James Blake Associates

Landscape Architecture
Landscape Planning
Arboriculture
Ecology

MEASURED WORKS SCHEDULE
Detailed Soft Layout Proposals for Plots

FOR THE SITE AT
Hinckley

ON BEHALF OF
Bloor Homes East Midlands

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Drawing Number: **JBA 10/251-01 & 02**	**Document Ref:** **Detailed Soft Layout Proposals for Plots**

GENERAL REQUIREMENTS AND STANDARDS

The quantities given are approximate requiring tenderers to give fixed rates regardless of possible variations required on site. Tenderers shall not vary quantities specified without written letter of instruction, or other form of variation order from the Employer, or their agents (that shall include their Landscape Architect and hereafter also), irrespective of verbal comments received from any party. The Employer will not be liable for the cost of any additional works carried out without such written instruction being issued.

References to brand names shall mean any similar product that is both suitable, equal and approved by the Employer, or their agents, prior to submission of this priced tender document.

Where reference to the use of pesticides is made in this document, the following procedures shall be followed, and regulations complied with. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations 2005, the product COSHH sheet and EC Directive 91/414/EEC (the “Authorization Directive”) and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997.

All herbicides must have an appropriate full or “off-label” approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance:- www.pesticides.gov.uk. All pesticides shall be applied in suitable calm weather conditions, and allow for repeat spraying as required to achieve a complete kill. Do not under any circumstances plant into new topsoil that has not been allowed time for couch grass, and other perennial weed roots to re-grow sufficiently to be sprayed and killed. Any damage to existing and new-planted material from incorrect spraying or spray drift by the Landscape Contractor, shall be made good to match that previously existing, at the Landscape Contractor’s expense.

All bark or wood chip mulches shall be 0% dust and fines and shall be submitted to and approved by the Landscape Architect prior to use, whose decision as to its acceptability shall be final. No costs for sweeping up, carting away or replacing mulches shall be accepted by the Employer if rejected by the Landscape Architect. All mulch products shall be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. It shall have been tested in accordance with the requirements of BS

4790:1987, for fire resistance and have a pH of between 4.5 and 5.5.

GENERAL REQUIREMENTS AND STANDARDS Continued:-

Include for making good any structures and surfaces disturbed for all items. Removal of litter and debris should be removed to an approved site of disposal.

IMPLEMENTATION PROGRAM

All soft works shall be implemented no later than the first planting season following the substantial completion of the construction works of the principle contractor and where reasonably practical be implemented before or during the construction works.

CULTIVATION AND TOPSOIL

SHRUB BEDS
Rotovate existing topsoil of all areas to be planted to a depth of 300mm, ensuring the ground is completely broken up and is free draining. Larger beds over 3m wide with suitable access, shall have any hard pans or deep compaction (from large machinery or site compounds) broken up by deep ripping at 500mm c/s to a depth of 600mm, prior to rotovating. For areas adjacent to existing trees and hedges, do not rotovate ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of existing vegetation. Resume ripping immediately where roots are not found. Ensure the ground is completely broken up and is free draining. Include for surface cultivating, even in areas where ripping is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). If there is any weed growth between preparing the soil and planting, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Incorporate 100g/m2 of Nutricote 180 16-10-10 slow release fertilizer from VITAX Ltd, contact tel. (01530) 510060, all to the manufacturers instruction and a non-peat based compost at 25L/m2. Remove all vegetative material, stones larger than 50mm in any one direction, litter and all other debris to leave an even and well-cultivated surface. Finished soil levels shall be a minimum of 90mm below adjacent pavement or grass surfaces where sheet mulch is not specified (65mm where sheet mulch is specified) – see drawing. The Landscape Contractor is responsible for contacting the Site Manager / Main Contractor at the tender stage to ascertain the level of support to be provided in adjusting soil levels to those specified.

CULTIVATION AND TOPSOIL Continued:-

SHRUB BEDS Continued:-
In any event, the Landscape Contractor is responsible for ensuring the levels are correct before commencing works. The Landscape Contractor shall agree a course of action with the Site Manager to ensure that excavated bases are broken up and free draining and that a suitable depth of topsoil is provided. Check that setting out lines are well defined, with smooth curves, wherever possible to radii; scribed on site with pegs and/or site marker paint. Include for forming clear edges to beds where adjacent to grass surfaces. All in accordance with Drawing No. JBA 10/251-01 & 02.

Ornamental Shrub beds
Approximate quantity:- 617m2

HEDGES – ALL TYPES.
Rotovate existing topsoil of all areas to be planted to a depth of 300mm, ensuring the ground is completely broken up and free draining. For areas adjacent to existing trees and hedges, do not rotovate ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of existing vegetation. Ensure the ground is completely broken up and is free draining. Include for surface cultivating, even in areas where rotovating is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). If there is any weed growth between preparing the soil and planting, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Incorporate 100g/m2 of Nutricote 180 16-10-10 slow release fertilizer from VITAX Ltd, contact tel. (01530) 510060, all to the manufacturers instruction and a non-peat based compost at 25L/m2. Remove all vegetative material, stones larger than 50mm diameter, litter and all other debris to leave an even and well-cultivated surface. Finished soil levels shall be a minimum of 90mm below adjacent pavement or grass surfaces where sheet mulch is not specified (65 mm where sheet mulch is specified) see drawing. The Landscape Contractor is responsible for contacting the Site Manager / Main Landscape Contractor at the tender stage to ascertain the level of support to be provided in adjusting soil levels to those specified. In any event, the Landscape Contractor is responsible for ensuring the levels are correct before commencing works.

CULTIVATION AND TOPSOIL Continued:-

HEDGES – ALL TYPES Continued:-
The Landscape Contractor shall agree a course of action with the Site Manager to ensure that excavated bases are broken up and free draining and that a suitable depth of topsoil is provided. Check that setting out lines are well defined, with smooth curves, wherever possible to radii; scribed on site with pegs and/or site marker paint. Include for forming clear edges to beds where adjacent to grass surfaces. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

Approximate quantity:- 376m

SPECIMEN SHRUB PITS IN GRASS AND GRAVEL
Excavate shrub pits, to a depth of 400mm removing all vegetative material, litter and other debris. Fork over bottom and sides of pit and add 25g of Nutricote 180 16-10-10 slow release fertilizer from VITAX Ltd, contact tel. (01530) 510060 and 5 litres of non-peat compost into backfill. For shrubs in grass areas, ensure soil level is finished 75mm below any grass surface to a radius of 300mm around the stem, to receive bark mulch. All in accordance with Drawing No. JBA 10/251-01 & 02.

3L Specimen shrubs in gravel.
Approximate quantity:- 6No.

TREE PITS
Excavate tree pits, to the dimensions stated below ensuring pit size is a minimum of 100mm wider than the root ball itself, taking care to stack topsoil and subsoil separately. If there is any weed growth between preparing the soil and planting, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Fork over bottom and sides of pit to ensure adequate drainage. Incorporate Nutricote 180 16-10-10 slow release fertilizer from VITAX Ltd, contact tel. (01530) 510060, all to the manufacturers instructions and 30 litres of non-peat based compost into the backfill. For trees in grass surfaces, allow for surplus subsoil to be carted away to skip, to ensure finished soil levels are 75mm below any grass surface, to a radius of 500mm around the tree, (to receive sheet and bark mulch). All to be in accordance with Drawing No. JBA 10/251-01 & 02.

A) FTH TREE PITS;
650mm x 650mm x 650mm: Approximate quantity:- 31No.

B) STD TREE PITS;
1000mm x 1000mm x 850mm: Approximate quantity:- 10No.

CULTIVATION AND TOPSOIL Continued:-

AREAS TO BE TURFED
Rotovate areas to be turfed to a depth of 150mm. For areas adjacent to existing trees and hedges, do not rotovate ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in any areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of such existing vegetation. Ensure the ground is completely broken up and is free draining. Include for surface cultivating, even in areas where rotovating is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). Ensure soil levels are flush with adjacent paved surfaces (max tolerance 10mm below – 0mm above, and 65mm above planted areas). Cultivate and then grade entire area to form an even level. Include final grading of soil to marry-in soil levels with paving, manhole covers etc. Rake surface to form a fine tilth, removing all rocks, stones and organic debris greater than 20mm diameter. If there is any weed growth between preparing the soil and turfing, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Water thoroughly to field capacity immediately prior to turfing, incorporating a little liquid feed; make and dosage to be agreed with the Landscape Architect. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

Approximate quantity:- 1595m2

GENERAL AMENITY GRASS AREAS TO BE SEEDED
Deep rip at 500mm centres to a depth of 600mm (taking care not to deep rip within 10m of existing tree stems or within 3m of existing hedges, or anywhere that roots are encountered greater than 10mm diameter). Rotovate or plough (as appropriate to size of area) existing topsoil for areas to be seeded, breaking the soil to a depth of 150mm. For areas adjacent to existing trees and hedges, do not rotovate or plough ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in any areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of such existing vegetation. Ensure the ground is completely broken up and is free draining. Include for surface cultivating, even in areas where rotovating is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). Harrow, machine-cultivate or hand-cultivate existing topsoil, as necessary, until a fine tilth is achieved. Grade soil to an even plane, removing all humps and hollows.

PLANTING TREES AND SHRUBS

SHRUBS
Check soil levels are adjusted to a minimum of 90mm below pavement and grass surfaces, where no sheet mulch is specified on the drawing (65mm where sheet mulch is specified), specification on drawing if to be used. Supply and plant shrubs in groups and individual specimens in exact positions as drawn, (to be inspected by the Landscape Architect). Include for supplying and laying sheet mulch prior to planting, if specified - see drawing, strictly in accordance with the specification instructions on the drawing. Supply and evenly spread 75mm depth of Edwards of Brandon coarse, graded, free of fines large wood chip mulch (reducing to 50mm depth of the above if sheet mulch is specified). Allow for pruning back leggy growth after planting. Water in within 4 hours of planting with 20L water per m2, applied with a fine spray hose. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

Shrub and herbaceous planting
Approximate quantity:- 617m2

PLANTING ORNAMENTAL SHRUB HEDGES.
Supply and plant hedge plants in a single straight row, butted up together in as even a line as possible (using 3 plants per metre), to form an immediate hedge form. Include for supplying and laying sheet mulch prior to planting, if specified - see drawing, strictly in accordance with the specification instructions on the drawing. Supply and evenly spread 75mm depth of Edwards of Brandon coarse, graded, free of fines large wood chip mulch (reducing to 50mm depth of the above if sheet mulch is specified). Where hedges are planted adjacent to gravel areas, supply and construct a 75 x 25mm ACQ treated (to BS 4071 part 2) timber gravel board, flush with the pavement level (15mm above the mulch an gravel level), secured with 50 x 50 x 450mm long timber stakes, twice nailed to boards with flat headed galvanised nails. Stain timber gravel boards with 2 No. coats of Sadolin “Classic” colour Walnut. Where such boards are used to separate gravel from bark mulch, supply and spread Melcourt “**Ornamental Bark Mulch**” in place of the one mentioned above, to a finished depth of 50mm allowing at least 5% for settlement after 30 days. Allow for pruning back leggy growth after planting. Water in all hedge plants, within 4 hours of planting, with 20 litres of water per m2. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

A) HEDGE TYPE 1:- (Viburnum tinus “Eve Price”)
Approximate quantity:- 131m

B) HEDGE TYPE 8- (Euonymus japonicus "Aureopictus")
Approximate quantity:- 245m

PLANTING TREES AND SHRUBS Continued:-

STANDARD TREES
Supply and plant individual standard trees in exact positions as drawn. In the event that trees cannot be planted where shown, reposition further away from building foundations than shown, but never closer. Include for 2 No. 100mm diameter, 2m+ long, tree stakes per tree (height according to tree size and height above ground to be one third the height of the tree), cross-brace, sackcloth tie and spacer, in accordance with tree pit detail (if these accompany the drawings(s) listed below). Include for flexible hose watering tube fitted around top of the root ball, with 2No. end caps at both ends. For tree in grass areas, include for a 500mm radius of Edwards of Brandon coarse, graded, free of fines large wood chip mulch evenly spread around the base of the tree, 50mm deep, over a cut out square or circle of sheet mulch pegged well down at 300mm centres, with metal hoops, all recessed so that the mulch level is 25mm below the grass level, to allow for mowing, (i.e. the soil level will be 75mm below the grass level). Water in trees with 50 litres of water per tree position, within 4 hours of planting. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

Standard trees
Approximate Quantity:- 10No.

FEATHERED TREES
Supply and plant trees in exact positions as drawn. In the event that trees cannot be planted where shown, reposition further away from building foundations than shown, but never closer. Supply and fix single 100mm diameter, 1.6m long stake (height above ground to be one third the height of the tree), complete with tie and spacing device set 575mm above ground, in accordance with tree pit detail if these accompany the drawings(s) given below. Include for flexible hose watering tube fitted around top of root ball, with end caps at both ends. For tree in grass areas, include for a 500mm radius of Edwards of Brandon coarse, graded, free of fines large wood chip mulch evenly spread around the base of the tree, 50mm deep, over a cut out square or circle of sheet mulch pegged well down at 300mm centres, with metal hoops, all recessed so that the mulch level is 25mm below the grass level, to allow for mowing, (i.e. the soil level will be 75mm below the grass level). Water in trees with 50 litres of water per tree position, within 4 hours of planting. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

Feathered Trees
Approximate Quantity:- 31No.

CLIMBING SHRUBS IN SHRUB BEDS

SELF CLINGING VARIETIES: (S)
Supply and plant climbing shrubs in shrub beds in exact positions as drawn. In the event that climbers cannot be planted where shown, reposition further away from building foundations than shown, but never closer. Supply and fix stainless steel eyed screws, 125mm long, (2No. per climber) fixed into walls/fences, one at 250mm above the ground and the second 250mm from top of wall/ fence. Fix 2No. Lengths of heavy duty plastic coated garden wire tightly between the eyed screws. Train climbers to training wires, using plastic coated wire tags. This procedure ensures that the leaders adhere to the wall more quickly, and avoids wind damage. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

Approximate quantity:- 16No.

TURFING

Water the entire area to be turfed thoroughly, to field capacity, and to a minimum of 15 litres per m2. Keep turf stored on site in moist and healthy condition. Supply and lay cultivated low maintenance fine lawn-grade turf, such as Rolawn “Medallion” or similar and approved, including for cutting turf around manhole covers, rodding eyes, stop cocks etc, and adjusting soil levels to suit. Roll using a suitable light roller. Ensure surface of turf is even and level. Water new turf to field capacity with a fine spray hose fitting. Allow for top dressing any cracks occurring within 14 days of turfing, using a 70/30 sand/soil mix containing grass seed. All to be in accordance with Drawing No. JBA 10/251-01 & 02.

Approximate quantity:- 1595m2

PLANTING BULBS IN GRASS

Supply and plant bulbs as specified in the plant schedule between August and September. Clean the bulbs removing any loose outer coatings and old roots. Plant all daffodil (Narcissus) bulbs 12-15cm (5-6 inches) deep in late summer or early autumn into seeded areas in the locations specified at a density of 20/m2. (For Crocus plant 50mm below surface). Firm back all soil (and turf) afterwards. All as drawing No. JBA 10/251-01 & 02.

Bulb Mix A
Approximate quantity:- 18m2.

HARD WORKS TO BE CARRIED OUT BY THE LANDSCAPE CONTRACTOR

GRAVEL SURFACING AND PLANTS

Grade, level, and allow soil to settle, including final grading by rake where uneven. Ensure that soil levels are finished 50mm below adjacent turf and paving surfaces. Supply and construct edging along to separate gravel areas and all shrub beds, flush with gravel surface (see plan). If timber edging is specified, supply and construct a 75 x 25mm ACQ treated timber gravel board, flush with the pavement level (15mm above the gravel level), secured as specified below. All visible timber shall be stained with 3No. coats of Sadolin "Classic", colour `Walnut`. For curves greater than a 4m radius, cut grooves along the back of the board at 50mm c/s with a saw to achieve a smooth bend (grooves on the inside of the bend). Where edgings involve curves less than 4m radius use stainless steel strips, 100 x 3 x 2000mm. Fix all timber and metal edgings to 50 x 50 x 450mm, pressure treated timber stakes, driven into the ground to below finished levels, at 1000mm centres. Timber boards or metal strips shall be secured to stakes by twice nailing with galvanised flat-headed nails. Metal edgings will require pre-drilling and the use of non-rust screws, instead of the nails. Supply and spread sheet mulch to excavated and evenly graded bottoms, pegging down at 500mm centres, (200mm centres along edges) and burying flaps at edges, but ensuring that margins have no soil over, see inset detail on drawing. Supply and pit plant shrubs at the locations as specified on the drawing. Ensure that the pit is well cultivated and broken up and free draining, incorporating compost and fertiliser. For clay soil, mix in equal quantities of sharp sand. Ensure there is no soil whatsoever over the sheet mulch, and that sheet mulch flaps have been tucked back around the stem of any specimen plants and secured with a peg. Water in plants with 10 litres of water per plant and within 4 hours of planting. Supply and spread a consolidated layer of 40mm depth of washed rounded pea shingle, 20mm gauge and colour "buff" over the entire area. Roll with garden roller. Ensure that the turf and paving are 15mm higher than the top level of the gravel. All to be in accordance with drawing No. JBA 10/251-01 & 02.

Gravel Area - all areas.
Approximate quantity:- 113m2

MAINTENANCE OF ALL PLANTED AND GRASS AREAS

A) MAINTENANCE GENERALLY.
Maintenance shall commence from the completion of works on site and shall cease 12 months following the date of Practical Completion. The Landscape Contractor shall be responsible for the timing of visits to ensure the site has a well-maintained appearance. The Landscape Contractor shall not price for maintenance where the land will be conveyed to residents on occupation (with the exception of the replacement clause - which shall apply to all situations). The Landscape Contractor's maintenance rate shall include for all the following items:-

B) WEEDING.
Remove all weed growth by hand as necessary to ensure weed free and tidy planting beds. Take great care not to disturb sheet or bark mulch. All weeds shall be removed from the site. Two visits are required per growing season where sheet mulch is specified, and 6 visits per growing season are required where no sheet mulch is specified. Visits should occur approximately monthly, subject to weather conditions.

C) SPOT HERBICIDING.
Persistent perennial weeds shall be controlled using a suitable herbicide to the manufacturers' instructions, as required and at intervals to ensure no regeneration of weed. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any herbicide treatment shall be applied strictly in accordance with the requirements and regulations given on page 1 of this document, and the type of herbicide shall first be agreed with the landscape architect. Spraying shall be carried out by a qualified and skilled operative, and shall not be undertaken in windy conditions. All damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Contractors expense. One application is required per growing season where sheet mulch is specified, and 4 visits per growing season are required where no sheet mulch is specified. Visits should occur approximately every 6 weeks, subject to weather conditions.

D) WATERING.
(i) Watering Generally.
Watering shall be carried out during dry periods (less than 20mm rainfall at end of any 14 day period) and the Landscape Contractor shall be responsible for determining such dry periods and for contacting the Landscape Architect and agreeing the timing of each watering visit. The Landscape Contractor shall replace at his own expense any non – conveyed planting or grass that fails due to lack of water. During periods of drought, when restrictions are placed on the use of water, the Landscape Contractor shall be responsible for notifying the Landscape Architect of sources of second-class water and the costs of obtaining such water.

MAINTENANCE OF ALL PLANTED AND GRASS AREAS Continued: -

D) WATERING Continued:-
(ii) Shrubs and Trees.
Where sheet mulch is specified, allow two watering visits during any spell of continuous hot weather lasting more than 14 days at the rates given below. Where sheet mulch is not specified water all shrubs on 10 separate and agreed occasions during the growing season and the maintenance period. Increase frequency and number of visits during hot, dry weather, with any extra-over watering costs quoted for in advance to the Employer. Instruction for this additional watering shall be actively sought before commencement of the same. All watering shall be to field capacity (minimum 50 litres per tree position and 20 litres per m2 for all other planting)
(iii) Turfed areas.
Water as necessary according to weather conditions, to ensure the soil remains in a damp condition, ensuring that water is applied to field capacity (minimum 15 litres per m2) approximately weekly, but more often if dry and not at all if wet, until fully established. Once established, water during any spell of continuous hot, dry weather lasting more than 14 days, during the maintenance period. Failure of seeded areas resulting from lack of watering shall be re-seeded, including any preparation required, at the Landscape Contractor's own expense. Do not water areas that have been conveyed to residents in occupancy without clear instruction to do so from the Employer.

E) SHRUBS, TREES & TIDYING BEDS.
Remove all litter and debris at each visit, leaving the site clean and tidy. Firm in and straighten any plants loosened and prune out dead, leggy and broken branches, without damage to natural habit of the plant. In the case of trees a suitably skilled and qualified arboriculturist shall carry out such pruning. Tree stakes and ties shall be checked, adjusted and replaced as necessary. Prune hedges back to an even hedge line to encourage thickening twice within the first growing season after planting. All trees and shrubs shall be fertilised using an approved liquid feed (N10:P15:P10) at a rate of 60g/ m2 during early May and late September.

MAINTENANCE OF ALL PLANTED AND GRASS AREAS Continued: -

F) GRASS CUTTING
Mow the seeded areas as set out in the seeding clause above, and continue to mow as follows:-
(i) Turfed Areas:-
Mow to height of 25mm, at 14-day intervals throughout the growing season, and allow 20 cuts in total. Vary the mowing frequency to ensure that there is no excessive cutting during dry periods, increasing the cutting height to 40mm, and ensure that mowing is continued until the grass stops growing. The Landscape Contractor shall take responsibility for the timing of these cuts to ensure that the grass always looks well maintained. Remove grass cuttings from site from May to August, to an approved composting facility. Strim edges and mowing margins. Roll grass in April, June and August. Apply and approved turf fertiliser, selective weed killer and moss retardant in May and September.

G) CONTROL OF INSECTS/ DISEASES.
Control insects, fungus and other diseases by spraying with an approved insecticide or fungicide. Pest problems and methods of control shall be agreed in advance with the inspecting Landscape Architect. Any pesticide treatment shall be carried out by a skilled operative strictly in accordance with the requirements and regulations given on page 1 of this document.

H) REPLACEMENT.
A full snagging list including all defective preparation, construction and plant stock shall be prepared by the contractor in the presence of the inspecting Landscape Architect at the end of the growing season following planting (around the 30th of September of each 12 month period of the maintenance term).

MAINTENANCE OF ALL PLANTED AND GRASS AREAS Continued: -

H) REPLACEMENT Continued:-
Monitor and record trees and shrubs for the duration of the maintenance period (12 months), and replace at once any plants that fail to thrive or develop full foliage during this period (including plants damaged during maintenance operations), which shall be replaced at the Landscape Contractors expense, (including any works necessary to enable planting to be properly carried out, i.e. removal and disposal of dead material), within the first planting season thereafter. Any plant that, after Practical Completion, is destroyed by vandalism, theft or similar cause through no fault of the Landscape Contractor, shall be replaced, following the submission of a detailed record and costing and the receipt of an order from the Employer for the same. The opinion of the Employer or his inspecting Landscape Architect shall be final in judging damaged and unhealthy plants to be replaced. Shrubs and trees, and their planting and mulching so replaced shall be to a specification agreed in writing with the Local Planning Authority.

I) NOTIFICATION
The Landscape Contractor shall notify the Site Manager, the Landscape Architect and company Q.S. of the date of each visit and a full account of the works carried out. In the event that such documentation is either not received or does not meet the standards and requirements of these parties, then maintenance invoices will not be authorised for payment.

COLLECTION

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	TOTAL	£

ITEM **QTY** **RATE £** **PRICE £**

PLOT BREAKDOWN/SUMMARY SHEET

In pricing this document the Landscape Contractor must take into account the construction sequence and programme of the developer. The development will be constructed in phases and the Landscape Contractor will be released a number of plots at a time. The employer will set out the build sequence and phasing below following the Landscape Contractor's appointment. The employer reserves the right to alter the build sequence and the number of plots released at any time, without variation to the Landscape Contractor's rates. The employer reserves the right to request works carried out without notification of the build sequence or phasing. This form may be completed by the employer and issued before landscape works commence.

PHASE 1 – Plots _____ **to Plots** _____
PHASE 2 – Plots _____ **to Plots** _____
PHASE 3 – Plots _____ **to Plots** _____
PHASE 4 – Plots _____ **to Plots** _____
PHASE 5 – Plots _____ **to Plots** _____
PHASE 6 – Plots _____ **to Plots** _____
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PHASE 8 – Plots _____ **to Plots** _____
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PHASE 10 – Plots _____ **to Plots** _____
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PHASE 12 – Plots _____ **to Plots** _____
PHASE 14 – Plots _____ **to Plots** _____

TOTAL – Plots _____ **to Plots** _____

SITE SPECIFIC INSTRUCTIONS:-

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