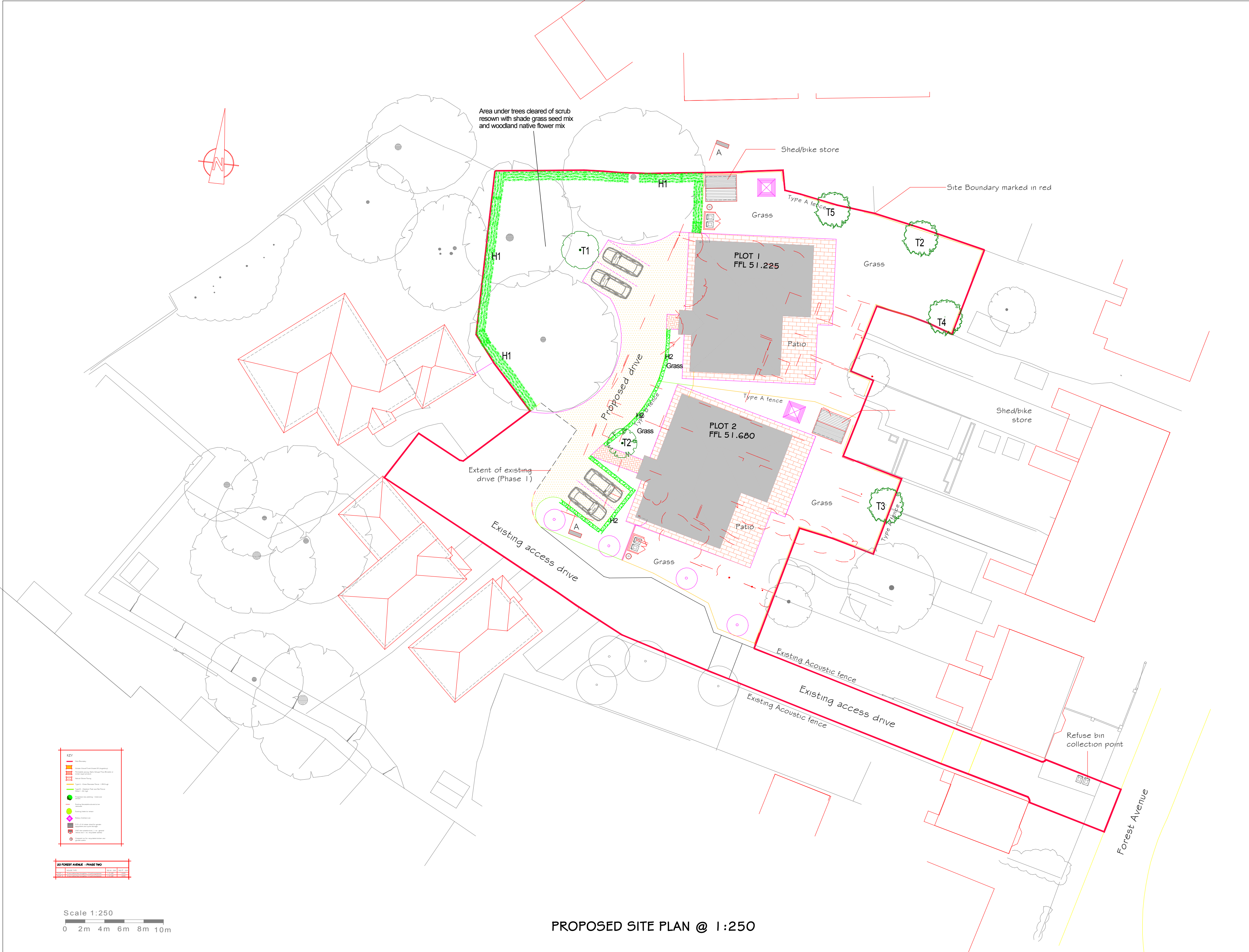




Soft Landscaping Planting and Maintenance

1. Unless otherwise agreed, planting shall take place during favourable weather conditions in the dormant season between October and April i.e the first planting season after the completion of main site works.
2. All areas to be planted shall be cleared of pernicious weeds and builders rubbish and roots and any other deleterious matter brought to the surface during cultivation. All arising's to be removed from site.
3. All planting areas to be cultivated to a depth of 650mm incorporating organic material and top dressed with fertilizer spread at manufactures recommended rates. In areas where soil is in poor condition this will be removed and replaced with a good medium loam.
4. All pots and other non-perishable containers shall be removed prior to planting. Shrubs to be planted to nursery level depth with allowance made for settlement.
5. Hedging material planted in single row as per planting schedule. To prepare the soil for the hedge a trench will be dug out at least 45cm wide and 30cm deep. Well rotted manure will be forked into the bottom of the trench and the trench back filled with soil and well rotted manure.
6. Hedging plants should be planted to the soil level of the container or to the nursery mark, in case of bare root stock these can be planted by notch planting.
7. On completion of planting the hedge it should be well watered and a layer of mulch put on to a depth of 75mm and maintained at this depth.
8. Trees will be planted in prepared tree pits with the bases forked over and organic matter or a proprietary planting compost incorporated to improve drainage. The soil should be back filled around the tree which should include tree planting compost and a slow release fertilizer. Trees to be planted at same depth as nursery mark. Trees to be staked using a single stake and two ties which can be removed after one year.
9. On completion of planting trees should be thoroughly watered and the ground mulched around each tree tree to a depth of 75mm and maintained at this depth.
10. All areas to be turfed or grass seeded will be cleared of builders rubbish large stones and perennial weeds. Ground to be cultivated to a depth of 100mm and raked level to leave a fine tilth. A general slow release fertilizer should be applied at manufactures recommended rate. All turves to be laid working from planks with all turves being butted together. On completion the turves should be thoughly watered. The grass should be of good quality amenity mix and will be maintained until established i.e. after second cut.
11. On completion of planting the areas will be maintained to a good horticultural standard. Limited pruning will be required other than to enhance natural growth. Any dead, damaged and diseased growth will be removed. Any dead or diseased shrubs, hedging or trees will be replaced at first opportunity i.e the next planting season, and will be replaced with plants as per agreed plan.
12. Throughout the first year the hedging and trees will be watered on a regular basis if no water restrictions are in place at the time. Any shrubs, hedging or trees that die due to drought will be replaced at first opportunity.
13. At the end of the first maintenance year the site will be inspected to ensure that all planting is growing and in a healthy condition and the mulch remains at the correct depth. If everything is in a satisfactory condition future maintenance of these areas will be undertaken by the management group maintenance contractor.

Notes

This drawing may be scaled for planning purposes only. For all other purposes dimensions must be checked on site and not scaled from the drawing

Legend:

- New Hedging
- Existing trees to remain
- New tree planting

Plant Schedule

Ref No	Species	Pot/Stem Size	Number
Trees		Stem	
T1	Quercus robur	14-16cm	1
T2	Liquidambar styraciflua	14-16cm	2
T3	Carpinus betulus 'Frans Fontaine'	14-16cm	1
T4	Acer campestre 'Streetwise'	14-16cm	1
T5	Tillia cordata 'Greenspire'	14-16cm	1
Hedging			
H1	Carpinus betulus	Bare Root Hgt 40/60	300
H2	Osmanthus burkwoodii	2Ltr Pot Hgt 40/60	160
Hedging 5 No to the metre			

Shaded grass seed mix
25% chewings fescue, 45%strong creeping red fescue, 20% hard fescue, 5% smooth-stalked meadow grass and 5% highland bent.
Sow at 50 grams per sq/m - 20kg covers 400sq/m

Address:

Forest Avenue
Cowplain
Hampshire

Title:

Landscape Plan

Drawn By:

NJT

Date:

16/11/2015

Client:

Driftstone Homes

Scale:

1:250 @ A1

DrawingNo

0338-15