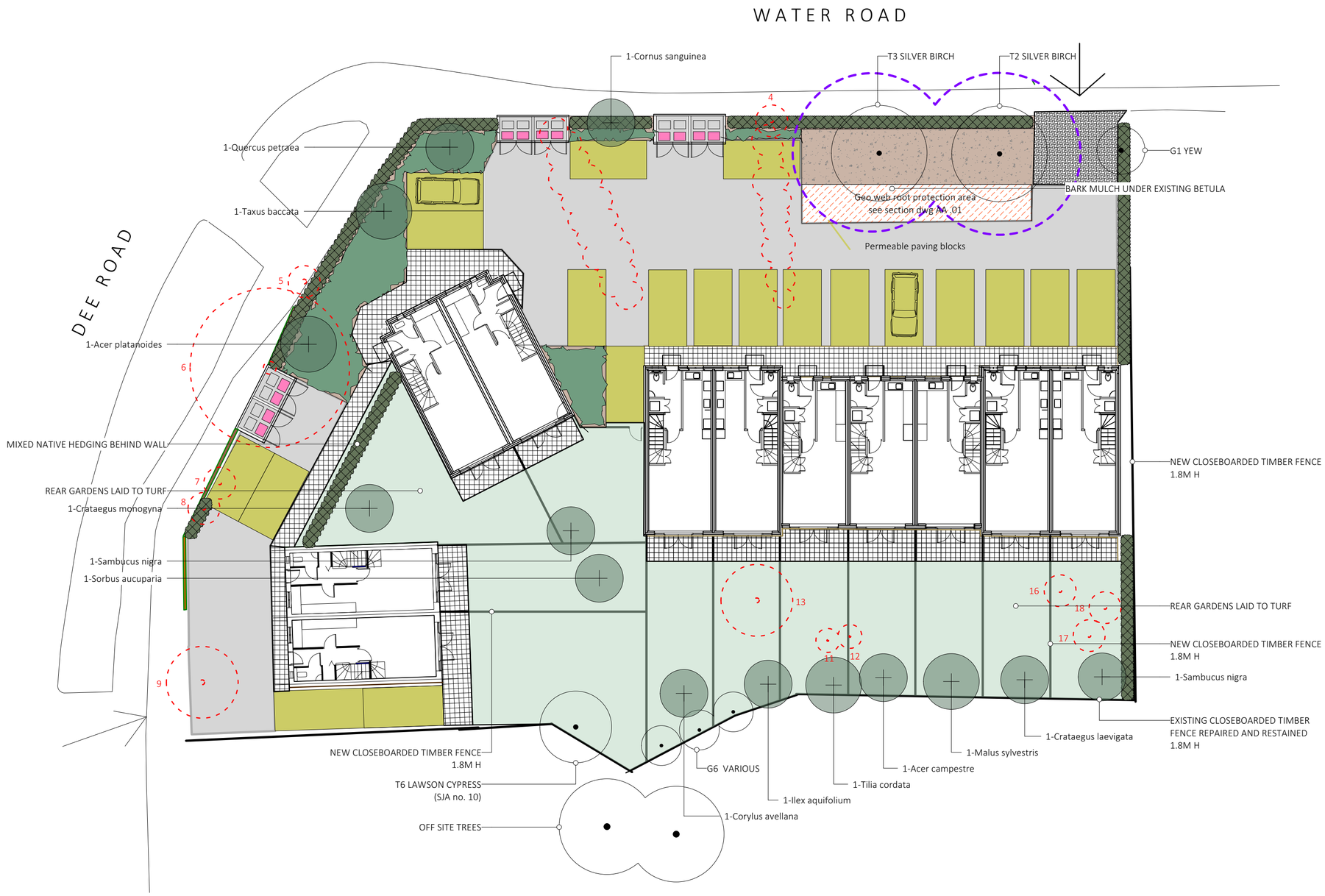
Maintenance guidelines for domestic home owners to be issued upon practical completion.
Trees to be planted with stake, tie & watering tube & watered regularly by developer until hand-over to domestic home owner. Trees planted on Water Road and Dee Road frontage to be planted with root barriers, as per the manufacturers instructions.

Maintenance guidelines for domestic home owner to be issued upon practical completion and will include:
1. Weekly watering of trees and hedges particularly in the first two growing seasons. (A guide to the amount of water required: 12-14cmg trees 25ltrs per week - half into the pipe and half directly onto the ground).
2. Monthly weeding (more often as required) to maintain a tidy site and keep the mulched area at the base of trees and hedging clear of weeds.
3. Regular lawn cutting from March to November to maintain a healthy lawn. Weed and feed in Spring. Rake out thatch and spike to aerate in Autumn.
4. Annual maintenance hedge cutting in June / July.
5. Annual mulching of trees - spread 80mm depth of coarse wood chip mulch over surface of pit leaving a small gap so mulch is not in contact with the trunk of the tree.
6. Tree ties to be loosened periodically as required and stakes and ties to be removed after 3-5 years once fully established.




| TREES PROPOSED | | |
|---|---|---|
| Quantity | Species | Size |
| 1 | Acer campestre | 12-14 CM |
| 1 | Acer platanoides | 12-14 CM |
| 1 | Cornus sanguinea | 1.5-2M MULTISTEM |
| 1 | Corylus avellana | 2.0-2.5M |
| 1 | Crataegus laevigata | 12-14 CM |
| 1 | Crataegus monogyna | 12-14 CM |
| 1 | Ilex aquifolium | 12-14 CM |
| 1 | Malus sylvestris | 12-14 CM |
| 1 | Quercus petraea | 12-14 CM |
| 2 | Sambucus nigra | 1.5-2M MULTISTEM |
| 1 | Sorbus aucuparia | 12-14 CM |
| 1 | Taxus baccata | 12-14 CM |
| 1 | Tilia cordata | 12-14 CM |

| HEDGING | | |
|---|---|---|
| Species | Size | Rate |
| MIXED NATIVE HEDGING | | |
| 20% Acer campestre | 60-80cm | Double staggered row at 5 plants per metre and 400mm row spacing |
| 40% Crataegus monogyna | 60-80cm | |
| 10% Prunus spinosa | 60-80cm | |
| 10% Malus sylvestris | 60-80cm | |
| 10% Viburnum lantana | 60-80cm | |
| 10% Cornus sanguinea | 60-80cm | |




KEY

- PERMEABLE PAVING ON OGCR WITH TANKING MEMBRANE TO FALL TO COLLECTION SUB SURFACE PERF PIPEWORK TO Geosmart spec.
- PERMEABLE BLOCK PAVING WITH GEOWEB TO SILVER BIRCH RPA
- BARK MULCH AREA
- TOPSOIL AREAS LAID TO GRASS
- PROPOSED PLANTING AREAS
- 300 X 300 CONCRETE TERRACE PAVING OPEN JOINTED ON PERMEABLE BASE
- EXISTING TREE WITH CL REF
- BARRIER TO TPZ ON EXISTING TREES
- REMOVED TREE WITH SJA REF
- PROPOSED NEW TREES

For AIA and TPP see SJA trees strategy proposal SJA TPP 23085-041

N

0 1 2 3 M

| revision | date | description | by |
|---|---|---|---|
| D | 16/10/2023 | bin stores/trees amended | |
| C | 04/09/2023 | tree quantities/species amended | |
| B | 22/08/2023 | tree quantities/species amended | |

client
158 DEE ROAD + 2, 4, 6, 8 WATER ROAD READING

drawing title
Landscape Proposals

| date | drawn by | scale |
|---|---|---|
| 06/01/2022 | HS | 1:200 @ ISO A2 |

| job/drawing no/revision | file name |
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| 16492 - P400-D | FDF161023.vwx |


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