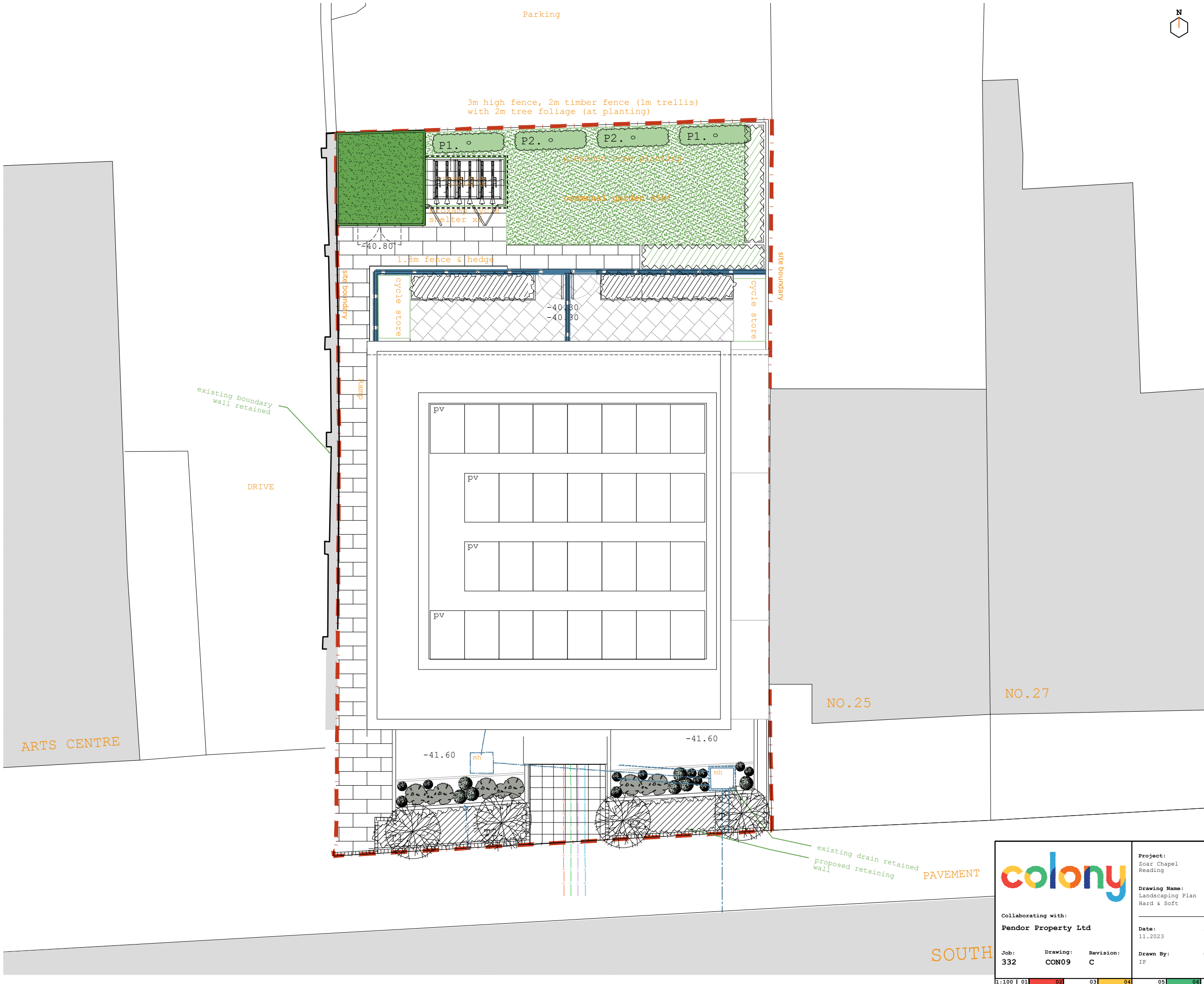




General notes & Maintenance plan

1. Trees are to be erect and true to type in regard to form and foliage. Trees are to be free from defects such as light forks, rubbing branches, pests and disease.

2. New trees to be minimum 2m high and have a minimum girth of 100mm. Once planted tied to supporting stake.

3. Trees are to comply to BS: 3364, 1992 Part: 1 Nursery Stock: Specification for Trees and Shrubs and Industry Best Practice.

4. All ordinary nursery stock trees to be supported by a 50mm round stake, 1.25m long, driven to a depth of 750mm.

5. Trees are to be thoroughly watered prior to planting.

Implementation timetable

7. Plant handling and planting operations shall be undertaken in accordance with Horticultural Trades Association "Handling and Establishing Landscape Plants" (Parts 1-11).

8. Topsoil for the landscape planting works shall be obtained from site material and imported soils to make up any deficiency. Imported topsoil shall be fertile with maximum 15% clay content and 5% minimum organic content. pH levels between 5.5 and 7.5 and free of parental weeds, weed seeds and contamination. Baiting soil to be eradicated and/or screened for nematodes. To achieve this specification, imported topsoil shall be to British Soil Register grade, from an approved local source and to accord with the above specification.

9. The landscape implementation shall be undertaken by the end of the next available planting season and during the following periods:

10. Trees and shrubs: Late October to Late March.

11. Container grown plants: At any time if ground and weather conditions are favourable.

Tree pits

12. Pits to be dug square.

13. Tree pits are to be dug one third larger than root balls with the sides and base rounded with a fork to aid future root penetration.

14. The location of drainage runs, man-ways and inspection chambers are to be identified prior to planting where possible.

15. Planting pit locations are to be checked and inspected for both underground and above ground services such as gas, water, electric, telephone/communication cables etc.

16. If the ground is found to be susceptible to water-logging then an alternative location should be sought (depending on species being planted).

Planting Medium

17. The top 100mm of planting areas to be replaced with good quality top soil.

18. Large debris such as bricks or concrete to be removed.

19. Tree planting compost is to be mixed with material excavated from pit at a ratio of one-third compost to two-thirds original pit excavations.

20. Where excavations are of insufficient quality the difference is to be made up of tree planting compost.

21. The addition of a water retaining polymer may help retain moisture in the root zone and the addition of mycorrhizal fungi is recommended as it is believed the increase in root mass during the early phases following planting increases the ability of the tree to become established.

22. Any imported top soil to be BS5832 2017.

Planting

23. All plants to be watered in, with sufficient water to reach field capacity and ensure the rootballs are wetted, within 5 hours of planting.

24. All planted beds to be maintained weed free, healthy and tidy until handover.

25. New wrapping used to secure rootballed trees to be cut off in the pit and any heaviest removed so as not to restrict free movement of roots in the pit.

26. Trees are to be planted at the previous planting depth at nursery.

27. Trees are to be planted by layering the soil over the roots and firming following this process until the nursery mark has been reached.

28. Good quality tree planting soil is required in all new tree pits and in the soft landscaped strips between parking bays.

29. Irrigation tubes of a size and type suitable for the size of tree being planted are to be placed around the root ball in accordance with manufacturer's specifications. Caps must be fitted to the end of the irrigation tube to prevent desiccation. It is recommended that tubes be filled with gravel to reduce the potential of desiccation in the event of the loss of the cap.

30. Soil is to be left slightly raised around the outside of the pit to produce a well, to enable rainwater to become trapped inside and to filter down to the root zone.

31. Mulching around the base of the tree is to be to a depth of between 75mm to 100mm to prevent competition from weed growth.

32. Mulching must not be piled up the stem.

Maintenance

33. Trees to be guaranteed for 5 years. 'During the first 5 years, any dead plants, including trees, to be replaced to match existing during the first planting season'.

34. All planted beds to be maintained weed free, healthy and tidy until handover.

35. After 5 years the responsibility of the landscape management passes on to the owner.

36. All beds to incorporate slow release fertiliser to aid plant establishment.

37. The client is responsible for appointing a contractor with the appropriate experience and equipment to undertake watering and maintenance for two years.

38. For the first 2-3 years, new trees should be watered at the beginning of the growing season (April/September) and regularly throughout the summer. At a minimum, trees should be watered weekly during the first season following planting.

39. Trees are to be inspected annually, to remove weeds from around base, topping up of earth, checking tree ties and adjusting as necessary. Removal of post if required.

40. Root barriers/flexions are to be incorporated into all tree pits within paved areas up to min 300mm deep.

41. Any tree that falls/dies shall be replaced with a tree of the same type and specification.

Additional Notes

42. All debris, excess soil etc. is to be to be removed from site and disposed of.

43. An approved waste transfer site. Any disturbance or damage to surrounding areas to be rectified in accordance with specification.

44. For all wooden materials use treated wood (except where using hardwoods) and galvanised screws and nails.

Transport of Plant Materials

45. Roots are to be protected during transport.

46. Crown and stems are to be protected from abrasions with vehicle sides.

47. Every effort is to be made to prevent desiccation during transport.

48. Storage of plant material on site.

49. If containerised trees are to be used then plants are to be secured upright until time of planting.

50. If containerised or bare root trees are to be used then these are to be sealed in to prevent desiccation.

Landscaping Key

Sensory shrub planting mixture of:

Set out groups groups of 3,5 or 7 (generally) of plants randomly. Approx. 4 plants per sq.m (Planting height 400mm)

- Salvia officinalis (Common Sage) - 15% Planted Spread 0.5m x Height 0.5m
- Lavandula (Lavender) 0.5m x Height 0.5m - 15%
- Rosmarinus Officinalis (Rosemary) Planted Spread 0.5m x Height 0.25m - 15%
- Litrope Muscari Planted Spread 0.3m x Height 0.4m - 15%
- Thymus Leucotrichus (Thyme) Planted Spread 0.2m x Height 0.2m - 15%
- Lavandula angustifolia 'hidouta' Planted Spread 0.45m x Height 0.45m -15%
- Monarda spicata - (Spearmint) - 0.45m x Height 0.45m -10%

Mixed Native Hedging (Planting height 700mm)

1.5m planting strip set out centrally with 2 double staggered rows 500mm apart. 500mm between plants. Hedge maintain to height of approx 1500mm including:

- Dogwood 15%
- Beech 20%
- Hornbeam 15%
- Hazel 15%
- Sarcocorn 20%
- Blackthorn 15%

New (Pleached) Tree (Planting height 2800mm)

- P1. Pleached Carpinus betulus (Hedgebeetle)
- P2. Holly (Ilex aquifolium)

New Tree (Planting height 2800mm)

- T1. Hornbeam (Corylus avellana)
- T2. Pyramid Hornbeam (Carpinus betulus Fastigiata)

Root Barrier

450 x 450 concrete paving slab - Best, natural stone, Colour Olive Black

Porous Asphalt, such as "Master drive" by Tarmac. Concrete kerbs.

New lawn, either laid as turf or repaired with seed

Concrete setts forming rumble strips across road as traffic calming

Green roof - XF 301 Sedum Blanket Extensive Green Roof System (11 species of sedum are grown in the blanket to ensure plant diversity)

1.8m High CB Fence

Shrubber (approximate 50% of garden area)

- Ceanothus 'Blue Wonder' (evergreen blue flowers) Planted Spread 0.5m x Height 0.35m -15% (approx. 2 plants)
- Ruscus Planted Spread 0.5m x Height 0.5m - 20% (approx. 2 plants)
- Rosmarinus Officinalis (Rosemary) Planted Spread 0.5m x Height 0.25m - 20% (approx. 2 plants)
- Litrope Muscari Planted Spread 0.3m x Height 0.4m - 20% (approx. 2 plants)
- Thymus Leucotrichus (Thyme) Planted Spread 0.2m x Height 0.2m - 20% (approx. 2 plants)

Services entering the site from South Street

Existing and proposed manhole and pipes (located approx 3m below street level).

Collaborating with:
Pendor Property Ltd

Job: 332 Drawing: CON09 Revision: C

Project:
Zoar Chapel
Reading

Drawing Name:
Landscaping Plan
Hard & Soft

Date: 11.2023 Status: planning

Drawn By: IP Checked By: EM

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