

KEY

- Drive - permeable paving
- Lawn - turfed or seeded grass
- Patio Paving - 400x400 slabs
- Access Crossing

LANDSCAPING GENERALLY

SOILS

Sub soil to be scarified to a depth of 300mm prior to spreading topsoil to alleviate compaction. Imported topsoil to be in accordance with BS3882 `Premium Grade` or as approved. As saved topsoil (and imported if requested) to be laboratory tested to BS3882 and ameliorated as required to meet the required specification. Screened or manufactured topsoil is not acceptable. Grass areas to be a minimum of 150mm, shrub beds 450mm depth and forestry/transplants 300mm depth. Incorporate proprietary non-peat compost to BSI PAS 100 to 50mm depth evenly worked into soil. NB. Proposed services (electric, water, gas etc.) in landscaped areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with the service/utility requirements.

TREE PLANTING

All trees to be in accordance with BS 3936/5236. Trees to be planted in accordance with BS 4428 and securely staked and tied in pits 1000x1000x750mm backfilled with 40L of tree planting compost, ensuring tree pits are a minimum of 75mm deeper and 150mm wider than the tree roots. Base of pits to be broken up to a depth of 150mm. Root balls are to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees planted in grass areas are to be covered in 75mm bark mulch to 1.000m diameter and kept weed free. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees. In locations close to footpaths and roadways linear root barriers linear root barriers Greenleaf, Re-Root or similar are to be installed in accordance with manufactures instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to local authority approval. Proprietary root barriers, Greenleaf, Re-Root or similar to be installed in accordance with the manufactures instructions where relocation is considered inappropriate.

HEDGES SHRUBS AND GROUND COVER PLANTING

Plants to be in accordance with BS 3936, handled in accordance with CPSE guidelines. T o be supplied container grown 30-35 or 45-60cm in height and planted at 3-5 per metre square as appropriate. Water well immediately after planting and prior to spreading mulch. Shrub areas to be covered with a minimum of 75mm depth bark mulch and kept weed free.

TURFING

Grass turf to be Tillers `Arena` or similar approved cultivated turf. Topsoil to be rotated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertilizers to be applied on accordance with manufacturer's instructions. Turf to be laid in planks with staggered joints and well butted up. Water well after laying to avoid shrinkage.

MAINTENANCE

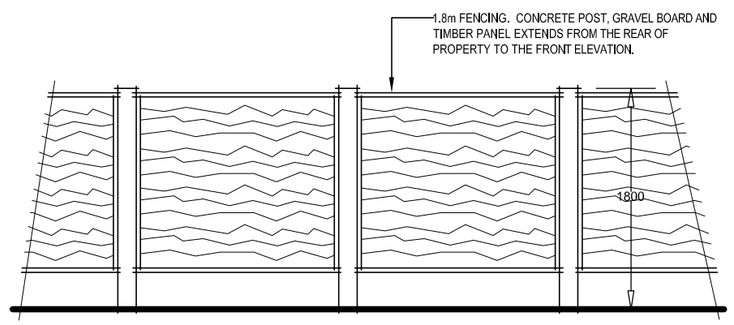
To be carried out at approximately monthly intervals to include the following:

1.Eradicate weeds by hand or chemicals.
2.Cut out dead and or damaged stock or branches, prune as required.
3.Ensure all shrubs are firmly in. Securely staked and tied.
4.Collect litter, sweep and tidy site.
5.Apply suitable pesticides, fungicides and fertilizers as required.
6.Carry out grass mowing to turf when attained 100mm, cut to 35mm.

SITE PLAN (SCALE 1:200)

PLANTING SCHEDULE

Type	Name	Girth (cm)	Root Type	Plant Size (cm)	Number per M
A	SILVER BIRCH	12 - 15			
B	ACER - JAPANESE MAPLE	12 - 15			
C	GOLDEN INDIAN BEAN TREE	10 - 15			
D	LAUREL		2lt Pot	40(w) x 60(h)	3-4
E	LAVENDER		5lt Pot	25(w) x 30(h)	2-3
F	HOLLY		2lt Pot	30(w) x 40(h)	3-5
G	VIBURNAM		5lt Pot	40(w) x 60(h)	3



FENCING ELEVATION

0 1 5 10
SCALE 1:200 @ A2

Rev:

Project:

Full Planning Submission For 3no Detached Houses, at:
Land to side of the Holly Bush P.H.
High Lane, Brown Edge,
Stoke on Trent, Staffs.

Title:

Proposed Landscaping.

Client:
Rembrandt Estates LLP.

Date:	Scale:	Drawing No.	Rev
Feb 2018	**1:50 & 1:200 @ A2**	**1107/ A2/05**	