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 450mm for shrubs and 150mm for grass.

All excavated areas to be backfilled with either topsoil from site or imported to be BS3882 - General purpose grade. All top soiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants.

2.0 ORNAMENTAL SHRUBS AND TREES
All planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545.

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 this to take effect. A general purpose slow release fertiliser at the rate of 75gm/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. Tree pits in soft landscape to be excavated to 500mm greater than the diameter of the rootball.

2.2 Planting
Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at thespecified 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 fertilizer 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 tilth, 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 Rowlawn. 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.

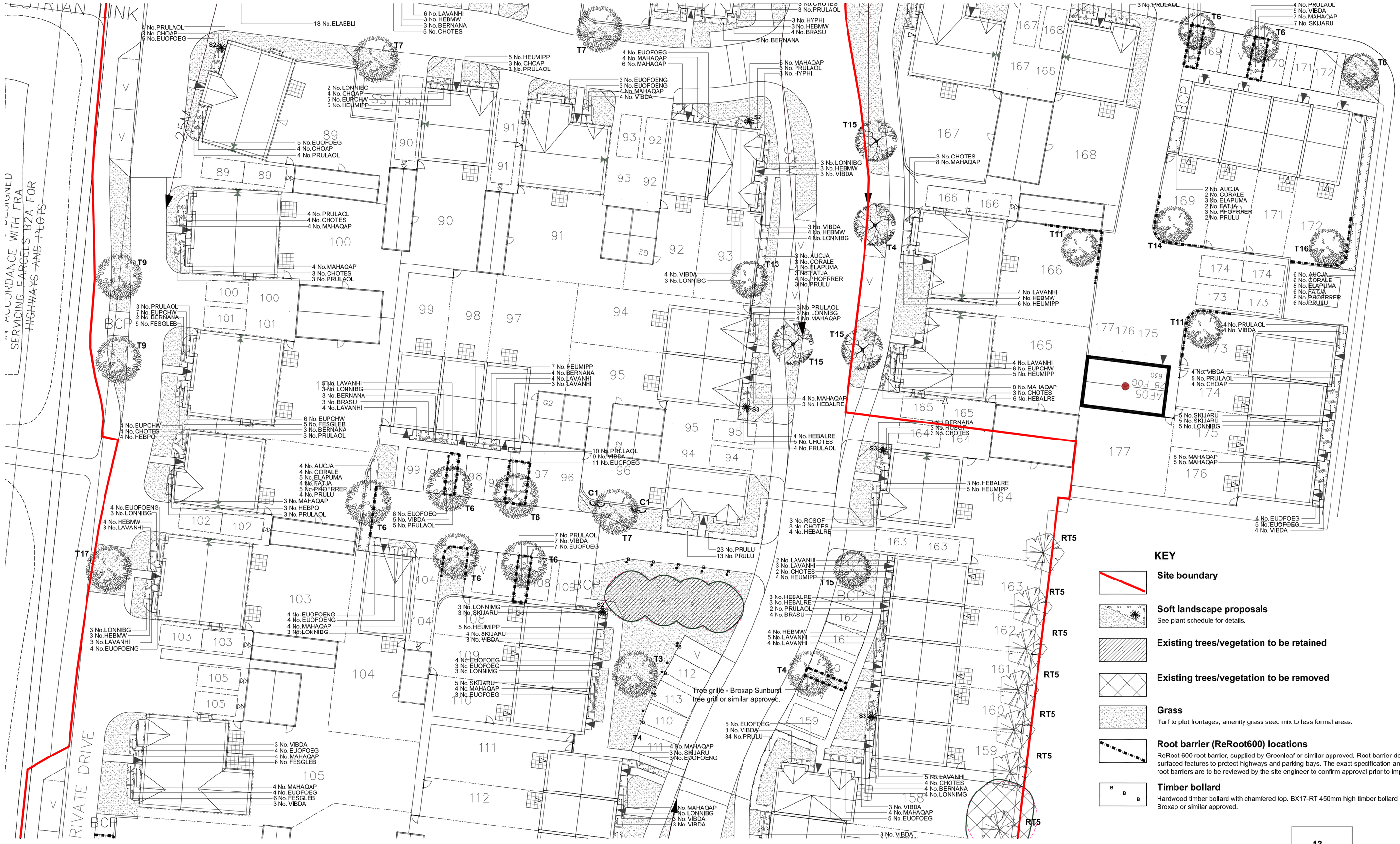
Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the 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.

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 houses/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.



KEY

Site boundary

Soft landscape proposals
See plant schedule for details.

Existing trees/vegetation to be retained

Existing trees/vegetation to be removed

Grass
Turf to plot frontages, amenity grass seed mix to less formal areas.

Root barrier (ReRoot600) locations
ReRoot 600 root barrier, supplied by Greenleaf or similar approved. Root barrier depth to edge hard surfaced features to protect highways and parking bays. The exact specification and location of the root barriers are to be reviewed by the site engineer to confirm approval prior to implementation.

Timber bollard
Hardwood timber bollard with chamfered top, BX17-RT 450mm high timber bollard as supplied by Broxap or similar approved.

PLANT SCHEDULE

REPLACEMENT TREES

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
RT1	Betula pendula	EHStd	425/600	14/16	as shown
RT2	Sorbus torminalis	EHStd	425/600	14/16	as shown
RT4	Sorbus aucuparia	EHStd	425/600	14/16	as shown
RT5	Tilia mongolica	SM	500+	20/25	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. SM = Semi-Mature.

TREES

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T1	Quercus rubra	EHStd	450/625	16/18	as shown
T2	Betula nigra	EHStd	450/625	16/18	as shown
T3	Quercus robur	EHStd	450/650	18/20	as shown
T4	Betula utilis 'Jacquemontii'	EHStd	425/600	14/16	as shown
T5	Acer campestre 'Elsrijk'	EHStd	425/600	14/16	as shown
T6	Corylus colurna	EHStd	425/600	14/16	as shown
T7	Sorbus aucuparia 'Cardinal Royal'	EHStd	425/600	14/16	as shown
T8	Betula pendula	HStd	350/425	12/14	as shown
T9	Pinus sylvestris	10L	100/125	-	as shown
T10	Fagus sylvatica	EHStd	425/600	14/16	as shown
T11	Betula pendula	Std	230/300	8/10	as shown
T12	Sorbus torminalis	Std	230/300	8/10	as shown
T13	Prunus shirofugen	Std	230/300	8/10	as shown
T14	Sorbus aucuparia	Std	230/300	8/10	as shown
T15	Prunus 'Sunset Boulevard'	EHStd	425/600	14/16	as shown
T16	Liquidambar styraciflua	Std	230/300	8/10	as shown
T17	Cornus kousa 'China Girl'	HStd	350/425	12/14	as shown
T18	Acer platanoides 'Princeton Gold'	EHStd	425/600	14/16	as shown
T19	Crataegus x prunifolia 'Splendens'	HStd	350/425	12/14	as shown

The Betula nigra will be planted within swales so a layer of 150mm of washed gravel must be incorporated beneath the rootball/infill topsoil to improve drainage. See the latest revision of drawing no. Bir.4372_11 for tree pit details. For all other tree proposals please refer to drawing no. Bir.4372_10 for tree pit details.

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 Wave'	25L	100/125	Triple Crwn	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

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
ELAEBLI	Elaeagnus x ebbingei 'Limelight'	10L	80/100	Bushy	0.50
PRULU	Prunus lusitanica	10L	80/100	Bushy	0.50
CARBET	Carpinus betulus	Fthd x2	150/175	7 breaks	0.30

All hedgerow shrubs to be planted in accordance with the implementation and maintenance guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Stock to be planted in a single row at the specified centres, all stock to be attached to a single line support fence using an approved clip tie and cut back to 1.2m in height at time of planting. Mulched in accordance with implementation and maintenance guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design.

SHRUBS/HERBACEOUS

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BERNANA	Berberis thun. 'Atropurpurea Nana'	10L	30/40	Bushy	0.70
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CHOAP	Choisya 'Aztec Pearl'	10L	40/60	Bushy	0.70
CHOTES	Choisya 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
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30/40	Bushy	0.60
EUPCHW	Euphorbia char. 'Wulfenii'	3L	-	Full Pot	0.50
FESGLEB	Festuca glauca 'Elijah Blue'	3L	-	Full Pot	0.40
HEBMAR	Hebe 'Marjorie'	10L	30/40	Bushy	0.70
HEBMW	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
LAVANVE	Lavandula angustifolia 'Vera'	5L	30/40	Bushy	0.60
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40/60	Bushy	0.70
LONNIMG	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
SKIJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.60
VIBDA	Viburnum davidii	10L	40/60	Bushy	0.70

SHRUBS - 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
ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40/60	Bushy	0.75
FATJA	Fatsia japonica	5L	60/80	Bushy	0.75
PHOFRRER	Pholinia x fraseri 'Red Robin'	5L	60/80	Bushy	0.75
PRULU	Prunus lusitanica	5L	40/60	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.

BULBS

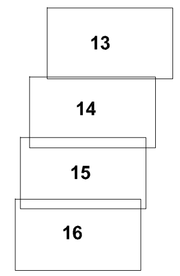
SPECIES	No./m²
Crocus Dutch Collection (50% of area)	
'Queen of the Blues'	10
'Golden Yellow'	10
'Jeanne D' Arc'	10
Dwarf Daffodils (50% of area)	
'February Gold'	10
'Jet Fire'	10
'Canaliculatus'	10

All bulbs to be planted in accordance with the implementation and maintenance guidelines. No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

CLIMBERS

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
C1	Cotoneaster horizontalis	10L	60/80	Bushy	as shown
C2	Pyracantha rogersiana 'Saphyr Yellow'	10L	80/100	Bushy	as shown
C3	Lonicera japonica 'Halliana'	10L	175/200	Cane	as shown

All climbers to be planted in accordance with the implementation and maintenance guidelines. No climber species, size or location should be altered without prior approval from the Landscape Architect. Lonicera japonica 'Halliana' will require additional support through the installation of climbing wires.



Sheet Location Plan
NTS

NORTH

Heyford Park, Upper Heyford

B2B/B5 Soft Landscape Proposals *Sheet 2 of 4*

Client:
Bovis Homes (Central Region)

www.pegasuspg.co.uk
Team AP/JC
16/05/2014
Scale: 1:250 @A1

Bir.4372_14C

Pegasus Landscape Design

| T 0121 308 9570 | F 0121 323 2215 | www.pegasuspg.co.uk |

© Copyright Pegasus Planning Group Ltd, © Crown copyright. All rights reserved, Ordnance Survey Copyright Licence number 100042093 I Promap Licence number 100020449. Pegasus Landscape Design is part of Pegasus Planning Group Ltd. Drawing prepared for planning. Any queries to be reported to Pegasus for clarification