

NOTES

General

All planting to be carried out in the first planting season unless an alternative phasing scheme has been approved by the local authority.

The following standards shall apply;

- General landscape operations:
- BS 4428:1989 CoP for general landscape operations
- Trees:
- BS 3998:2010 Tree work
 - BS 5837:2012 Trees in relation to design, demolition and construction
 - BS 8545:2014 Trees: from nursery to independence in the landscape.
 - NHBC Chapter 4a - Building near trees
- Plant material supply:
- HTA national plant specification and nursery certification scheme
- Ground preparation:
- BS 3882:2007 Specification for topsoil and requirements for use
 - BS 8601:2013 Specification for subsoil and requirements for use
 - Construction Code of Practice for the Sustainable Use of Soils on Construction Sites 2009. (Issued by Defra)

Refer to Planting schedules for species, specification and density. Rootballed and bare root stock specification to be varied accordingly should the programme require tree planting out of season.

NO vegetation clearance or tree works to be carried within bird nesting season (1st March - 31st August)

NO vegetation clearance or tree works, other than that detailed on planning approved drawings to be undertaken without further Local Authority approval.

Topsoil.

Unless otherwise specified all 'topsoil' for planting, turfing or seeding shall comply with the following criteria.

- Compliance with the general requirements of BS3882:2007, Grade - Multi purpose. However the following additional constraints apply;
- pH Value: 5.5-7.5
- Textural classification: 'Loam soils' are acceptable within the following parameters
 - Silt = 0-65%
 - Sand = 30-70%
 - Clay = 5-30%

'Topsoil' is deemed to include imported, and existing reclaimed or manufactured growing medium.

Topsoil amelioration to be undertaken subject to analysis and recommendations of a suitably qualified soil scientist. General amelioration will utilise PAS 100 Green waste compost unless an alternative is specifically recommended by the soil scientist.

Standard depth of topsoil layer to be as follows (subject to completion of ground preparation proposals):-

All grass sward types	- 150mm
Ornamental planting	- 400mm
Native mix planting	- 300mm
Tree pits	- 400m topsoil layer*

* Additional growing medium required to meet recommended tree planting volumes will be achieved using approved subsoil or washed sand. Structural soil cells or engineered tree soil may be used in hard landscape situations.

Cultivation

All cultivation to be carried out in accordance with good practice and appropriate to the planting type, ground conditions and risk assessments/method statements.

No cultivation of soil to be undertaken within RPA of retained trees and hedgerows.

Aftercare

All planting areas to be maintained in accordance with operations listed within the NBS landscape specification and Landscape Management Plan, inclusive of defect replacement, for a minimum period of 5yrs following project completion.

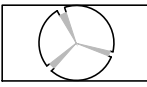
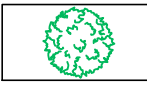
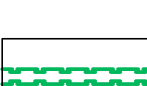
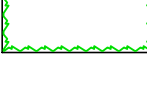
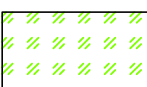
All planting areas to receive 75mm of mulch on completion of planting. Product: PAS100 compost 20-40mm Grade. Trees planted in grass shall have 1m dia mulched circle around base.

Limitations

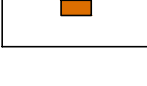
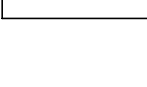
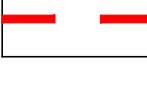
Tree locations are provisional subject to final coordination with utilities, lighting and CCTV design.

Refer to drawings by others for proposed drainage, services and levels.

KEY - SOFT LANDSCAPE PROPOSED
(Refer to Drawing 9015-012 302 for detailed planting proposals)

- **PROPOSED EXTRA HEAVY STANDARD TREE PLANTING**
To consist of Air-Pot container grown extra heavy standard trees 18-20cm girth, planting with double short stake. Species: *Prunus avium* 'Plena'.
- **PROPOSED SEMI MATURE TREE PLANTING**
To consist of Air-Pot container grown semi mature trees 20-25cm girth, planting with double short stake. Species: *Alnus x spaethii*.
- **PROPOSED SPECIMEN SHRUB**
To consist of umbrella shaped multi-stem 3-3.5m height, 150-200cm clear stem, clipped, planting with 3 above ground planting guying wires per tree. Species: *Amelanchier lamarckii*.
- **PROPOSED NATIVE HEDGEROW**
To consist of 125-150cm feathered from the base, planted at 6 per metre in double staggered row. All planting to be mulched to 7mm depth. Species: *Carpinus betulus*. 900mm high timber post and strained wire support fence to be installed along length of hedgerow.
- **PROPOSED ORNAMENTAL SHRUBS AND GRASSES**
5L pots planted at 4 per m². Typical species from: *Lonicera pileata*, *Spiraea* 'Little Princess', *Vinca major*, *Prunus laurocerasus* 'Cherry Brandy', *Weigela florida* 'Folus Purpureis'
- **SPRING FLOWERING BULB PLANTING**
To consist of mixed *Narcissus* species planted at 30 per m².
- **PROPOSED GRASS AMENITY AREA - SEEDED**
To consist of A18 grass seed mix A18 by Germinal GB or similar and approved. Sown at 35g per m².

KEY - HARD LANDSCAPE PROPOSED

- **PROPOSED ASPHALT ON FOOTPATH**
Bitumen surface course.
- **PROPOSED CORTEN STEEL ENTRANCE FEATURE**
To be in accordance with Drawing 9015-012 304 and Structural Engineers Details for Foundations and Fixing.
- **PROPOSED STONE WALL**
500mm high natural stone wall with slate accent features. To be in accordance with Drawing 9015-012 304 and Structural Engineers Details for Construction Detail, Foundations and Specification.
- **ENTRANCE EXTERNAL WORKS BOUNDARY**

CDM RISK ASSESSMENT:

- 1

Traffic
Adjoining public highways are in constant use and traffic management systems to be provided in accordance with the Street Works Act to ensure safety of highway users as well as landscape contractor.
- 2

Lifting of heavy items
Risk or injury through lifting heavy materials, such as entrance feature piers. Trolley or forklift to be used for carrying heavy loads. Prepare safe working in advance of lifting and fixing removing any hazards, wear protective gloves for carrying.
- 3

General risk from buried services
Risk of electric shock. Site planning has been co-ordinated with the available information on location of services including gas, electricity and water. Liaison with all operators will be required prior to commencement of any works on site. Special requirements of known utility to be complied with including attendance of inspector where necessary. All works in accordance with HSE Publication HS(G)47 which gives guidance on avoiding danger from underground services. All services to be exposed for confirmation of locations.

For Planning

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PROJECT
NORTH GAWBER

TITLE
LANDSCAPE PLAN

SCALE
1:250 @ A1

DRAWN
AJM

DRAWING NO
9015-012/301

FILE PATH
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DATE
12/06/15

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