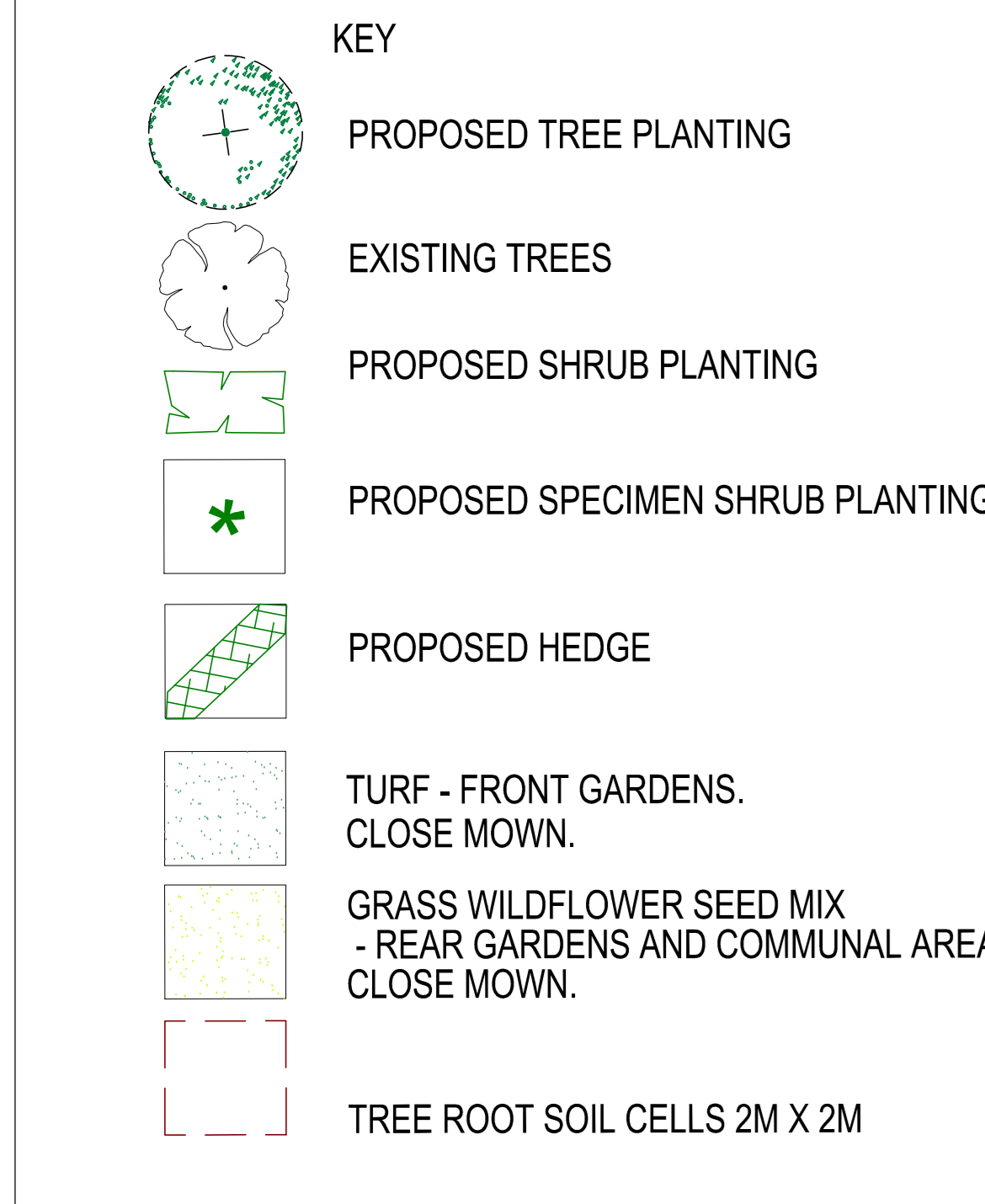
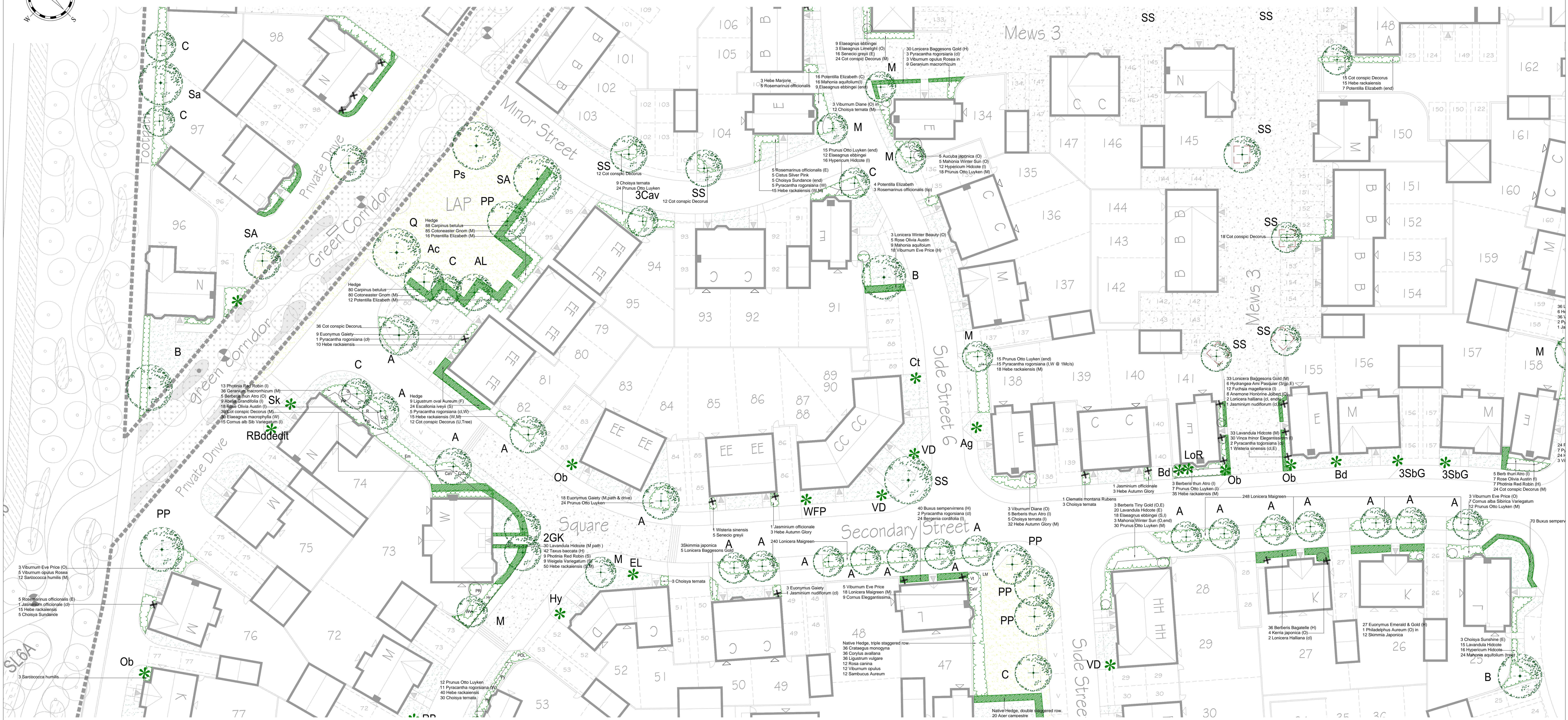


# PARCELS KMA & KMB, KINGSMERE, BICESTER



**OUTLINE PLANTING SPECIFICATION**  
 GENERAL: All work to be undertaken in accordance with BS4428:1989 and BS7370:1993. SERVICES: No trees to be planted within 3 meters of existing or proposed foul, surface water drain or soakaway. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant service authority. SUBSOIL: Rip to 500mm depth using the teeth of a JCB back bucket to break up compaction and allow free drainage. TOPSOIL: Existing topsoil to be stripped and stored in stockpiles for re-use. Stockpiles to be 2M Ht. max. Location to be agreed. Keep free of perennial weeds by appropriate means. All imported topsoil to comply with BS 2832:1996, pH 6.6. Free of stones greater than 50mm in any dimension, perennial weed roots, builders rubble, waste materials and contamination. Analysis certificate of NPK/Mg, conductivity and contamination to be provided. Sample for topsoil to be taken from the respective load to be left on site for comparison with subsequent deliveries. Supply and spread by lorry tipping to the following depths: Tree pits 1.0 x 1.0M x 750mm depth. Ornamental hedge - 400mm depth. Grass (Turf) - 100mm depth. Wildflower seeds - Low fertility topsoil or subsoil with N-P-K/Mg and conductivity index of <math>2</math>. Lightly firm without compacting. Grade to an even surface and mow in with adjacent soft landscape areas. Finished levels adjacent to hard surfaces to be level with kerb unless otherwise instructed. Cultivate to a fine finish removing all stones over 50mm that come to the surface. Allow to settle and make good deficiencies, humps and hollows. Remove any weeds before planting. FRONT GARDENS - TURF: Ref Rowleam Medallion or similar. Cultivate to a fine finish, grade, mow in with adjacent areas and remove all stones and rubble over 50mm dia. WILDFLOWER SEED FOR rear gardens, communal areas and pond. Eradicate weeds by repeat cultivation or herbicide. Include for ploughing, harrow and rake of large areas to produce a medium till and roll to produce a firm surface. Remove all stones and builders rubble over 25mm that come to the surface. Supply, sow and establish agreed seed mix to suppliers recommendations. Maintain as long grass with no cuts from June to September to facilitate natural seeding in combination with spring mowing. Timing subject to conditions and sward development. Seed Mixes: Rear gardens: EG21 Fine Amenity Turfgrass or similar approved. Communal areas: short grass - E11 Flowering Lawn or similar approved. For open areas allow 10 cut/years. Communal areas long grass - EM4 Meadow mixture for clay soils or similar approved. Allow 2 No. cuts/year. Spring and September. Grass foot paths cut 4-6 times/year. TREE GRILLE with recessed cover for black paving. Heavy duty to be installed in areas. Include for irrigation and aeration system, root director, underground puying and soil cells. ref. Greenleaf Castle integrated system or similar. METAL GUARD 12 Litrewater 1.8M Ht with spherical finials. Supplier: Greenleaf Urban Tree and Landscape products, tel 01424 717797 WATER: All plants in area planting and before planting. Watering is essential if planted between April and October/soaking thoroughly after planting and then for dry spells of 7 days duration for the first growing season. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth. BARK MULCH - Whitelands. 75mm depth over shrub beds, material to contain minimum of 70% wood content of particle size 35-45mm to be free of pests, disease and weed contamination. 2L sample to be submitted for approval. GRAVEL MULCH - Urban Village. 50mm depth quartzite pea gravel or similar. MAINTENANCE: Until handover or client instruction. Include for the removal of weeds and litter (including the water area) and the maintenance of bare ground beneath planted areas by cultivation or use of non residual herbicides, replacement of plant deficits, bark and gravel mulch, pruning dead/damaged branches and edge trimming as required. Grass areas to be reseeded scarified and overseeded to remove hollows and troughs which develop. Turf areas to be watered to avoid shrinkage and mown to keep neat and trim at between 35-75mm Ht. Wildflower grass areas established to seed suppliers recommendations. Cutting frequency as outlined above. Remove all cuttings to maintain low soil fertility. Re-instate hollows and humps that develop. Water body to be maintained as clear water sating appropriate action to remove algal blooms. Paved areas to be kept free of weeds, litter and leaves. Mow all areas topped up to 50mm depth in communal areas on completion of Defects period. All plant deficits including replacement trees after 5 years to be re-instated.

**LANDSCAPE MANAGEMENT PLAN. 15 year summary sheet**

Operation	Time in years	1	2	3	4	5	> 5yr
Grass - Close mown. Open areas.							
Grass - Wildflower long grass areas							
Establish to suppliers recommendations							
Footpaths (March-May, Oct. Nov. 4X year)							
Grass - All areas							
Weekend/ing (April-Sept. twice a year)							
Remove litter (14 times annually)							
Grass - All areas							
Renovating and tying (Twice yearly check)							
Renovating 2M dia bark circle in grass areas							
Watering (during dry spell of 14 days)							
Annual safety inspection							
Shrub							
Replacement of deficits (Communal areas)							
Fertiliser (annually)							
Hoeing (14 occasions annually)							
Watering/irrigation (14 occ. 3 annually)							
Hedge							
Cutting (Twice a year when extension)							
Grass - All areas							
Top up to 50mm in March							
Fertiliser							
Inspection of off-secures/touch up paintwork							
Mowing (Banks in communal areas)							
Grass - All areas							
Top up to 50mm in March							
Grass - All areas							
Brush (Twice a year)							
Remove litter (14 occasions annually)							
Grass - All areas							
Watering (during dry spell of 14 days)							
Annual safety inspection							
Shrub							
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