



MANAGEMENT PLAN

GUIDE TO THE LIFETIME MANAGEMENT AND MAINTENANCE OF ONSITE SUDS SYSTEMS & COMMON PARTS OF AUSTEN GARDENS, HAYLING ISLAND (LAND ADJACENT 11 BOUND LANE)

Rev - 02

August 2017

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF DOCUMENT

The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the onsite SUDS (Sustainable Drainage System) and common parts of the site for the lifetime of the development. The document is intended for the use of the management company (Austen Gardens Management Company Ltd, "AGMC") that will be responsible for managing and maintaining them.

1.2 THE SITE

1.2.1 Location

The site is located to the East Bound Lane in a predominantly residential area of Hayling Island.



The site is rectangular in plan, tapering towards the east and covers an area of approximately 0.61ha. what was open flat grassland. The northern boundary of the site is denoted by the fences, trees and vegetation of the neighbouring residential properties. The eastern edge of the site is defined by the fence of a neighbouring residential properties. The southern site boundary is marked by a number of mature trees and a hedge row concealing a fence line separating from residential properties, immediately to the south. The western site boundary is denoted by vegetation, hedgerow and trees separating the site from Bound Lane.

1.2.2 Accommodation

The site when completed will consist of 3No. detached chalet style dwellings, 1No. detached bungalow, and 6No. (3No. pairs) semi-detached two storey residential

buildings.

1.2.3 Car Parking & Estate Road

The parking spaces and estate road will be constructed with permeable paving, so it will be AGMC's responsibility to ensure these are maintained so that the SUDS systems work as designed.

1.2.4 Site Topography

The site is relatively flat with a gradual fall from the east to west with the lowest levels being at the south west corner.

1.2.5 Onsite SUDS

Rainwater run-off from the roofs of the houses will be either discharged directly to the adjacent permeable pavement sub base or, in the case of House numbers 3-9 to soakaways.

All remaining access road and parking bay areas will be constructed in permeable paving.

1.2.6 Landscaping

The landscaping has been planned to add life, colour and texture to the grounds and building and maximise the potential of the outdoor space. The design offers a diverse mixture of sensory attractive planting, in consideration of the surrounding areas. At the same time, the design offers a practical and useable outdoor space suitable to the new home. Common Parts

The common parts of the site are the areas which are to be maintained by AGMC and include the unadopted road, communal parking areas, footways, footpaths, landscaped areas and SUDS and foul water drainage systems aside from those elements within the demise of the dwellinghouses. If the foul water drainage system is adopted responsibility for its maintenance and upkeep will become that of the water undertaker.

1.3 RECITALS

1.3.1 The Land Owner

AGMC will be responsible for the management and maintenance of this site.

1.3.2 The Local Planning Authority (LPA)

This term shall refer to Havant Borough Council and its Planning and Landscape officers who are involved in the process of examination and approval of this documentation. This documentation has been issued for the satisfaction of the s106 covenants attached to this development.

1.3.3 The Developer

This refers to the developer who is responsible for the building works, which in this instance is KH SPV 5A Ltd.

2.0 ANNUAL WORKS

2.1 AIMS

2.1.1 To Ensure Health and Safety of All Visitors to the Grounds AGMC as landowner will uphold its duty of care that the landscape elements, both hard and soft, are safe, injury and damage to persons and property. This is important for the pedestrian areas and planting for the avoidance of trip hazards and injury by thorny unkempt stems.

2.1.2 To Achieve a High Standard of Maintenance

To maintain the hard and soft landscape elements in good condition, state of repair and clean, free from snags and hazards. To this end, these areas will be inspected regularly and any works that become necessary in respect to the condition, cleanliness and soundness of features, facilities, vegetation and surfaces will be carried out. These works shall include sweeping, wiping, washing, staining, painting, tidying and other such ancillary works in respect of hard landscape elements. Maintenance shall include weed control, pest control, watering, pruning, fertilising, grass cutting, and general lawn care, such as spiking and scarifying and any other such ancillary works in respect of soft landscaping.

2.1.3 To Ensure that the Character of the Common Parts are Maintained as Proposed on the Planning Approved Drawings. The planning approved drawings proposed a level of maintenance and intent which is required to be maintained during the lifetime of the development.

2.2 OBJECTIVES

2.2.1 Shrubs

To define spaces and enhance visual amenity of spaces and to soften buildings and structures. To ensure sustainable health and growth of shrubs to natural shape and functional size. To prevent leggy growth from presenting Health and Safety problems and from holding litter.

2.2.2 Trees

To provide an attractive visual amenity by defining space and through creating a sense of height and scale. Any proposed trees shall be maintained to ensure survival and health and open growth. To achieve typical heights, spreads and characteristic density of foliage common to the respective species without compromising safety or access issues.

2.2.3 Amenity Grass

To maintain healthy, hard wearing grass with a consistent colouring. To ensure freedom from pests and diseases, water logging, drought and excessive wear that might cause degradation and failure. To ensure safe and comfortable use of amenity spaces.

2.2.4 Meadow Area

To maintain a biodiverse meadow area planted with a native species wildflower mix as shown and describe on the approved Landscape Plan.

2.2.5 Hard Surfaces and Permeable Paving

To maintain in good order free from dilapidations, trip hazards, pot holes, and

subsidence. To ensure that the paving can function as required and has clean, safe non-slip surfaces, free from weeds, litter, debris, animal excrement and gum.

2.2.6 Communal Corridors/Refuse Store

To maintain in good order free from dilapidations and trip hazards. To ensure clean and safe non-slip surfaces, free from spills and litter.

2.2.7 Bat Boxes, Bat Corridor and Hibernacula

To encourage ecology and attract a variety of birds, bats and reptiles to the site in line with National and Local policy.

2.2.8 Street Furniture

To maintain in good order. To ensure these elements are safe, functional, clean and free from dilapidations.

2.3 METHOD

2.3.1 Planted Areas

Areas to be litter picked on every visit. Remove all weed growth by hand as necessary to ensure weed free and tidy planting beds. All weeds shall be removed from site. Planting to be pruned and shaped as required, in accordance with good horticultural practice. Traffic site lines, paths and windows to be kept clear at all times. Dead-heading of herbaceous plants shall be carried out regularly; plant die-back shall be removed at the end of winter. Light clip over plants where required. Cut back flowering shoots after flowering, remove suckers, dead, discoloured, weak or damaged stems. Prune to reduce size of specimen if suppressing adjacent species. Several visits will be required during the growing season, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Visits should occur fortnightly in the growing season, subject to weather conditions, from March to October and monthly from November to February. The schedule may need to be flexible to account for seasonal variations, and with regard to good horticultural practice.

2.3.2 Herbiciding: Planted Areas

Persistent perennial weeds shall be controlled in planted areas. For planting beds containing herbaceous plants and shrubs, apply a suitable herbicide. Herbicide to be applied by qualified operatives and in suitable conditions as specified by the manufacturer.

2.3.3 Hedges

All hedges to be pruned and tidied twice per year. This work only to commence once established. Attention should be paid to vehicle site lines and windows, so if necessary, additional pruning may be required.

2.3.4 Amenity Grass Areas

Amenity grass areas to be regularly mown with hand mowers, ride on mowers and trimmers as appropriate. All machinery to be well maintained and suitable for the operation involved. All litter to be removed prior to cutting. All arisings to be collected and removed from site. Boundaries and obstacles to be trimmed before mowing operations commence. Grassed areas to be cut/trimmed to a maximum height of 40mm. Paths to be kept free of all arisings and swept after mowing operations. Failed areas of grass should be re-sown with grass seed, ideally in spring and autumn. Weeds to be hand weeded in order to maintain the visual amenity of the

area.

2.3.5 Meadow Area

To be cut once annually in late summer.

2.3.6 Newly Planted Trees

A 500mm radius from the base of each tree shall be kept free of grass and weed growth. Slow release fertiliser shall be applied annually at the start of the growing season, at the discretion of the maintenance contractor. Be sure to prevent chafing and damage to the bark of the trees, caused by rubbing against stakes. It should be planned to remove the tree stakes in the third year after planting, although the final assessment should be made by the maintenance contractor on the suitability of this time frame. The failure of any trees should be investigated and similar species should be checked and appropriate action taken to prevent disease or other problems re-occurring. Failed trees should be re-planted at the next planting season.

Formative pruning may be appropriate on young trees where selective removal of branches competing with the main leader would lead to improved timber quality and reduce the likelihood of crown splitting in the future.

2.3.7 Hard Surfaces and Permeable Paving

Brushing and vacuuming surface areas should take place once a year after autumn leaf fall, or reduced frequency as required based on site-specific observations of clogging or manufacturer's recommendations. Pay particular attention to areas where water runs onto previous surface from adjacent impermeable areas, as this area is most likely to collect the most sediment.

Stabilise and mow contributing adjacent areas as required. Removal of weeds or management using glyphosate applied directly into the weeds by an applicator other than spraying as required (once a year on less frequently used pavements). Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving. Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material. Rehabilitation of surface and upper sub-structures by remedial sweeping every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging).

Inspect three-monthly, 48 hours after large storms in the first 6 months for evidence of poor operation and/or weed growth - if required take remedial action.

Annually, inspect silt accumulation rates and establish appropriate brushing frequencies for Communal Corridors/Refuse Store. Sweeping, mopping and wiping as required to maintain the communal corridor and refuse store in satisfactory condition.

2.3.8 Bat Boxes

Bat boxes shall be inspected annually for loss, damage or obstruction during winter (non-invasive inspection). Lost or damaged boxes shall be replaced with an identical product.

2.3.9 Watering

Watering may be required during dry periods and until the planting is fully established, for a period of 3 years after completion. This may be required on a weekly basis.

2.3.10 Monitoring

Inspection and monitoring of the landscape management is recommended on an annual basis. Specific programmes for monitoring the trees, particularly the established and mature trees already on the site should be scheduled on an annual basis if required.

3.0 PLAN OF MAINTAINED AREAS





FOUL MANHOLE SCHEDULE

M.H. REF.	INVERT LEVEL, LOWEST PIPE	COVER LEVEL	CHAMBER SIZE INTERNAL DIMS	COVER SIZE CLEAR OPENING	COVER TYPE	M.H. TYPE	COMMENT / DRG.
F1	4.1480	4.750	EXISTING	EXISTING	-	-	NEW BACKDROP
F2	4.3275	4.930	Ø1050	600 x 600	D400	P3	STD.01.23
F3	3.395	4.870	Ø1050	600 x 600	D400	P3	STD.01.23
F4	3.565	4.915	750 x 675	750 x 600	D400	P2	STD.01.22
F5	3.800	4.930	750 x 675	750 x 600	D400	P2	STD.01.22

SURFACE WATER MANHOLE SCHEDULE

M.H. REF.	INVERT LEVEL, LOWEST PIPE	COVER LEVEL	CHAMBER SIZE INTERNAL DIMS	COVER SIZE CLEAR OPENING	COVER TYPE	M.H. TYPE	COMMENT / DRG.
S1	4.150	4.870	750 x 675	750 x 600	D400*	P2	STD.01.22
S2	4.150	4.870	750 x 675	750 x 600	D400*	P2	STD.01.22
S3	4.150	4.890	750 x 675	750 x 600	D400*	P2	STD.01.22
S3A	4.150	4.850	750 x 675	750 x 600	D400*	P2	STD.01.22
S4	4.150	4.890	750 x 675	750 x 600	D400*	P2	STD.01.22
S4A	4.150	4.860	750 x 675	750 x 600	D400*	P2	STD.01.22
S5	4.150	4.930	750 x 675	750 x 600	D400*	P2	STD.01.22
S6	4.150	5.040	750 x 675	750 x 600	D400*	P2	STD.01.22

* = Chamber with Vented Cover

SOAKAWAY SCHEDULE

TYPE	LOWEST INCOMING INVERT LEVEL	EFFECTIVE DEPTH (H)	TOTAL DEPTH (m)	RING DIA. (m)	PIT DIMENSIONS PLAN (L x W) (m)	COVER SIZE (CLEAR OPENING) (mm)	COVER TYPE	COMMENT
SA1	as shown	1.20	1.80	-	2.00 x 2.50	Ø225 (2 No.)	B125	SEE DWG 01.63 HIGH STORGE S.A.
SA2	as shown	1.20	1.80	-	2.00 x 2.50	Ø225 (2 No.)	B125	SEE DWG 01.63 HIGH STORGE S.A.
SA3	as shown	1.20	1.80	-	2.00 x 2.50	Ø225 (2 No.)	B125	SEE DWG 01.63 HIGH STORGE S.A.
SA4	as shown	1.20	1.80	-	2.00 x 2.50	Ø225 (2 No.)	B125	SEE DWG 01.63 HIGH STORGE S.A.
SA5	as shown	1.20	1.80	-	2.00 x 2.50	Ø225 (2 No.)	B125	SEE DWG 01.63 HIGH STORGE S.A.

1. A Lotrak 1800 geotextile or equivalent surround is required.

2. Soakaways shall be a minimum of 5.00 m from any buildings or structures.

3. The Contractor shall immediately notify the Engineer if groundwater is encountered in soakaway pits.

4. A soil infiltration rate of 4.50 x 10⁻⁶ m/sec has been used for soakaway design.

WARNING :

- Surface water drainage design is subject to further on site groundwater level monitoring.

OUTSTANDING DESIGN ISSUES:

- Precise RWP Locations
- Precise Foul Outlet Locations
- Foundation Details

KEY

- TOPOGRAPHICAL SURVEY
- PROPOSALS
- PROPOSED SURFACE WATER DRAINS Ø 100 UNLESS NOTED OTHERWISE
- SURFACE WATER MANHOLE/ Ø 450 INSPECTION CHAMBER/ ROODING EYE
- FULLY PERFORATED DISTRIBUTION PIPE, TYPE 'S' BED, SEE DETAIL
- PROPOSED FOUL WATER DRAINS Ø 100 UNLESS NOTED OTHERWISE
- FOUL WATER MANHOLE/Ø 450 INSPECTION CHAMBER/ ROODING EYE
- GRADIENT BED TYPE (SEE STD.01.85) PIPE DIAMETER DISTANCE CHAMBER CENTRE TO CHAMBER CENTRE DIRECTION OF FALL
- CHANNEL DRAIN
- SOAKAWAY, SEE SCHEDULE
- HYDRAULIC BREAK, SEE DETAILED DRAWING

Notes

- This drawing to be read in conjunction with all relevant Architects and Engineers drawings and specifications.
- Dimensions are in millimetres unless noted otherwise.
- Original topographic survey undertaken by Geodime Limited. For full topographic survey information see Geodime drawings. All levels based on O.S. Datum by GPS.
- Existing levels shown thus: +5.77
- Before excavation commences, the Contractor shall ascertain the depths, sizes and locations of all services to be crossed. Any conflicts in levels between new works and existing services shall be notified to the Engineer.
- All drainage shall be in accordance with Building Regulations 2002: Part H & W.S.A Sewers for Adoption 7th edition.
- Details of existing sewers & drains shall be confirmed by the contractor on site prior to the commencement of works.
- Sewers of different diameters shall be laid soffit to soffit in manholes, unless backdrops are detailed.
- Private drains passing through walls and footings are to be sleeved and a 600mm length of rocker pipe shall be laid on each side of the wall or footing. Runs under building shall have a type 'S' bed and surround, unless depth below underside of slab is less than 300mm where a 150mm bed and surround of concrete is to be used. Where pipes pass beneath foundations 600mm length rocker pipes shall be laid on each side. Below is shown a typical detail of a pipe sleeved through a foundation:
- Manhole (M.H.) covers and inspection chamber (I.C.) shall be adjusted to suit final surface levels.
- Where trench foundation levels lie above original levels, levels shall be made up with either well compacted layers of D.O.T Type 1 or mix ST2 concrete.
- For positions of SVP's stub stacks and rainwater pipes see detailed Architects layouts.
- Minimum gradients for pipes where no gradient is shown shall be 1:80.
- Dimensions of M.H. on private drains and sewers to be in accordance with requirements of the Building Regulations.
- Drainage trenches lower than foundations:
 - Where drainage trench is within 1.0 distance of a building the trench is to be filled with concrete mix ST 2 up to the level of the foundation, in accordance with Building Regulation 2002: Part H, diagram 8.
 - Where drainage trench is distance 'A' from footing and the depth of trench below foundation level is greater than 'A' the lower trench shall be infilled with concrete mix ST 2 such that the top level of concrete infill is no less than (A' - 150mm) below foundation level. Notes a) and b) are represented diagrammatically below:
- Pipe materials shall be:
 - For external private drain runs:
 - Clay pipes, extra strength or super strength in accordance with BS EN 295: 1991
 - UPVC pipes in accordance with BS 4660 & BS 5481: 1989 (flexible pipes)
 - Ductile iron pipe work in accordance with BS EN 598, as Stanton Integral with high performance joints or equivalent.
 - For foul sewer F2-F3-F4-F5: Manley Quantum Sewer Pipes or equivalent.
- Definition of 'rigid' and 'flexible' pipes shall be as Building Regulations Part H, table 7.
- Flexible pipes - Where private flexible pipes have more than 900mm cover under vehicular areas and more than 600mm cover under gardens, bedding and backfill shall be Type S as shown on drawing STD.01.85.
 - Where private flexible pipes have less than 900mm cover under vehicular areas, a reinforced concrete bridging slab shall be used (as Type 'Y' drawing STD.01.85) Reference Building Regulations 2002: Part H.
 - Where private flexible pipes have less than 600mm cover under gardens, concrete paving slabs laid as bridging slab shall be used (as Type 'X' drawing STD.01.85.) Reference Building Regulations 2002: Part H.
- Rigid pipes - Bedding and backfill shall be Type 'S' as shown on drawing STD.01.85, except on lengths where special protection is required (see notes below).
 - Where Ø 100mm private ridd pipes have less than 400mm cover under vehicular areas, a Type 'Z' concrete surround shall be used (see drawing STD.01.85) Reference Building Regulations 2002: Part H.
 - Where Ø 100mm private ridd pipes have less than 300mm cover under garden areas, a Type 'Z' concrete surround shall be used (see drawing STD.01.85) Reference Building Regulations 2002: Part H.
 - Where Ø 150mm private ridd pipes have less than 600mm cover under any areas, a Type 'Z' concrete surround shall be used (see drawing STD.01.85) Reference Building Regulations 2002: Part H.
- Private storm and foul drainage connections shall be detailed by the Architect.
- All external rainwater down pipes shall discharge through a proprietary bottle gully as shown on drawing STD.01.12
- Trenches below existing carriageways and parking areas shall be reinstated with D.O.E Type 1 material in accordance with standard detail STD.02.05.
- Road gullies shall be trapped in accordance with standard detail STD.01.05 Type 1T.
- All utility covers & frames within the extent of the works shall be adjusted as necessary. The Contractor shall ensure that all services within vehicular areas have appropriate grade covers & frames as shown below:

Vehicular areas:	D400	Pedestrian areas:	B125
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- Where drains are to be abandoned they shall be removed or infilled by grouting in accordance with The Civil Engineering Specification for the Water Industry - 6th Edition, clause 5.23. Drainage runs shall be CCTV Surveyed prior to being abandoned to ascertain whether any "blind" junctions exist.
- Redundant / abandoned gullies, soakaways and manholes shall be broken out to a depth of 600mm then infilled with well compacted Type 6F46F5 capping material.
- Channel drains shall be Aco Multidrain MD150 with 0.5% in built gradient, or equivalent. They shall discharge via a sump by Aco or equivalent. Grating shall be Hegldgrat Class D400. To be installed in accordance with manufacturers instructions.

C2	FOUL CONNECTIONS TP PLOTS 4.5.8 & 10 UPDATED.	-	PF-01-03-17
C1	ON HIGHWAY WORKS UPDATED TO ACCORD WITH HANTS CC COMMENTS.	-	PF-24-02-17
REV	DESCRIPTION	CHECKED	DATE

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CLIENT	Kingsham Homes		
PROJECT	Housing Development		
Bound Lane, Hayling Island			
General Arrangement - Drainage - 10 Unit Development			
DRAWN BY	CHECKED BY	DESIGNED BY	
PF	VC	PF	
SCALE @ A1	DATE	STATUS	
1:200	Oct. 2016	Construction	
JOB NO.	DRAWING NO.	REVISION	
28476	201	C2	

4.0 SCHEDULE OF MAINTENACE OPERATIONS

Maintenance Operation	Number of Visits					Total number of Inspections per year	Additional Comments
	Jan - Mar (13 weeks)	Apr - May (9 weeks)	Jun - Aug (13 weeks)	Sep - Oct (9 weeks)	Nov - Dec (8 weeks)		
<i>GENERAL</i>							
External Litter Picking	Once per month	Once per month	Once per month	Once per month	Once per month	12	
<i>PAVING</i>							
Inspection, brushing and vacuuming						1	Once a year after autumn leaf fall or reduced frequency as required. Pay particular attention to areas where water runs onto previous surface from adjacent impermeable areas, as this area is most likely to collect the most sediment.

Maintenance Operation	Number of Visits (to be dependent on season - where not dependent on season)					Total number of visits per year	Additional Comments
	Jan - Mar (13 wks)	Apr - May (9 wks)	Jun - Aug (13 wks)	Sep - Oct (9 wks)	Nov - Dec (8 wks)		
Weeding							As required. Once per year on less frequently used areas.
Remedial works							As required. Rehabilitation of surface and sub-structures by remedial sweeping every 10-15 years or as required (if infiltration performance is reduced due to significant clogging).
SUDS and FOUL WATER DRAINAGE							
Monitoring - initial inspections						3	Monthly for first 3 months post installation.
Monitoring - poor operation						4	3 monthly. 48 hours after large storms in first 6 months.
Monitoring - silt accumulation, inspection chambers and other associated components						1	Once a year

Maintenance Operation	Number of Visits (to be dependent on season - where not dependent on season)					Total number of visits per year	Additional Comments
	Jan - Mar (13 wks)	Apr - May (9 wks)	Jun - Aug (13 wks)	Sep - Oct (9 wks)	Nov - Dec (8 wks)		
<i>BAT BOXES</i>							
Inspection, clear of obstructions (non-invasive)						1	Once every 3 years for bat boxes.
<i>STREET FURNITURE</i>							
Inspection and cleaning	Once per month	Once per month	Once per month	Once per month	Once per month	12	Document any defects.

Maintenance Operation	Number of Visits (to be dependent on season - where not dependent on season)					Total number of visits per year	Additional Comments
	Jan - Mar (13 wks)	Apr - May (9 wks)	Jun - Aug (13 wks)	Sep - Oct (9 wks)	Nov - Dec (8 wks)		
<i>LANDSCAPING</i>							
Grass cutting	Twice a month in March	Twice a month	Twice a month	Twice a month		18	Grass areas to be regularly mown with hand mowers, ride on mowers and trimmers as appropriate. All machinery to be well maintained and suitable for the operation involved. All litter to be removed prior to cutting. All arisings to be collected and removed from site.
Grass - leaf removal	Once per month (Jan-Feb)				Once per month	4	
Weeding planted areas		Once per month	Once per month	Once per month		7	Weed by hand and remove arisings off site.
Spot herbiciding of planted areas	Once in late March		Once in late June, once in mid-August	Once in mid-October		4	To occur at approximately 6 week intervals only if required

Maintenance Operation	Number of Visits (to be dependent on season - where not dependent on season)					Total number of visits per year	Additional Comments
	Jan - Mar (13 wks)	Apr - May (9 wks)	Jun - Aug (13 wks)	Sep - Oct (9 wks)	Nov - Dec (8 wks)		
Watering shrubs and trees		Once per month	Once every 2 weeks	Once a month (to end of Sep)		10	Watering frequency should be adjusted by the Green & Clean team depending on climatic conditions. Increase watering during hot and dry weather until plants have established.
Tidying beds							At each visit as required.
Fertilising trees and shrubs		Once in early May		Once in mid-Sep		2	
Pruning of trees and planted areas							As required to sound horticultural practice between October and March.
Replacement of trees and planted areas							As required

Maintenance Operation	Number of Visits (to be dependent on season - where not dependent on season)					Total number of visits per year	Additional Comments
	Jan - Mar (13 wks)	Apr - May (9 wks)	Jun - Aug (13 wks)	Sep - Oct (9 wks)	Nov - Dec (8 wks)		
Watering amenity grass areas						5	Watering frequency should be adjusted by the Green & Clean team depending on climatic conditions.
Meadow Area							
Annual Cut			Once in late summer			1	