
53 SILVERDALE GARDENS

HAYES UB3 3LN

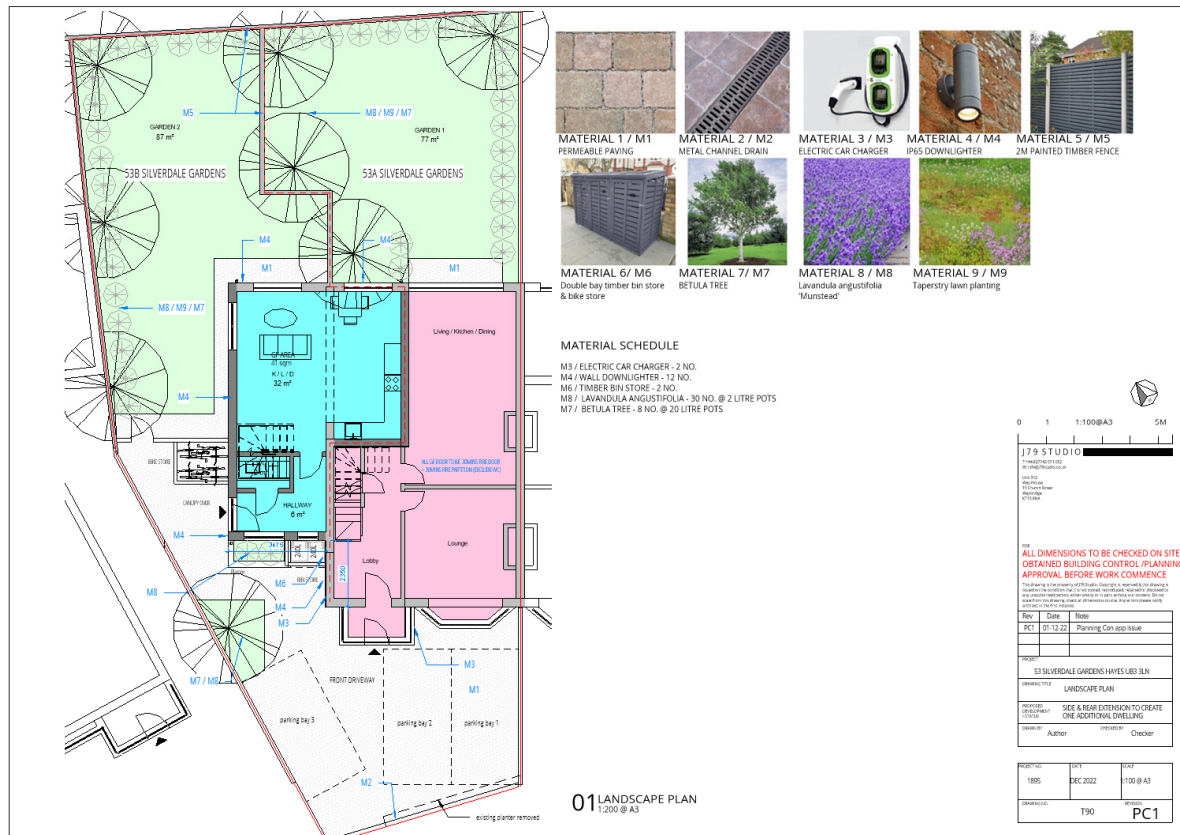
J79 STUDIO

PLANTING / MAINTENANCE SCHEDULE
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PLANTING SPECIFICATION, MAINTENANCE AND MANAGEMENT NOTES

1. INTRODUCTION



1.0 IMPLEMENTATION PROGRAMME

1.1 SOFT LANDSCAPEING

Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

1.2 SERVICES

These landscape proposals have not been cross referenced against service and utility locations to identify any potential conflicts. Client/engineer to review and advise accordingly.

1.3 TOPSOIL PREPARATION

All planting and grass areas shall be excavated to the specified depth and the base of all planting beds and lawns ripped a further 250mm minimum, to provide free drainage. All arisings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil layers will be accepted prior to topsoiling. If acceptable, topsoil shall be taken from stockpiles on site or imported from an approved source.

Imported soil shall be a loam type, to BS 3882:2007, be free of contamination and contain a maximum of 15% clay or silt fines. A topsoil sample shall be provided with topsoil structure analysis for general landscape purposes. Topsoil from stockpiles on site shall have been loose tipped, not piled above 2.5m and shall have not have been compacted by site plant. All topsoil

heaps shall be regularly treated with herbicide and again prior to use, to prevent the spread of unwanted seed banks.

Shrub beds and hedgerows shall be top soiled to a minimum depth of 450mm. All beds shall be cultivated to a depth of 300mm and raked to an even tilth prior to planting operations. All grass areas shall be top soiled to a minimum depth of 150mm.

Finished topsoil levels of shrub and hedge beds in front gardens shall be 90mm below finished levels where bark is specified. This is to allow the finished bark mulch levels to be recessed 15mm below adjacent surfaces to prevent spillage.

It is the Landscape Contractor's responsibility to ensure that the finished topsoil levels are recessed adequately below adjacent surfaces prior to planting and adding of mulch treatments. Shrub and herbaceous specimen planting in gravel areas shall be top soiled to a minimum depth of 300mm and cultivated to a depth of 250mm around the location of the plant groups. It shall be raked to an even tilth and lightly consolidated prior to planting operations. Finished topsoil levels shall be 55mm below finished surfaces to allow gravel mulch levels to be recessed 15mm below adjacent surfaces to prevent spillage.

Tree pits with in soft landscape areas shall be excavated to a minimum size of 600 x 600 x 600mm deep, or 1/3 larger than the rootball/container size and backfilled with approved topsoil and 100mm depth of peat free compost / ameliorants. All tree pits to be thoroughly decompacted across base and sides prior to back-filling.

All planting beds and hedgerows shall be covered with 50mm depth of peat free compost across all beds prior to final cultivation. Planting areas below existing trees shall be hand dug and cultivated with topsoil insitu. 50mm of peat free compost shall be added prior to final cultivation.

Turf: min. 150mm depth multi-purpose topsoil to BS 3882:2015 over min. 300mm depth subsoil to BS 8601:2013.

Shrub planting areas: min. 300mm depth multi-purpose topsoil to BS 3882:2015 over min. 300mm depth subsoil to BS 8601:2013.

Tree Planting: min. 300mm depth multi-purpose topsoil to BS 3882:2015 over min. 600mm depth subsoil to BS 8601:2013.

1.4 WEED/DEBRIS CLEARANCE

Weed growth on topsoil heaps shall be controlled by regular spraying with herbicide. Where necessary areas to be planted, turfed or seeded shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

1.5 PROPOSED TREES

Trees shall be supplied to the sizes and stock shown on the plant schedule and planted in the locations shown. Each specimen tree shall have a single leader with a well developed, balanced

crown and clear, straight stem. All trees shall be supported as follows:

Trees shall have a dead man guy arrangement. All rootballs to be secured with timber frame of 4no 75 x 25 x 600mm pressure treated boards attached to the dead man guy with mild steel wire (6-10mm diameter) and tightened with turnbuckles at top. Dead man guys to be 2no concrete kerb sections or similar. Refer to construction detail in Fig 1 below

TYPICAL TREE PIT DETAIL FOR EXTRA HEAVY STANDARDS TREES IN SOFT AREAS SCALE 1:10

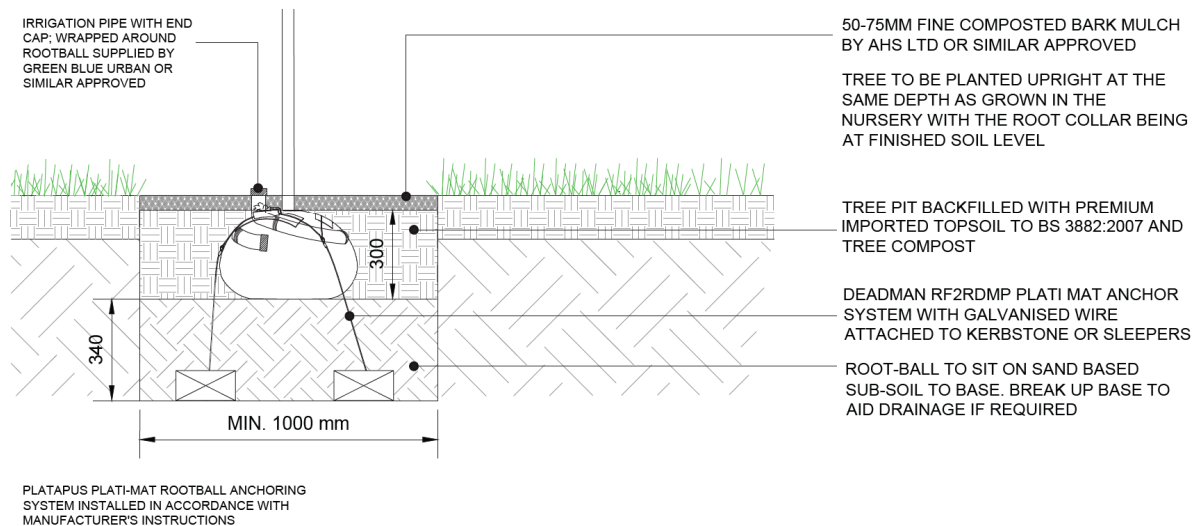


FIG.1 – TREE PIT DETAIL

All trees shall have a 60mm diameter, 1.5m long, black perforated irrigation pipe wrapped about the top of rootball with 100mm left above ground level to permit irrigation during dry weather. Each pipe shall have a cap to the end to prevent ingress of mulch, vermin or rubbish.

TBA - All trees shall have a root barrier to be 'Root barrier 325, 600mm deep available from GREEN-TECH LTD, TEL NO: 01423 332 100, OR SIMILAR APPROVED. FOR FURTHER INFORMATION REFER TO INSTALLATION GUIDE BY GREEN-TECH LTD.

1.6 PROPOSED SHRUB, HERBACEOUS AND HEDGEROW AREAS

All shrubs shall be either bare root or container grown, bushy and have a minimum of three breaks/ branches from the base of the plant with full root development in the container.

Hedgerow plants shall be planted as follows:

Euonymus fortunei 'Emerald Gaiety' plants shall be planted in a prepared trench a minimum of 900mm wide and 400mm deep in a row (Unless indicated on the plan) at 2/m located in 2no. equal distant rows in the trench. Following planting the top of the hedgerow plants shall be pruned as required with secateurs to create a straight level top to the hedge.

Existing Red Tip Photinia hedges at the front garden will be trim and maintained at the current height and free from diseases.

1.7 GRASS AREAS

Turf: Lawn areas shall be turfed using a fine lawn turf such as Rolawn Medallion or similar approved. Turf shall be laid on a prepared base of topsoil 150mm deep for residential areas and 100mm deep for public areas, cultivated to a fine tilth with all stones larger than 15mm diameter removed.

Prepared areas are to be levelled to 20mm below road Kerb. All turf is to be laid from boards to prevent ground compaction and butted up to adjacent turf with close joints. Water regularly until established and a 50mm high green sward of grass is evident. The grass is to be cut to 50mm in height for first cut and to 35mm in height for subsequent cuts. All arisings shall be removed from site. Areas that have not become successfully established shall be re-turfed in the next available season.

1.8 LONG TERM WEED CONTROL

A residual herbicide shall be applied to the base of all trees, shrubs and hedgerow.

1.9 MAINTENANCE / MAKING GOOD DEFECTS

The Landscape Contractor shall maintain the site for a period of 12 months following practical completion. The site shall be maintained for a further period of 4 years by the landscape contractor, the resident, the relevant adopting body or the client as applicable. All planting areas are to be kept free of weeds for the duration of the maintenance period. All plants that are found dead, diseased or dying at the end of the first growing season shall be replaced at the contractors own expense in the next available growing season. Areas of turf that have not become successfully established shall be re-laid in the next available season.

The site shall be maintained as follows:

SOFT

Plant failures: All plant failures shall be replaced within the first 12 months by the landscape contractor, thereafter, all failures in years 2 to 5 shall be replaced by the adopting body, residents or client as applicable.

Weeds: All trees, shrubs and hedgerow planting shall be kept free of weeds for the duration of the

5 year maintenance period. This shall be by mechanical or chemical methods as appropriate.

Hedgerows shall be kept free of weeds throughout the width and length of the hedge trench.

To irrigation also add: Irrigate as necessary to ensure the successful establishment and continued health of all planting, including during prolonged periods of dry weather (e.g., drought).

Making Good defects: Condition of plants should be checked monthly, with any diseased, dying, or dead plants being replaced within the next planting season.

Mulch: Maintain bark mulch to 50mm depth, topping up as required.

Weeding: Hand weeding is preferred over the use of herbicide, with a non-glyphosate herbicide to only be used where weeding is unable to be removed by hand

2.0 WATERING



Automatic irrigation system connected to external taps will be install at front and rear garden to ensure healthy plants.

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