

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 300mm for shrubs and 150mm for grass.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation

Where necessary, treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for it to take effect. A general purpose slow release fertiliser at the rate of 75g/m² and Tree Planting and Mulching Compost at the rate of 20litres/m² are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits to the specified size are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertiliser and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

2.3 Maintenance

The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The site is to be visited monthly throughout the year to undertake the following operations:

- Weed clearance:** All planting areas are to be kept weed free by hand weeding or herbicide treatment.
- Litter clearance:** All litter is to be removed from planting beds.
- Watering:** Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.
- Checking trees:** All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
- Formative pruning:** Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

3.0 GRASS

3.1 Preparation

The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tili, incorporating pre-seeding fertiliser at 70 g/m².

3.2 Delivery and Storage

Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion as supplied by Rowland. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.

3.3 Turf

Turfing operations shall be in accordance with BS 4428.

Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

3.4 Seeding

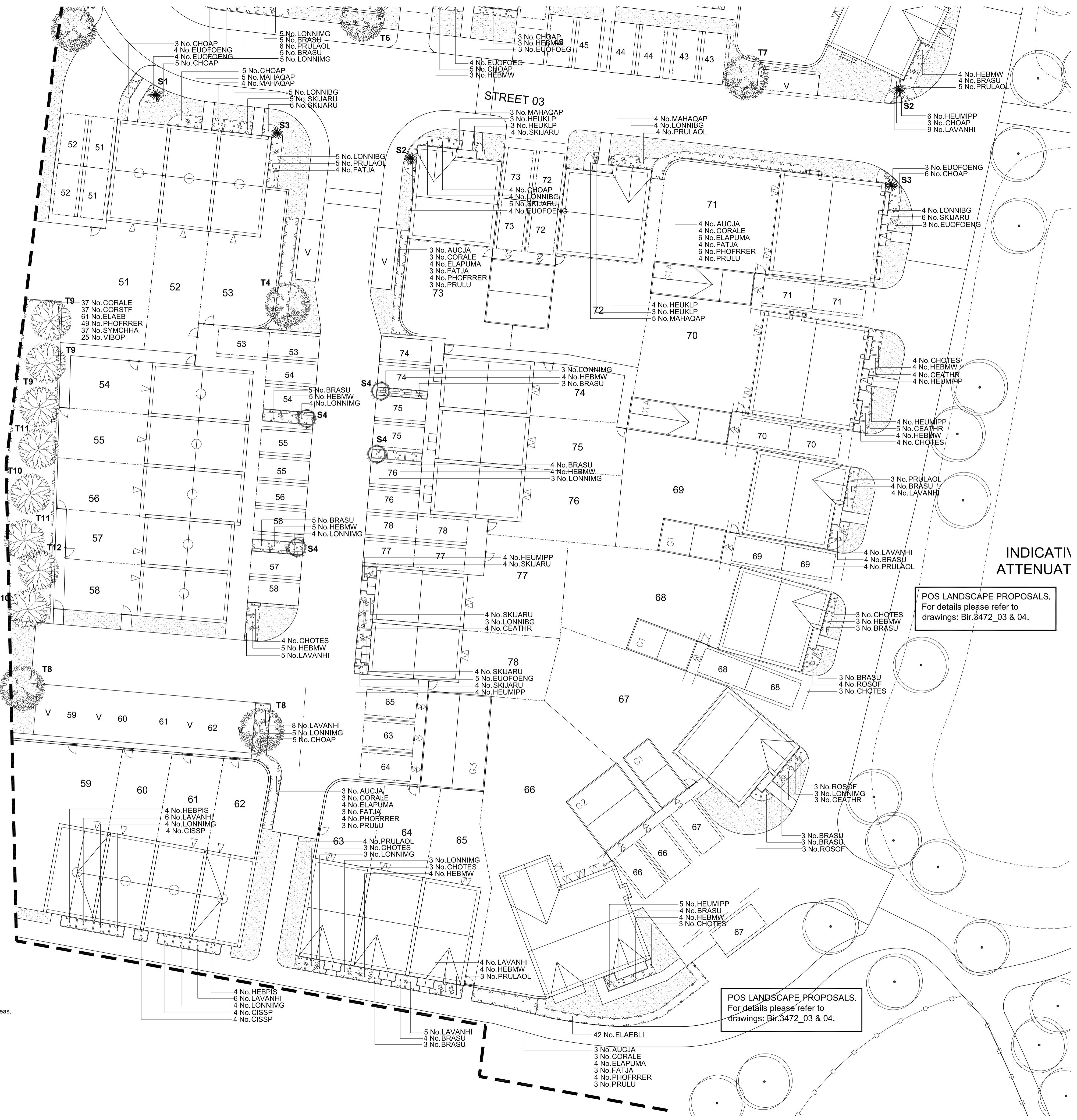
Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

3.5 Initial cut

When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

KEY

- Site boundary**
- Soft landscape proposals**
See plant schedule for details.
- Existing trees/vegetation to be retained**
- Grass**
Turf to plot frontages, amenity grass seed mix to less formal areas.
- Attenuation**
Drainage and attenuation facility.



PLANT SCHEDULE

TREES

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T1	Carpinus betulus 'Frans Fontaine'	EHSId	450/650	18/20	as shown
T2	Corylus colurna	EHSId	450/650	18/20	as shown
T3	Quercus robur	EHSId	450/650	18/20	as shown
T4	Betula pendula	EHSId	425/600	14/16	as shown
T5	Betula utilis 'Jacquemontii'	EHSId	425/600	14/16	as shown
T6	Corylus colurna	EHSId	425/600	14/16	as shown
T7	Malus trilobata	EHSId	425/600	14/16	as shown
T8	Sorbus aucuparia 'Cardinal Royal'	EHSId	425/600	14/16	as shown
T9	Betula pendula	Std	230/300	8/10	as shown
T10	Carpinus betulus	Std	230/300	8/10	as shown
T11	Malus trilobata	Std	230/300	8/10	as shown
T12	Sorbus aucuparia	Std	230/300	8/10	as shown

All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposals must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Architect.

SPECIMEN SHRUBS

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S1	Phormium 'Jester'	25L	100/125	Triple Crwn	as shown
S2	Phormium 'Sundowner'	25L	100/125	Triple Crwn	as shown
S3	Phormium 'Yellow Waves'	25L	100/125	Triple Crwn	as shown
S4	Photinia x fraseri 'Red Robin'	70L	200/225	Std	as shown

All feature shrubs to be planted in accordance with the implementation and maintenance guidelines. No feature shrub species, size or location should be altered without prior approval from the Landscape Architect.

HEDGEROWS - to plots

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
ELAEBLI	Elaeagnus x ebbingei 'Limeflight'	10L	80/100	Bushy	0.50
PRULU	Prunus lusitanica	10L	80/100	Bushy	0.40

All hedgerow shrubs to be planted in accordance with the implementation and maintenance guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted in a single row within a 50cm wide bed and mulched in accordance with implementation and maintenance guidelines.

SHRUBS/HERBACEOUS

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CEATHR	Ceanothus thyrsiflorus repens	10L	60/80	Bushy	0.70
CHOAP	Cholsya 'Aztec Pearl'	10L	40/60	Bushy	0.70
CHOTES	Cholsya ternata 'Sundance'	10L	40/60	Bushy	0.70
CISSP	Cistus 'Silver Pink'	10L	40/60	Bushy	0.65
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30/40	Bushy	0.60
EUOFOEG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30/40	Bushy	0.60
HEBMAJ	Hebe 'Marjorie'	10L	30/40	Bushy	0.70
HEBMM	Hebe 'Mrs Winder'	10L	30/40	Bushy	0.65
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30/40	Bushy	0.65
HEUMIPP	Heuchera micrantha 'Palace Purple'	3L	-	Full Pot	0.40
HEUKLP	Heuchera 'Key Lime Pie'	3L	-	Full Pot	0.40
HYPHI	Hypericum 'Hidcote'	10L	40/60	Bushy	0.70
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30/40	Bushy	0.60
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40/60	Bushy	0.70
LONNIBG	Lonicera nitida 'May Green'	10L	40/60	Bushy	0.70
MAHAQAP	Mahonia aquifolium 'Apollo'	10L	40/60	Bushy	0.60
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60/80	Bushy	0.70
ROSOF	Rosmarinus officinalis	10L	40/60	Bushy	0.70
SKJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.60
VIBDA	Viburnum davidii	10L	40/60	Bushy	0.70

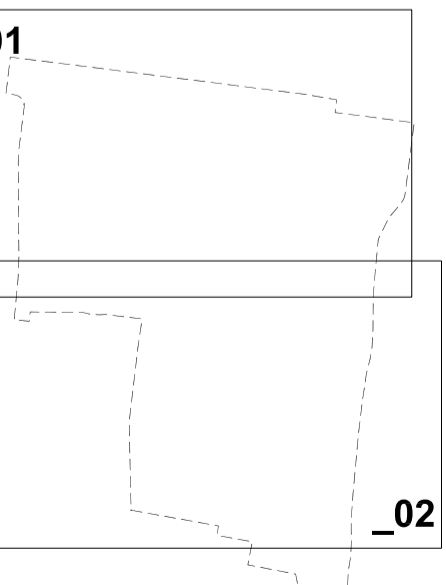
SHRUBS/HERBACEOUS - Mixes

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJA	Aucuba japonica	5L	40/60	Bushy	0.75
CORALE	Cornus alba 'Elegantissima'	3L	80/100	Branched	0.75
CORSTF	Cornus stolonifera 'Flaviramea'	3L	80/100	Branched	0.75
ELAEB	Elaeagnus x ebbingei	5L	40/60	Bushy	0.75
ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40/60	Bushy	0.75
FATJA	Fatsia japonica	5L	60/80	Bushy	0.75
PHOFRRR	Photinia x fraseri 'Red Robin'	5L	60/80	Bushy	0.75
PRULU	Prunus lusitanica	5L	40/60	Bushy	0.75
SYMCHAA	Symphoricarpos x chen. 'Hancock'	3L	40/60	Bushy	0.75
VIBOP	Viburnum opulus	3L	60/80	Bushy	0.75

All shrubs to be planted in accordance with the implementation and maintenance guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect.

NOTES

- All landscape proposals must be referred to by the Structural Engineer during foundation design.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to house/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.



Rev	Description	Date	Team
B.	Red line amended	14/10/13	HJ
A.	Camp Rd hedgerow and minor amendments	14/10/13	HJ

Heyford Park, Parcel B2A

Soft Landscape Proposals

Client:
Bovis Homes Central Region

www.pegasuspg.co.uk
Team HJ/AP/LM
11/10/2013
Scale: 1:200 @A1

Bir.4372_02B

Sheet Location Plan

NTS

