



ETIHAD CAMPUS **LANDSCAPE MANAGEMENT PLAN**

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NSE-POP-ZZ-ZZ-TR-L-008110

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MCFC NORTH EXPANSION

NSE-POP-ZZ-ZZ-TR-L-008110

Landscape Management Plan

Revision - C01

Authorisation and Issue History

Rev	Prepared By	Approved By	Date	Issue Status
C01	SA	TJ	01.05.24	Issued for Constructioin

Revision Notes:

Item	Type of Landscape Element (Hard/Soft)	Landscape Element	Location	Maintenance Required	Frequency of Maintenance	Maintenance Responsibility
1	Hard	Concrete block paving	Level 00	<u>For all areas:</u> 1. High pressure water jet must NOT be used to clean the surface. 2. Monthly inspection of all surfaces. 3. Remove Litter/Leaves or large debris as required. 4. Surfaces may be occasionally swept with a light grade mechanical vacuum sweeper fitted with soft brushes—interval to be assessed once in service but estimated at 2 monthly intervals. 5. Surfaces may occasionally be wet cleaned using a water-based detergent (WEISS Grundreiniger or similar), including stiff bristled brooms or light-grade mechanical vacuum sweeper fitted with soft brushes—intervals to be assessed once in service but estimated at 6 monthly intervals. 6. Apply the impregnator to the paving surface every 2 years to help prevent staining from contaminants and to make cleaning easier. <u>For permeable areas:</u> 7. Lightly pressure wash permeable joints twice a year (spring and autumn) using a domestic grade light pressure washer to remove silting to maintain permeability.	Monthly	Client/ Maintenance Team
2	Hard	Asphalt surface (Non Permeable)	Level 00	1. No high pressure water jet 2. Loose residues must be removed form the asphalt surface by using a oblong push broom. 3. Soaking the asphalt surface with a steady stream of water will help loosen some of the minor residue that may be embedded in small crevices. 4. Pre-treat oil stains and tire marks by pouring a generous amount of powdered detergent directly onto stains, 5. Spread mild detergent well diluted in water on the asphalt surface and brush vigorously by using an oblong push broom. 6. Rinse the asphalt with a continuous pressure stream of water from a hose to rinse away the detergent and the dislodged dirt and grime.	Bi-weekly during the fall season and monthly during the summer months.	Client/ Maintenance Team
3	Hard	Asphalt surface (Permeable)	Level 00	1. Quarterly Vacuuming: To maintain its effectiveness, it’s essential to vacuum the surface every quarter. This routine cleaning prevents clogging from sediment and debris. 2 Jet-Washing or Flushing: Weekly Low-pressure jet-washing or flushing is required to preserve surface’s porosity. 3. Seal Coating must not be used for Porous Asphalt surface 4. Winter Maintenance: Asphalt surface need to be clear of snow and ice. Proper tool should be used for snow removal ensures continued surface functionality. 5. Inspection: Annual infiltration rate inspection to assess its water-absorbing capacity.	Weekly	Client/ Maintenance Team
4	Hard	Artificial turf	Level 00 (City Square)	1. Remove Debris: Daily remove organic debris like leaves using broom and leaf blower. Trimming back hedges and overhanging trees can also limit the number of leaves falling onto your artificial turf. 2. Daily brushing keeps the grass blades upright and prevents them from looking flat or trampled. Use a stiff, natural-bristle broom or an electric power brush designed for artificial grass. Brush in different directions to achieve a bouncy appearance. Avoid brushing when there’s compressed snow or ice, as it can damage the blades. 3. Weekly hose down theartificial grass to remove dust, dirt, and any minor stains. Rinse away pet waste promptly to maintain hygiene. 4. Stains: Remove stains as soon as possible. 5. Sticky Stains: For extra-stubborn sticky stains, Remove the stains using a mild detergent and use a bristle brush to gently lift the stain from the grass. if the stain doenst repound to the mild detergent, the heavy duty detergent to be used. 6. Pet Waste: Promptly remove pet waste to prevent odors and staining. 7. Ice: Wait until ice melts naturally before brushing the artificial grass in winter.	Daily	Client/ Maintenance Team
5	Soft	Trees/Shurb	Level00	1. In the first two years following planting, new trees must be closely monitored at each maintenance visit to ensure they are upright, firm, stable and in good health. 2. Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot, dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. 3. Weed control shall be undertaken either by hand weeding or with a nonresidual glyphosate-based herbicide up to twice per month between March and October as required. Remove all weeds from the site. 4. Guys shall be checked three times annually at equal intervals to ensure they are firm, unbroken and that trees are not leaning and unsafe. Any damaged guys shall be replaced immediately. 5. Any formative crown pruning required should be carried out during periods of dormancy. Any dead or severely damaged trees should be replaced accordingly with specimens of similar size to neighbouring groups rather than in accordance with the original specification to ensure uniformity. Any dead, dying or defective trees shall be replaced in the following dormant winter period. 6. Replacement tree and shrub planting shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified. 7. All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with the good horticultural practice and B.S. standards. All debris arising from the works shall be removed from the site. 8. Mulch mats shall be re-pegged or replaced as required to ensure a minimum 50mm Mulch depth is maintained. 9. Apply a slow-release fertiliser to all trees in March or April in accordance with the manufacturer’s recommendations. Prune trees in accordance with good horticultural and arboricultural practices to remove dead, damaged or diseased material and promote well-balanced form and growth patterns. 10. Use product <u>Osmocote Preplant</u> , a season-long controlled-release fertiliser that needs to be applied at planting in the planting hole and repeated annually in Feb/March as a topdress around the base of trees and shrubs. slow release fertilizer needs to be used as described at manufacturer’s recommended rates to planted areas, lightly raked into the soil surface. 11. Monthly inpsctions on the SuDs planter.	Monthly	Client/ Maintenance Team
6	Soft	Wild Flower Meadow (access road)	Level00	1. Cutting is to be carried out using an appropriate large wheeled, rotary mower to avoid injury to reptiles 2. Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing. 3. Sward heights are to be kept to a minimum of 15cm with one cut per year in September after the first year. 4. No fertiliser or nutrients are to be added. 5. Top dress if required with specified seed mix in the landscape planting schedule if slow to establish. <u>Year One:</u> 6. First cut to 5cm March/April (Spring Seeding 1st cut in May) 7. Cut every 2 months or when the sward reaches 15cm. Final cut September/October 8. Allow cut grass to dry and disperse seed before removing arisings 9. The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out. <u>After Year One:</u> 11. One cut in September to 15cm and remove all cuttings from the site. 12. Cut grass need to dry and disperse seed before removing arisings 13.The requirement of future years maintenance needs to maintain a species diverse sward of value to wildlife 14. Further cuts in the autumn period to remove untidy growth in an extended growing season	Once every two months	Client/ Maintenance Team

7	Soft	Green Screen	Level00	<p>1. Monthly maintenance visit at the first year to cut the planting , and all planting needs to be fully attached on the mesh.</p> <p>2. After first year, maintenance on growing season (March- September): once per month cutting in order to maintain clean edges. At least two maintenance visits for the rest of the year.</p> <p>3. Annually fill fertiliser</p> <p>4. Remove all weeds in the planter.</p> <p>5. Top up mulch once a year.</p> <p>6. All maintenance work to be undertaken by green screen specialist</p>	<p>1st Year: once per month</p> <p>After 1st year: once per month at growing season (March to September), and minimum twice for the rest of the year.</p>	Client/ Maintenance Team
8	Soft	Wilder flower mix (Mound)	Level00	<p>1. Cut the plants back to 50–75mm in length using a strimmer in the autumn after the plants have shed their seed, and collect and remove the cuttings. An additional cut may be required in early spring to control dominant plants.</p> <p>2. Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.</p> <p>3 Twice a year inspection on the slope reinforcement</p> <p>4. No fertilizer is needed.</p>	Monthly	Client/ Maintenance Team
9	Furniture	Litter bin	Level00	<p>1. All elements of street furniture, including benches, timber seating, bins, bollards,needs to be checked and maintained regularly to make sure they are safe, functional, clean and free from dilapidations, bird faeces dust, graffiti and grime.</p> <p>2. Litter bins need to be checked frequently to make sure nothing can be left on top of the bin at all times.</p>	Twice a month	Client/ Maintenance Team
10	Furniture	Bench	Level00	<p>1. High-pressure water jet must NOT be applied directly to the wood surface.</p> <p>2. High-pressure washers must be equipped with suitable brushes that reduce and diffuse the water jet to safe levels</p> <p>3. Weekly washing is required for all timber decking areas.</p> <p>4. Removing deposits of dirt, sand, and other particles are done with a brush and water.</p> <p>5. Surface contamination of mould or algae can be removed by brushing and washing with water containing ordinary household cleaning agents or detergents suitable for external household cleaning. The surface should be rinsed with clean water after all surface deposits have been removed with a cleaning product.</p> <p>6. Oxalic acid needs to be carefully used to clean black stains and discolouration caused by incompatible metal parts such as zinc and iron. Other strong cleaning agents may discolour the timber producing a brighter appearance than the original at installation. Always rinse the surface with clean water after removing stains.</p> <p>7. Coating needs to be applied on all timber areas as per the manufacturer's recommendation:</p> <p>a. Spread Diotrol Golden Oil Exterior evenly on the surface (with the brush, wiper, cotton-tissue, or spray gun). Always apply within the line of the wood grain.</p> <p>b. Let the product react for 30 minutes.</p> <p>c. Remove excessive oil with rubber wiper or cloth.</p> <p>d. Massage the product intensively into the wood.</p>	Weekly	Client/ Maintenance Team
11	Furniture	Security Bollard	Level00	<p>1. Monthly Inspection of all bollards system and condition by trained operative. Any damages must be repaired immediately.</p> <p>2. Monthly full clean with soapy water to keep bollards sleeve clean free from dilapidations, bird faeces dust, graffiti and grime.</p> <p>3. Maintenance work is to be undertaken by ATG Access Ltd</p>	Monthly	Client/ Maintenance Team
12	Furniture	Planter	Level00	<p>1. Weekly clean with mild detergent and water withsoft brush or cloth to wipe away dust and dirt. For tougher stains, mix mild dish soap with warm water and gently scrub the surface using a non-abrasive sponge or cloth dry the metal planters thoroughly after cleaning.</p>	Weekly	Client/ Maintenance Team
12	Furniture	Door Barriers	Level00	<p>1. Weekly clean with mild detergent and water withsoft brush or cloth to wipe away dust and dirt. For tougher stains, mix mild dish soap with warm water and gently scrub the surface using a non-abrasive sponge or cloth dry the door barrier thoroughly after cleaning.</p>	Weekly	Client/ Maintenance Team
12	External Metalwork	Balustrade	Level00	<p>1. Weekly clean with mild detergent and water withsoft brush or cloth to wipe away dust and dirt. For tougher stains, mix mild dish soap with warm water and gently scrub the surface using a non-abrasive sponge or cloth dry the metal planters thoroughly after cleaning.</p>	Weekly	Client/ Maintenance Team
12	Furniture	Floorboxes	Level00	<p>1. Full inspectiion twice a year by specialist</p>	Twice a year	Client/ Maintenance Team
14	Security	Security Bollard	Level00	<p>1. Monthly Inspection of all bollards systems and conditions by a trained operative. Any damages must be repaired immediately.</p> <p>2. Monthly full clean with soapy water to keep bollards sleeve clean and free from dilapidations, bird faeces dust, graffiti, and grime.</p> <p>3. Maintenance work is to be undertaken by ATG Access Ltd</p>	Monthly	Client/ Maintenance Team
15	Security	Gates and fences (Metal)	Level00	<p>1. Monthly Inspection of all gate and fence. Repair any damages and replace any broken parts immediately once it is inspected.</p> <p>2. Four times a year. washdown using warm water and detergent. After the wash, rinse the fence and allow it to dry. Finish off the operation by applying a coat of metal-grade wax.</p> <p>2. Grease the hinge anually.</p> <p>3. All maintenance work to be undertaken by trained operative.</p>	Montlyly	Client/ Maintenance Team
16	Drainage	Channel drainage	Level00	<p>1. Ordinary washing of Channel drains must be carried out twice a month using a cleaning paddle to push retained water towards the end and flush.</p> <p>2. Channel drains must be washed through, and mud, silt and debris must be removed. Using a recycler combination jetting unit with hydraulic winch (pressure 80-150 bar) is recommended once a month:</p> <p>3. Accessing Channel drains can be achieved by using two lifting tools to vertically lift the access unit.</p> <p>4. Remove the silt bucket, dispose of any contents and clean the bucket.</p> <p>Use a suction hose into the sump area to remove silt and detritus that the jetting hose will flush out.</p> <p>5. Pressure jet down through the slot with a standard handheld attachment and repeat the flushing of the channel.</p> <p>6. Replace the silt bucket and secure the access unit.</p>	Twice a month	Client/ Maintenance Team