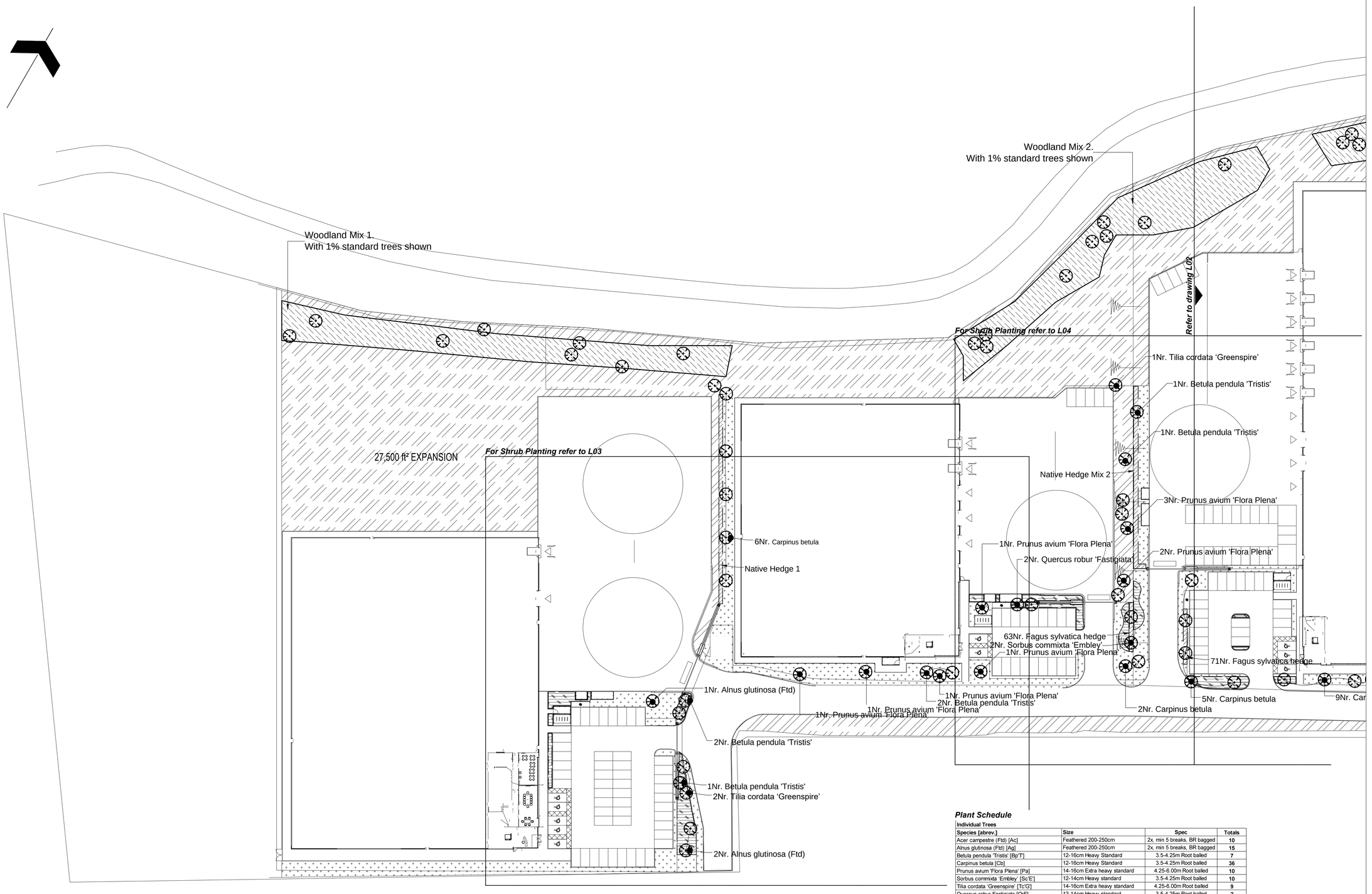


Notes:
1. Do not scale from this drawing

SOFT WORKS OUTLINE SPECIFICATION

Soil Analysis
Imported Topsoil: to be in accordance with BS3882 1994 and Premium Grade. Provide a 'Declaration of Analysis' and accompanying report for each supplier/source.
- Proposed shrub areas - 450mm
- Proposed native tree & shrub areas - 350mm
- Proposed grass areas - 100mm

Existing vegetation - Trees marked on plan for retention to be protected by fencing during construction and as specified. All other existing vegetation to be removed to local authority tip.

Groundworks
Soil shall not be worked when wet/in wet weather.
Tree pits: excavated and filled with imported topsoil/ soil ameliorant as specified.

Cultivations
Ornamental Shrub Beds: Spread 50mm soil ameliorant over imported and existing topsoil and cultivate to 250mm depth, removing all deleterious material and material over 30mm.
Tree and Shrub Pits: to be excavated and filled with imported soil/ soil ameliorant as specified. Base and sides to loosened to a further 150mm prior to backfilling.

Planting Materials
Soil Ameliorant - tree pits and ornamental areas: to be 50mm depth on shrub beds and to be approved, well rotted sterilised spent mushroom compost max pH6.8, thoroughly incorporated into top 225mm spit. Compost to tree pits to be Sinclairs - Tree Start or similar approved peat free backfill. A 'Declaration of Analysis' must accompany compost.
Fertiliser - Shrub beds: Incorporate top dressing of 'Enmag SA1" or similar approved at a rate of 50g/m2.
Fertiliser - Tree pits: Incorporate top dressing of 'Enmag SA1" or similar approved, at a rate of 70g/m2.
Tree stakes and Ties: Stakes to be pressure impregnated turned round posts, minimum diameter 75mm, number and length as specified. Ties to be 'Toms' or similar approved.
Gravel drainage Layer: to be 10-25mm grade lime-free gravel, 150mm deep or otherwise as specified, to be base of tree pits.
Irrigation: Irrigation tubes to be 75mm flexible perforated pipes installed to heavy standard.
Mulch: to be medium grade chipped conifer bark composted for at least 4 weeks, 25-65mm grade, max 20% fines. Mulch to be pest and disease free, and free of Methyl Bromide contamination, spread after steady rain/ prolonged watering to a depth of 50mm over weed-free shrub beds and tree pits. Ensure low branches are not smothered and mulch is graded down at bed edges.

Nursery Stock: all plant material to comply with the relevant part of BS3936.
Container grown plants shall have been growing in containers for at least one growing season, shall not be 'pot-bound' or weedy and shall be thoroughly watered several hours before planting. Bare root plants shall be bagged upon lifting and only removed from the bag immediately before planting. All plant stock sizes to be as specified in the accompanying Schedule of Planting.

Planting
All plants shall be supplied and planted in accordance with BS3936 and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Planting season to be November to March. Container grown shrubs to be thoroughly watered before planting and again after planting. Specific requirements as follows:
HS - pit size 900x900x800mm plus allowance for additional drainage layer specified, excavate soil and replace with fresh topsoil. Use double short stakes and ties. Incorporate fertiliser as specified and 3 parts topsoil to 1 part compost during backfilling.
Ornamental Shrubs and Herbaceous : pit size 300x300x300mm. Backfill with excavated fresh topsoil.
Specimen Shrubs: pit size 900x900x600mm, excavate soil. Backfill with excavated fresh topsoil.

Grassed Areas
Grass seed shall be British seed HousesA22 mix at 25gm/m2. Seed shall be sown in two directions and well rolled in using suitable machinery.

Contractor Defects Liability and Maintenance Period
The Contractor shall be solely responsible for ensuring the continual healthy growth of plants and shall report to the Employer any additional operations considered necessary to ensure the satisfactory maintenance and establishment of soft landscape areas. Replace dead and dying plant material each year. All materials replaced due to defects and third party damages shall be to the same specification as works implementation during the construction period.
Allow for Two general maintenance visit per month, to include the following operations as specified:
- Mechanical removal of weeds from ornamental areas during establishment.
- Removal of litter.
- Firm up and keep plants free from pests and diseases.
- Watering as necessary at the Contractor's discretion.
- Prune damaged stems and branches.
- Prune plants during dormant season as specified.
- Top up bark mulch to maintain 50mm depth.
- Grass Cutting.
- Apply Autumn and winter fertilizer.

KEY

- Proposed Trees
- Woodland Mix Planting 60-80cm whips with 1% Standards
- Hedge Planting 5 per linear meter, double staggered row)
- Ornamental Shrub Planting Refer to drawings PL29L03, L04 & L05
- Low Maintenance Grass Seed 25,210m²
- Amenity Grass Seeding 4,265m²

Plant Schedule

Individual Trees

Species [abrev.]	Size	Spec	Totals
Acer campestre (Ftd) [Ac]	Feathered 200-250cm	2x, min 5 breaks, BR bagged	**10**
Alnus glutinosa (Ftd) [Ag]	Feathered 200-250cm	2x, min 5 breaks, BR bagged	**15**
Betula pendula 'Tristis' [Bp'T']	12-16cm Heavy Standard	3.5-4.25m Root balled	**7**
Carpinus betula [Cb]	12-16cm Heavy Standard	3.5-4.25m Root balled	**36**
Prunus avium 'Flora Plena' [Pa]	14-16cm Extra heavy standard	4.25-6.00m Root balled	**10**
Sorbus commixta 'Embley' [ScE']	12-14cm Heavy standard	3.5-4.25m Root balled	**10**
Tilia cordata 'Greenspire' [TcG']	14-16cm Extra heavy standard	4.25-6.00m Root balled	**9**
Quercus robur Fastigiata [QrF]	12-14cm Heavy standard	3.5-4.25m Root balled	**2**

Woodland Mix Planted at 1m centres in random groups minimum 3No./group. Inc 1% as Light Standard trees 175-200cm, 6-8cm girth

				Plant numbers					
Species	**Height (cm)**	**Root Zone**	**% Mix**	**w. mix 1**	**w. mix 2**	**w. mix 3**	**w. mix 4**	**w. mix 5**	**Totals**
Betula pendula	60-80	BR	20	168	196	160	236	313	**1072**
Castanea sativa	60-80	BR	10	84	98	80	118	156	**536**
Corylus avellana	60-80	BR	5	42	49	40	59	78	**268**
Fraxinus excelsior	60-80	BR	10	84	98	80	118	156	**536**
Ilex aquifolium	60-80	BR	5	42	49	40	59	78	**268**
Quercus robur	60-80	BR	20	168	196	160	236	313	**1072**
Quercus x rosacea	60-80	BR	15	126	147	120	177	234	**804**
Ulmus glabra	60-80	BR	5	42	49	40	59	78	**268**
Viburnum opulus	60-80	BR	10	84	98	80	118	156	**536**

Native Hedge Mix Planted in a double staggered row at 6No. / linear metre.

				Plant numbers		
Species	**Height (cm)**	**Root Zone**	**Mix**	**N. H. mix 1**	**N. H. mix 2**	**Totals**
Acer campestre	60-80	C(2l) branched	10%	33	29	**61**
Corylus avellana	60-80	C(2l) branched	20%	65	58	**123**
Crateagus monogyna	60-80	C(2l) branched	20%	65	58	**123**
Euonymus europaeus	60-80	C(2l) branched	10%	33	29	**61**
Prunus spinosa	60-80	C(2l) branched	20%	65	58	**123**
Rosa canina	60-80	C(2l) branched	20%	65	58	**123**

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
2019.02.03	T2	Woodland Mix 1 reduced	JG	JP
2016.05.31	PL2	Bunds to east added	JG	BM

REVISIONS

STATUS :
PRELIMINARY

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KPP Architects

PROJECT TITLE :
Tankersley

DRAWING TITLE :
Planting Plan - Whole Site 1 of 2

SCALE :	DRAWN BY :	DRAWN DATE :
1:1000 @ A1	JG	

DRAWING NUMBER : **PL29L01**
REVISION : **T2**