

Landscaping Notes

All planting, seeding or turfing comprised in the details of this drawing shall be carried out in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner and the client is to replace any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

All plants shall comply with BS 3936
All topsoil to comply with BS3882 - multi-purpose use

All shrub beds to receive a 450mm topsoil
All grass areas to receive 150mm of topsoil

Prior to planting all areas are to be cultivated to an even tilth any debris larger than 50mm to be removed from site

Shrub beds are to be mulched with 50mm of bark mulch
Ornamental shrubs are to be planted at a minimum of 3m²
Shrubs to be planted as indicated on plans adding fertilizer to the backfill

Standard Trees are to be planted in pits 600 x 600 x 600mm
Heavy Standard Trees are to be planted in pits 900 x 900 x 900mm
Semi-mature Trees are to be planted in pits 1000 x 1000 x 1000mm

Tree pits to be backfilled with a mixture of topsoil, planting compost and fertilizer
Bare-root trees to be supported by 1no stake and 2no ties
Rootballed / containerised trees to be supported by 2no stakes and crossbar

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage. A suitable system for controlling the roots of the trees should be installed where necessary. Where tree about footpaths or highways a suitable root barrier to be installed along the footpath/highways edge of the planting pit. Re-root 100 or similar.

All plants to be watered in as necessary

Grass areas are to be cultivated to 100mm and raked to a fine tilth, any debris over 50mm to be removed from site

All turf to be used is to be of cultivated type and is to be laid in accordance with the British Standards

It is assumed that none of the landscaping proposals conflicts with any onsite services, please advise if not correct

Maintenance

The Maintenance Period for soft landscaping will be 12 months and should be undertaken by a competent contractor.

During this period the Landscape Contractor shall carry out the maintenance of the planted areas as follows:

- Make visits at approximately monthly intervals depending on the time of year
- Control weeds in beds by the use of approved herbicide
- (Handweeding may also be carried out when part of the specification)
- Check condition of stakes, ties guys and guards at each maintenance visit
- Adjust ties if necessary to prevent rubbing of bark
- Litter pick planting beds at each visit only (excludes fly tipping)

During this period the Landscape Contractor shall carry out the maintenance of the grass areas as follows:

- Make visits at intervals of between two and four weeks depending on the time of year
- Before each visit remove litter and debris from grass areas (excluding fly tipping)
- At the time of each cut trim grass edges around trees / manholes etc.. and sweep cuttings from hard areas
- Arisings to be left on site unless otherwise stated in the specification

At the end of each visit the site will be left in a tidy condition.

The Contractor will report any damages, fly tipping or losses at regular intervals to the Client.

In the late Autumn each year prepare a report on losses, damaged areas and pruning requirements for the Client.

After the first 12 month establishment period any shrub and tree planting outside garden space to be maintained by applicant for a further 4 years.

- Make visits at approximately monthly intervals during the growing season
- Control weeds in beds by the use of approved herbicide
- Shrubs to be kept in tidy form and prevented from encroaching hard areas
- Any dead/damaged tree branches to be removed
- Check condition of stakes, ties guys and guards at each maintenance visit
- Adjust ties if necessary to prevent rubbing of bark
- Litter pick planting beds at each visit only (excludes fly tipping)

Bark mulch to be topped up bi-annually, any failed shrubs or trees to be replaced and the end of the each year.

Landscape Schedule				
Trees				
Abbreviation	Species	Girth	Specification	Number
BeP	Betula pendula	12-14cm	RB	3No
CabFF	Carpinus betulus 'Frans Fontaine'	12-14cm	BR	1No
MamP	Malus moerlandsii 'Profusion'	12-14cm	BR	1No
PycC	Pyrus calleryana 'Chanticleer'	12-14cm	BR	1No
SoaL	Sorbus aria 'Lutescens'	12-14cm	BR	2No
				Total :8No

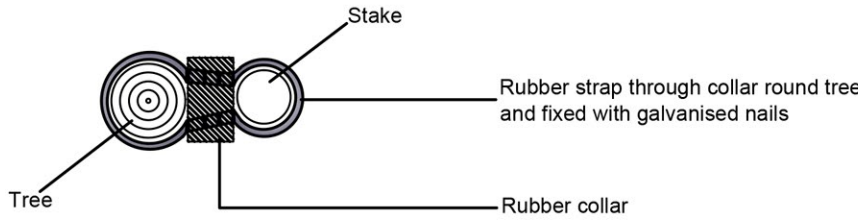
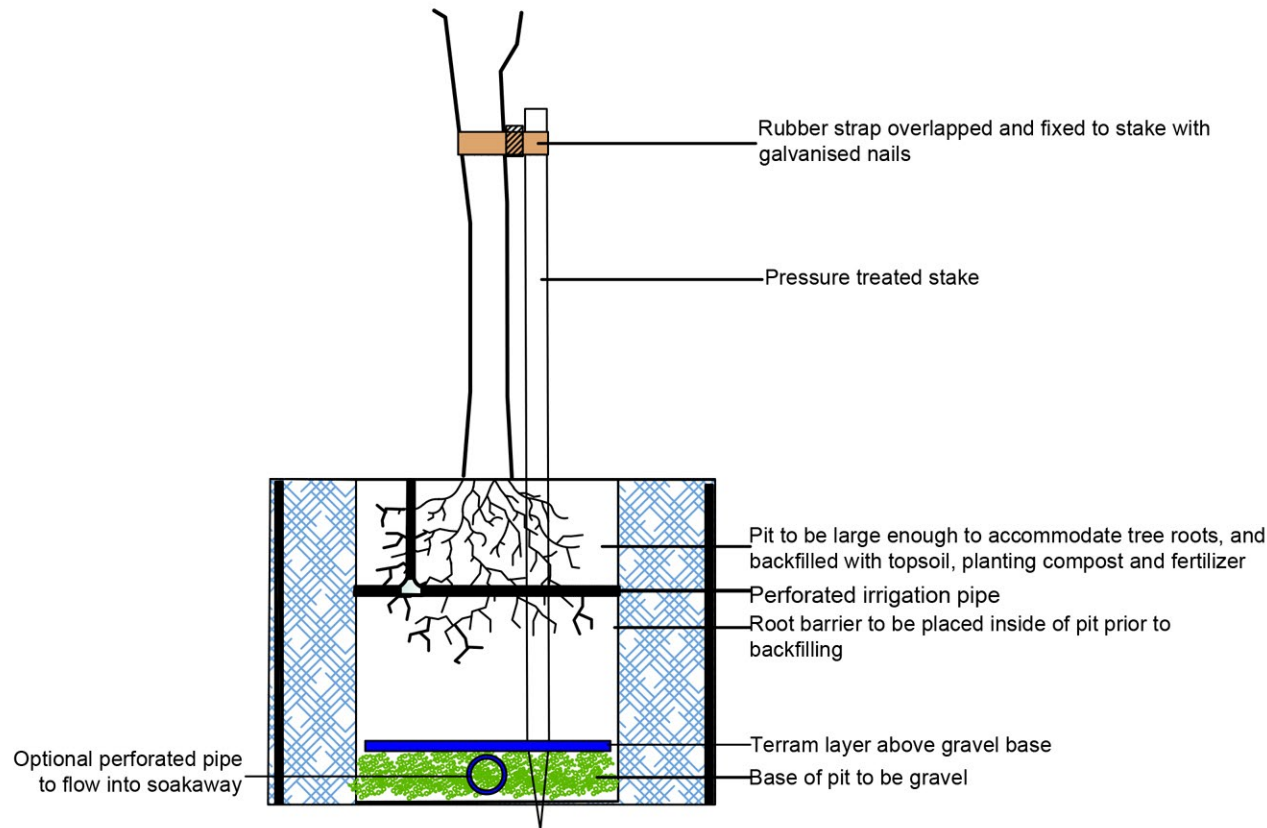
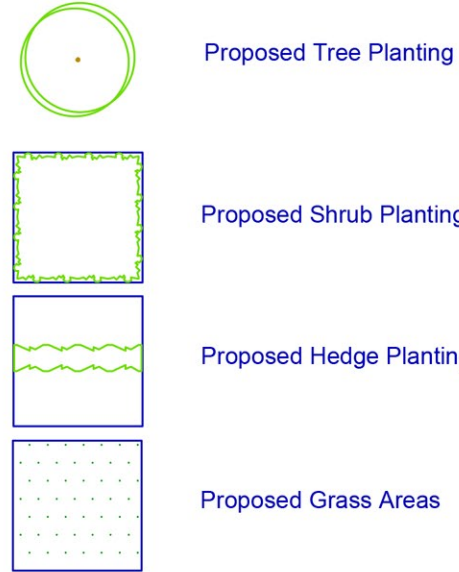
Hedges					
Abbreviation	Species	Height	Pot Size	Density	Number
ChTS	Choisya ternata Sundance ®	30-40cm	2L	4/m	188No
				Total :188No	Total :46.78m

Shrubs					
Abbreviation	Species	Height	Pot Size	Density	Number
ChAP	Choisya 'Aztec Pearl'	30-40cm	3L	3/m ²	13No
EsAB	Escallonia 'Apple Blossom'	30-40cm	3L	3/m ²	17No
HeC	Hebe cupressoides	20-30cm	2L	3/m ²	14No
HeOB	Hebe 'Oratio Beauty'	20-30cm	2L	4/m ²	14No
HePQ	Hebe 'Purple Queen'	20-30cm	2L	4/m ²	159No
LaaH	Lavandula angustifolia 'Hidcote'	20-30cm	2L	4/m ²	14No
OlH	Olearia haastii	30-40cm	3L	4/m ²	23No
PeBS	Perovskia 'Blue Spire'	20-30cm	2L	3/m ²	12No
PhcA	Philadelphus coronarius 'Aureus'	30-40cm	3L	3/m ²	10No
PhnP	Phnomium tenax 'Purpureum'	30-40cm	2L	3/m ²	13No
Sal	Santolina Incana	20-30cm	2L	3/m ²	10No
VimV	Vinca major 'Variegata'	20-30cm	2L	4/m ²	30No
				Total :329No	Total :86.25m ²

Herbaceous					
Abbreviation	Species	Spread	Pot Size	Density	Number
ArPC	Artemisia 'Powis Castle'		3L	4/m ²	33No
CahE	Carex hachioensis 'Evergold'		2L	4/m ²	22No
EurC	Eupatorium rugosum 'Chocolate'		2L	3/m ²	25No
MeoA	Melissa officinalis 'Aurea'		2L	6/m ²	33No
MoCP	Monarda 'Croftway Pink'	20-30cm	2L	4/m ²	33No
MoCS	Monarda 'Cambridge Scarlet'	15-20cm	2L	4/m ²	33No
OppN	Ophiopogon planiscapus 'Nigrescens'		2L	4/m ²	22No
RuG	Rudbeckia 'Goldsturm'	20-30cm	2L	4/m ²	11No
ThPC	Thymus Pink Chinz'	20-30cm	2L	4/m ²	29No
				Total :241No	Total :58.25m ²

Grass Areas	
Seed Mix Name	Area
Turf	397.22m ²
Total :397.22m ²	

Landscape Key



Tree Pit detail NTS