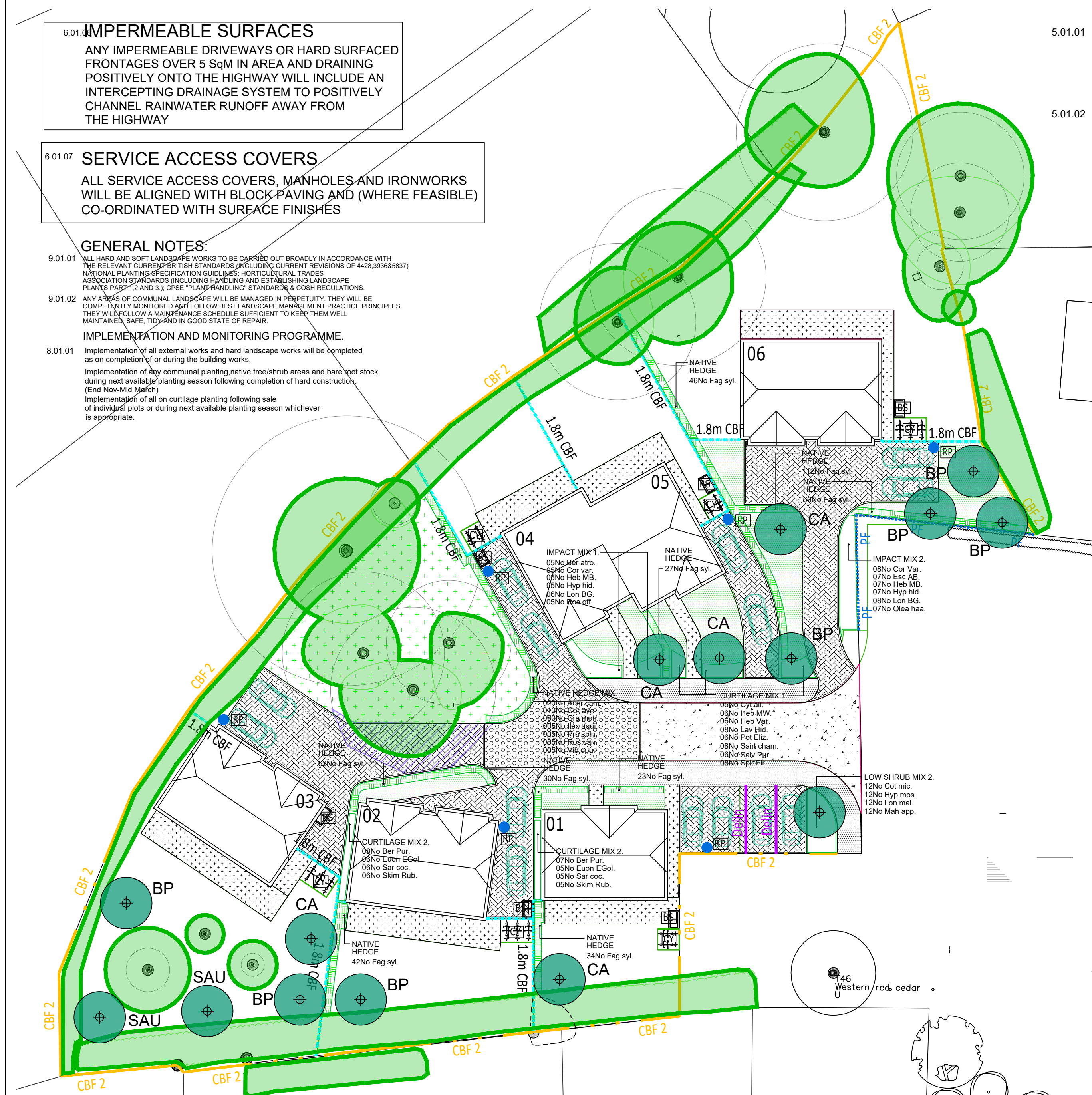
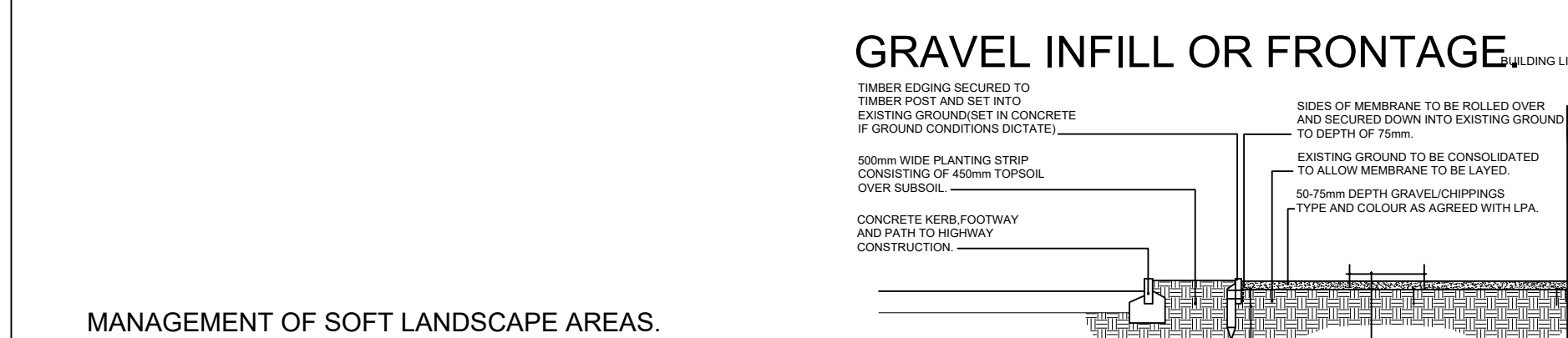
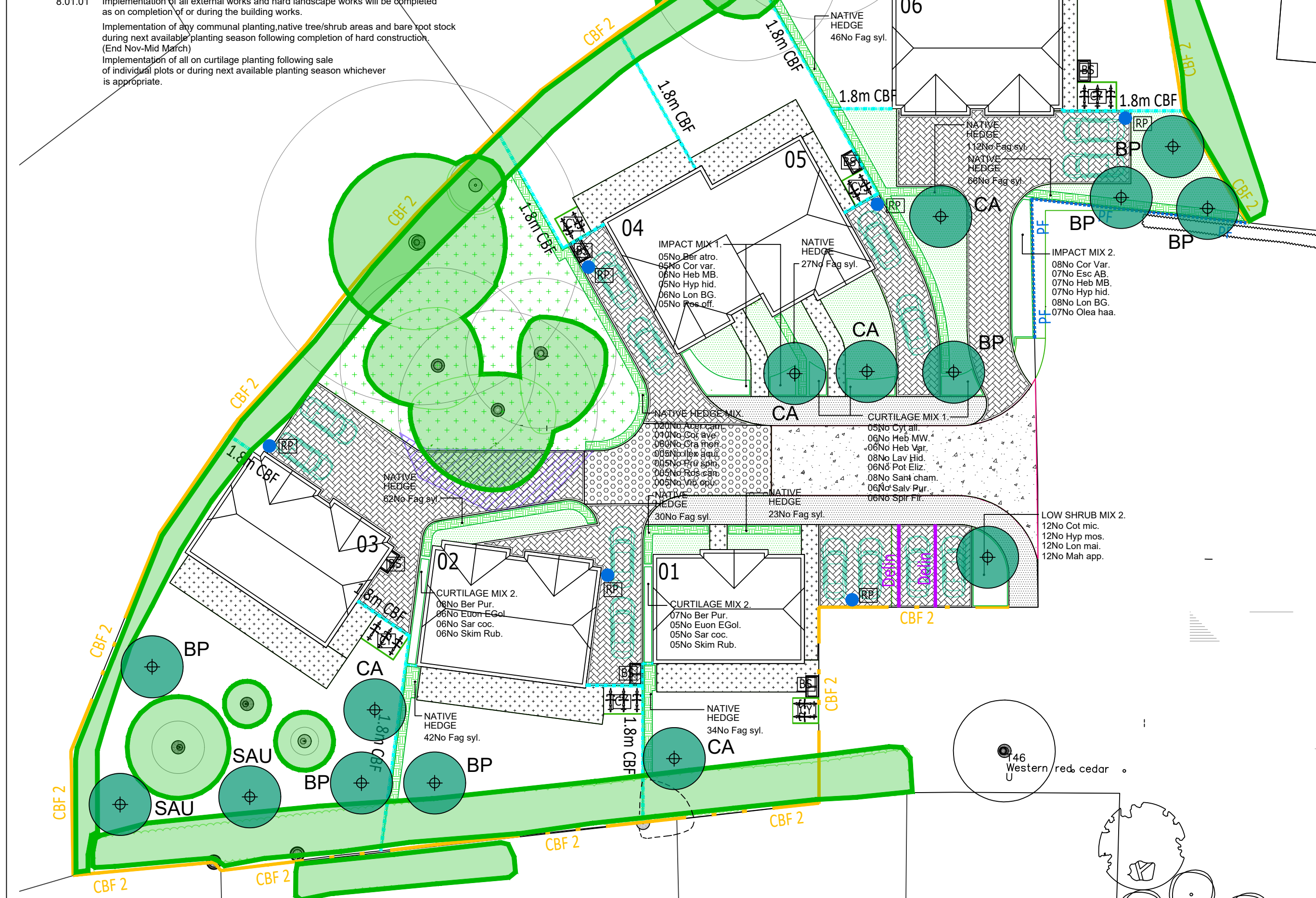




6.01.01 IMPERMEABLE SURFACES
ANY IMPERMEABLE DRIVEWAYS OR HARD SURFACED FRONTAGES OVER 5 SqM IN AREA AND DRAINING POSITIVELY ONTO THE HIGHWAY WILL INCLUDE AN INTERCEPTING DRAINAGE SYSTEM TO POSITIVELY CHANNEL RAINWATER RUNOFF AWAY FROM THE HIGHWAY

6.01.07 SERVICE ACCESS COVERS
ALL SERVICE ACCESS COVERS, MANHOLES AND IRONWORKS WILL BE ALIGNED WITH BLOCK PAVING AND (WHERE FEASIBLE) CO-ORDINATED WITH SURFACE FINISHES

GENERAL NOTES:
9.01.01 ALL HARD AND SOFT LANDSCAPE WORKS TO BE CARRIED OUT BROADLY IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428, 3936 & 5937) NATIONAL PLANTING SPECIFICATION GUIDANCE, HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 2 AND 3), CIPSS PLANTING GUIDANCE STANDARDS & COSH REGULATIONS.
9.01.02 ANY AREAS OF COMMUNAL LANDSCAPE WILL BE MANAGED IN PERPETUITY. THEY WILL BE COMPETITIVELY MONITORED AND FOLLOW BEST LANDSCAPE MANAGEMENT PRACTICE PRINCIPLES THEY WILL FOLLOW A MAINTENANCE SCHEDULE SUFFICIENT TO KEEP THEM WELL MAINTAINED, SAFE, TIDY AND IN GOOD STATE OF REPAIR.
IMPLEMENTATION AND MONITORING PROGRAMME.
8.01.01 Implementation of all external works and hard landscape works will be completed as on completion of or during the building works.
Implementation of any communal planting native tree/shrub areas and bare root stock during next available planting season following completion of hard construction.
(End Nov-Mid March)
Implementation of all on curtilage planting following sale of individual plots or during next available planting season whichever is appropriate.



MANAGEMENT OF SOFT LANDSCAPE AREAS.

YEAR 1-3
ANIS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSURES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS
YEAR 4-5
ANIS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSURES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS
WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT
WEED ALL PLANTING AREAS including spot treatment of all PEST AND DISEASE CONTROL grass and planting
APPLICATION OF FERTILISER
ADJUST STAKES AND TIES
REMOVAL OF TREE SHRUB STAKES/TIES/GUARDS When plants are stable/mature enough no longer required to support protection.
REPLACE DEAD/DYING DEFECTIVE, DANGEROUS TREES AND DEAD/DEFECTIVE/DYING SHRUBS.
REPLACE DISTRESSED/DYING TURF LITTER PICK REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS.
PRUNING SHRUBS AND TREES
Hedges to site frontage (behind wall) to be maintained at max 600mm height.
Hedges to all other outillage areas to be maintained at min/500-1800mm height.
TOP UP BARK MULCH
GRASS CUTTING Short-medium grass 8-12 cut/yr Short Grass paths and edges min 16 cut/yr
BIRD BOXES: All boxes monitored annually (February) all repairs and removal of old nesting material.
INVERT/BRITE/FURFUGIA All monitored every third year (October) - repairs and additions.
ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACE)
REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND STREET FURNITURE.
WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES, INCLUDING REMOVAL OF LEAF LITTER.
YEAR 6-10
ANIS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSURES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
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ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACE)
REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND STREET FURNITURE.
WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES, INCLUDING REMOVAL OF LEAF LITTER.

7.01.04 YEAR 6 ONWARDS
ANIS OF PLAN
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING
AS SHRUB SPECIES BECOME OVERMATURE PLANTING WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE
ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN

EXISTING TREES/VEGETATION.

FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE, VIGOUR, SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.
DRAWING REFERENCE.
This drawing to be read in conjunction with the following.
Architectural details and Site Layout (DE 170 series DESIGN ENDEAVOURS)
Tree Survey, Assessment and Method Statement (1)
Adopted road, footpath and highway verge (1)
This drawing to be read in conjunction with drainage and service information, minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect. (Trees not to be moved closer to buildings than shown on drawings.)
NOTE: SURFACE LEVELS/DRAINAGE.
FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.
6.01.05 ALL OVER+UNDERGROUND SERVICE ROUTES
TO BE CONFIRMED AS NOT CLASHING WITH AND LYING OUTSIDE OF ROOT PROTECTION AREA OF ANY RETAINED TREES OR THE MATURE CROWN SPREAD OF ANY RETAINED OR PROPOSED TREE ON OR ADJACENT TO THE SITE.
WHERE THIS IS NOT THE CASE SERVICE LOCATION TO BE SUPPORTED BY ARBORICULTURAL IMPACT ASSESSMENT IN ACCORDANCE WITH B.S.5837 SUBMITTED FOR AGREEMENT.

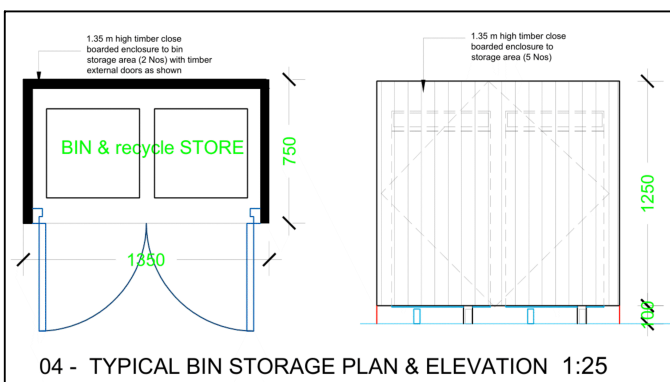
6.01.01 FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE, VIGOUR, SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.
6.01.02 DRAWING REFERENCE.
This drawing to be read in conjunction with the following.
Architectural details and Site Layout (DE 170 series DESIGN ENDEAVOURS)
Tree Survey, Assessment and Method Statement (1)
Adopted road, footpath and highway verge (1)
This drawing to be read in conjunction with drainage and service information, minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect. (Trees not to be moved closer to buildings than shown on drawings.)
6.01.03 NOTE: SURFACE LEVELS/DRAINAGE.
FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.
6.01.04 FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.
6.01.05 ALL OVER+UNDERGROUND SERVICE ROUTES
TO BE CONFIRMED AS NOT CLASHING WITH AND LYING OUTSIDE OF ROOT PROTECTION AREA OF ANY RETAINED TREES OR THE MATURE CROWN SPREAD OF ANY RETAINED OR PROPOSED TREE ON OR ADJACENT TO THE SITE.
WHERE THIS IS NOT THE CASE SERVICE LOCATION TO BE SUPPORTED BY ARBORICULTURAL IMPACT ASSESSMENT IN ACCORDANCE WITH B.S.5837 SUBMITTED FOR AGREEMENT.

Plant Schedule	Area	Size	Height	Number	Depth	Specification
1	Area 1	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
2	Area 2	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
3	Area 3	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
4	Area 4	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
5	Area 5	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
6	Area 6	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
7	Area 7	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
8	Area 8	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
9	Area 9	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
10	Area 10	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
11	Area 11	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
12	Area 12	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
13	Area 13	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
14	Area 14	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
15	Area 15	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
16	Area 16	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
17	Area 17	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
18	Area 18	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
19	Area 19	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
20	Area 20	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
21	Area 21	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
22	Area 22	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
23	Area 23	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
24	Area 24	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
25	Area 25	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
26	Area 26	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
27	Area 27	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
28	Area 28	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
29	Area 29	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
30	Area 30	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
31	Area 31	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
32	Area 32	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
33	Area 33	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
34	Area 34	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
35	Area 35	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
36	Area 36	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
37	Area 37	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
38	Area 38	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
39	Area 39	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
40	Area 40	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
41	Area 41	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
42	Area 42	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
43	Area 43	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
44	Area 44	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
45	Area 45	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
46	Area 46	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
47	Area 47	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
48	Area 48	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
49	Area 49	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
50	Area 50	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
51	Area 51	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
52	Area 52	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
53	Area 53	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
54	Area 54	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
55	Area 55	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
56	Area 56	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
57	Area 57	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
58	Area 58	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
59	Area 59	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
60	Area 60	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
61	Area 61	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
62	Area 62	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
63	Area 63	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
64	Area 64	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
65	Area 65	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
66	Area 66	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
67	Area 67	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
68	Area 68	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
69	Area 69	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
70	Area 70	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
71	Area 71	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
72	Area 72	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
73	Area 73	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
74	Area 74	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
75	Area 75	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
76	Area 76	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
77	Area 77	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
78	Area 78	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
79	Area 79	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
80	Area 80	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
81	Area 81	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
82	Area 82	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
83	Area 83	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
84	Area 84	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
85	Area 85	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
86	Area 86	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
87	Area 87	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
88	Area 88	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
89	Area 89	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
90	Area 90	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
91	Area 91	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
92	Area 92	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
93	Area 93	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
94	Area 94	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
95	Area 95	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
96	Area 96	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
97	Area 97	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
98	Area 98	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
99	Area 99	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR
100	Area 100	100-150cm	1.5-2.0m	10	1.5m	Selected Standard BR

5.01.01 GRASS AREAS.
The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs.
Prior to turfing/rotovate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turf/seedling fertiliser to manufacturers recommendations. Use cultivated, weed free amenity turf laid with broken joints well butted up.
Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.
Seeding to be undertaken during March/April or September/October and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recommendations. Apply at 50gms per square metre lightly raking after sowing (Contractor to supply mix details and source for approval)



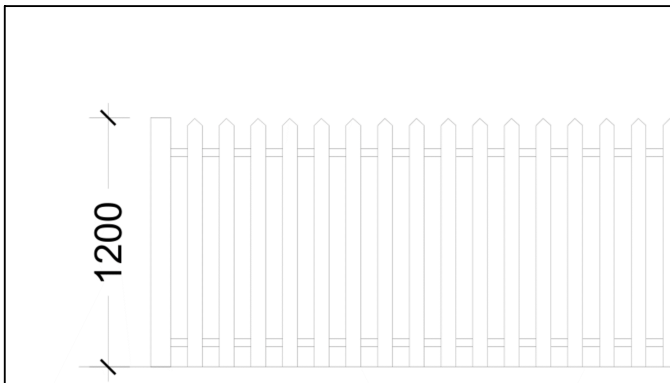
CYCLE STORAGE



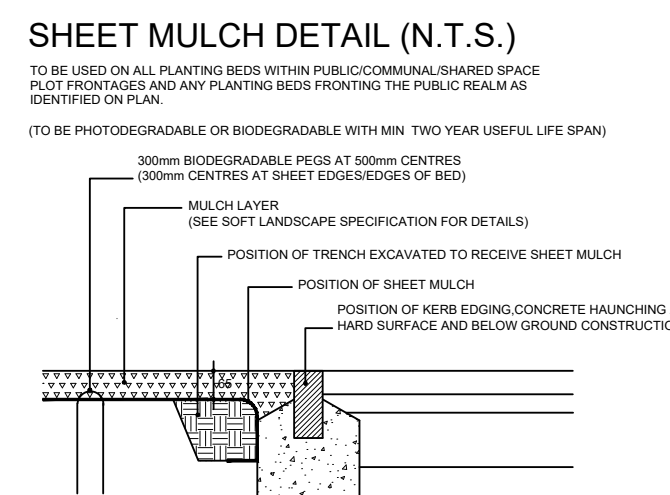
BIN STORE



CLOSE BOARDED FENCE



PICKET FENCE



REMOVE ALL EXISTING WEED GROWTH FROM TOPSOIL AREA.
 UTILISING APPROVED TRANSCALCATED HERBICIDE (E.G. VYNGARDER) AS APPROVED
 WEED KILLER IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

TOPSOIL TO BE CULTIVATED AND GRADED TO FINISHED SOIL LEVEL.
 100mm BELOW HEIGHT OF SURROUNDING PAVED/PAVEMENT/GRASS LEVELS AS SHOWN IN SPECIFICATION
 (MINIMUM 100mm ABOVE FINISHED GRADE).

APPLY 100mm LAYER OF TOPSOIL TO FIELD CAPACITY.
 (ALL SOIL AGGREGATION/FERTILISER ETC. TO BE UNDERTAKEN AND GROUND
 DOWN TO FIELD CAPACITY).

WHERE GROUND IS SLOPING ENSURE THAT SOIL LEVELS ARE 10mm BELOW
 SURROUNDING PAVED/PAVED/PAVEMENT/GRASS LEVELS.

PLACE 200mm LAYER OF PLANT BED TOPSOIL WITH EXCAVATED TRENCH ADJUNCT TO
 100mm LAYER OF TOPSOIL TO FIELD CAPACITY.

SHRETT MAT TO BE SECURED BY NAILING TO CURB/POSTS/HALTING OF KERB SIDING
 TO PREVENT MAT FROM MOVING.

WATER SHRETT ANDING AND LAY OVER SOIL TO BE PLANTED
 UNLESS SHRETT ANDING LAYS OVER LAPING ROADS (MIN 50mm OVERLAY).

SECURE SHRETT TO PLANT POSITIONS USING 300mm BIOGRADABLE HOOPSPOCS @ 500mm CENTRES
 TO PREVENT MAT FROM MOVING.

SET OUT PLANTING TO FINAL POSITIONS. CUT THE SHRETT MAT UTILISING A
 CROSS SHARPENED SPOON FOR EACH PLANT POSITION AND CAREFULLY REPLY
 TO PREVENT UPRISING TO PLANT POSITIONS. REMOVE ALL EXCESS MAT AND
 COMPACTED TOPSOIL. GLOSS FROM SITE AND ENSURE THAT NO
 MAT IS LEFT OPEN TO THE PUBLIC.