

GENERAL NOTES

All plants to be healthy and in compliance of BS3936 Specification For Nursery Stock and planting operations should be carried out in accordance with BS4428 Code of Practice for General Landscape Operations.

IMPLEMENTATION PROGRAMME

Rootballed trees, containerised planting stock and bareroot seedlings to be planted within dormant season (Nov - March) within the first planting season following completion of the building works. Grass seed to be sown in the first spring following completion of the building and planting works, or turf can be laid any time of the year during suitable weather conditions.

All soil areas to be cultivated prior to the commencement of planting and seeding operations. Works to include the loosening, aerating and breaking up soil to a depth of 400 mm for planting beds and 150 mm in proposed grass areas, with weeds and any stones removed. For areas designated for seeding or turfing, topsoil shall be prepared to a fine tilth by mechanical or hand raking. Surfaces shall be prepared to a consistent level with any surface deviation greater than 15 mm reggraded. All imported materials shall be in accordance with BS 3882 for amenity use.

GARDEN PREPARATION POLICY

All groundworks in the vicinity of and soil handling, spreading operations to front and rear gardens across site to be in accordance with best practice to avoid water logging.

All topsoil to general planting and grass areas to be in accordance with S53382. All topsoil supplied to site shall be free or pernicious weeds and roots, clay lumps, non-salt material and other debris. Topsoil shall be spread evenly over the area and settlement accounted for in depth calculations. Topsoil is to be spread in layers and firmed when the material is reasonably dry. All soil finishes should be married in with existing adjacent levels to form a consistent join.

Minimum topsoil depths are as follows:

- Grass areas 150 mm
- Acoustic bund grass seeding areas 150mm
- Acoustic bund planting areas 300 mm
- Shrubs 400 mm
- Trees backfill 300 mm depth, or backfilled to rootball depth + 100 mm using topsoil subsoil mix if amended clay is present in pit or soil is identified as contaminated.

Tree pits are to be excavated to the depth of the rootball or larger as per the attached section with the base forked over to prevent smearing. Trees are to be planted at the same depth as supplied. Pits are to be backfilled using a mix of TPMC and this operation is to be completed in layers and firmed.

For trees planted in attenuation margins protective, details to services are to be provided as per statutory service providers information. Specialist soil as per the engineers spec is to be used to ensure minimum infiltration rates are achieved and assist with healthy establishment.

All other trees are to be triple staked (small trees to front gardens will be double staked), cut approximately one third clear height of stem above ground level. Triple staked trees to be attached to the tree using 3 hessian biodegradable tree ties. Double staked trees to be attached to wooden crossbar on windward side using hessian biodegradable tree ties. All trees are to be thoroughly watered after planting. Strim guards to be fitted to base of tree.

Tree planting details can be found on drawing 23021.151 Tree Planting Proposals.

All shrub planting to be pit planted in sufficient sized pits capable of fully accommodating the root system. Shrubs to be pit planted a level as supplied and heeled in and watered if planting works are completed during a dry period.

All planting shall be pit planted in sufficient sized pits capable of fully accommodating the root system. Shrubs to be planted a level as supplied and heeled in and watered if planting works are completed during a dry period. Dead damaged or straggly branches shall be removed after planting. All plants shall be fitted clear spiral rabbit guards 45cm in height supported by cane, with means to allow for expansion. 1.2m High timber post and wire fence to be integrated into southern boundary of planting to protect from unauthorised access during establishment.

Greenfix Covamat Plus Type 3 pre seeded erosion matting to be installed to sides of bunds to prevent soil slumping and affixed using pins at a rate of 3 per m². Matting to be supplied pre seeded with Mix 2B (Dry and Stony Soil Seed Mix) which is optimised for the soil conditions with a degree of salt tolerance.

Once cultivation operations have been completed, turf should be laid to designated areas. Turf being laid should be of good quality, having been lifted no more than 24 hours earlier. Turfs shall be laid to allow for contraction of the turves so that no gaps become visible.

When laying no section of turf should be laid shorter than 500 mm. after laying all turf is to be lightly rolled to ensure the consolidation of the topsoil below. If no precipitation is imminent, the area shall even watered as required to ensure that the turves are fully saturated. The area shall then be marked off to prevent trafficking until the grass has established.

Control existing seed bank and weed establishment with an approved herbicide treatment prior to initial sowing. To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll or tread to produce a level firm surface.

Sow in the autumn or spring. The seed must be surface sown and can be applied by machine or broadcast by hand at a rate specified by the manufacturer. Do not incorporate or cover the seed and ensure consolidation of the seed in the soil by use of a light roller, or alternatively by treading, to give good soil/seed contact.

Sowings on ground prone to winter flooding are safest either in the early autumn or in spring once the land has drained. Most plants need time to grow mature enough to withstand flooding.

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Most shown meadow wildflower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing. Mow newly shown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers. Remove any residual perennial weeds such as docks.

Bark mulch (not shredded timber) is to be applied to all tree and shrubs areas and spread to a minimum depth of 50 mm with particle size of 30-50mm. The mulch shall be free of disease, pest or weed contamination, treated with a fire retardant and be supplied with a certificate of quality.

	Red line boundary
	Proposed tree planting (Root protection barrier indicated)
	Proposed shrub planting
	Proposed hedge planting
	Proposed acoustic bund planting
	Grass turf to lawn areas
	Meadow grass to acoustic bund
	Meadow grass to bio-retention verges
	Limestone chipping's to frontages
	Garden tree rooting area (area stated)
	Street tree rooting area (area stated)

- 1) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
- 2) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
- 3) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

N	Drawing updated to show the black 154500 repositioned, car garage location updated. BCRs updated. Accurate build plan/working drawings to be produced for contractors and clients. Planning application submitted.	11-05-2016	PSH
M	Updated to latest plan, new garages for horticulture and glass. Planning application submitted.	03-05-2016	DAL
L	Planning build reorganised, planning included to southern extension.	14-11-2015	PSH
K	Accurate build updated to response to highway concerns.	01-05-2016	PSH
J	Accurate build updated to response to highway concerns.	20-05-2016	PSH
I	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
H	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
G	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
F	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
E	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
D	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
C	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
B	Updated following engineering changes, tree control plan p58	16-05-2016	PSH
A	Updated following engineering changes, tree control plan p58	16-05-2016	PSH

Project: Glan Llyn - Phase 4D			
Client: Barratt & David Wilson Homes South Wales			
Title: Soft Landscape Proposals Sheet 3 of 3			
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LANDSCAPE ARCHITECTURE
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