



**KEY**

- Site Boundary
- Existing Trees to be Retained
- Specimen Tree - Advanced Nursery Stock, Girth - 18-20cm
- Specimen Tree - Extra Heavy Standard, Girth - 16-18cm
- Specimen Tree - Heavy Standard, Girth - 12-14cm
- Root Barrier - subject to underground services
- Structure Planting
- Specimen Shrub/Herbaceous/Grasses Planting
- Ornamental Shrub/Herbaceous (Grasses Planting)
- Hedge Planting
- Managed/Mown Awnery Grass (public open spaces)
- Bulb Planting (public open spaces)
- Rear Gardens, top soiled (minimum depth 150mm) and seeded
- Proposed 2.0m High Living Willow Fence adjacent Service Yard
- Indicative Contours (indicative only - not based on existing topographical data (proposed site levels) against ground level profiling (detailed proposals to be confirmed)
- Indicative Street Furniture (detailed specification to be confirmed - refer to hardware drawings)

**INDICATIVE SOFT LANDSCAPE SPECIFICATION**

Generally, prior to planting, all earth works associated with landscape operations are to be made good, top soil levels are to be graded to 50mm above back of kerb street level and rounded as appropriate quality top soil is to be incorporated into the landscape proposals where practicable.

All plant material, setting out and finished grading is to be checked and approved by the Employers Agent prior to commencement of planting.

All planting is to be carried out during the first appropriate planting season following completion of all hard landscape works.

All areas are to be thoroughly stone ricked by hand before and after cultivations, with all stones >20mm removed along with all deleterious airings.

All landscape areas should remain free from waste material and rubbish at all times.

No planting should take place whilst ground is frozen or waterlogged.

All planting should arrive to site free of any pesticides/weeds/cross/inch.

All plant material is to be thoroughly watered before packaging for delivery, on the day of planting (before planting) and again immediately following planting using a fine rose sprayer to the full depth of the roots.

All areas shall remain weed free both during construction and during the defects/maintenance period.

For more detailed information all landscape works should comply fully with the following British Standards:

- BS 3982:2007 - Specifications for top soil
- BS 3936:part 1:1992 - Nursery stock
- BS 4043:1989 - Recommendations for transplanting root balled trees
- BS 4428:1989 - Code of practice for general landscape operations
- BS 5837:2005 - Trees in Relation to Construction

**Soil Soil Preparation**

Loosen light, non-cohesive soils with a fine 3 line ripper, 300mm deep at 600mm centres in two oblique directions; loosen stiff clays and other cohesive sub-soils with a single line ripper, 450mm deep at 100mm centres in two oblique directions.

**Top Soil Preparation**

Spread 150mm prepared sub-soil in layers not exceeding 150mm depth and firm each layer before spreading the next. Overall minimum depths after firming and settlement shall be:

- Awnery Grass Areas 150mm
- Shrub Areas 50mm (minimum)
- Tree Areas 800mm (minimum)

Imported top soil shall be to BS 3982 premium grade from a source approved by the Employers Agent. A declaration of compliance with the above standards shall be given in BS 3982 form and shall be submitted to the Employers Agent prior to delivery to site.

**Root Barrier Installation**

Root barrier installers are designed to protect the tree (preventing delicate root systems from being severed by excavation machinery) as well as soil strength (minimum depth 1.0m - Depth 0). Greenleaf HDPE root barrier in all locations. The barrier should be installed as close to the utility as possible (maximising rooting area for the tree) and if possible, in new service infrastructure projects, be installed in the same trench (against the side of the trench nearest the tree) at the same time as the utility is being laid.

All utilities should be protected (in accordance with the following depth guidelines) with the exception of electrical cabling connected to the building. Generally, the majority of root growth is found within the top 600mm of the soil surface, therefore all utilities up to a maximum depth of 600mm should have a root barrier installed to 300mm below invert level as protection for both the services and the trees themselves. For services at a depth of between 600-900mm a root barrier should be installed at the same depth as the invert level.

Tree roots are not commonly found deeper than 900mm below. Therefore services at a depth of 900-2000mm should be protected only where specifically requested by the individual service provider, and using a root barrier installed at a depth equal to the invert level. Lastly, utilities deeper than 2000mm only require protection in extreme circumstances and where specifically requested.

**Tree Protection**

All tree pits should be prepared and soil cisterns installed at the appropriate time during construction to avoid adverse works. Once tree pits have been constructed they are to be capped using temporary materials. Temporary materials should be removed to allow soil to breathe, water to permeate tree pit and prevent contamination during further construction works.

No tree planting is to take place until all hard works are complete.

Where practicable trees pits should be excavated to provide continuous length of improved quality free backfilling material as detailed below.

Trees should be staked in full accordance with details and specifications provided. Attention shall be avoided by using a buffer of rubber or plastic between the tree and stake. The stake shall be checked during the defects period and adjusted/replaced as necessary to allow for growth.

All tree pits are to be backfilled with approved quality top soil, mixed with tree planting/manuring compost, fertiliser/nutrient and moisture retentive granules to the following quantities per each tree pit:

- 250L Tree Planting Compost
- 150gms SAI Emulg
- 800gms Broadleaf F4

The above backfill mixture shall be prepared away from the planting area and in sufficient quantity for efficient handling and use. All compost shall be moistened to between 30-40% water content.

Shrub/Herbaceous Planting

As scheduled, all ornamental planting is to be planted every to the densities indicated.

Rotovate and/or double dig 400mm deep (shrub areas), 800mm deep (tree areas) remove stones, clay balls

exceeding 50mm width, rocks, grass, tufts, and foreign matter.

Each pit shall be backfilled with approved quality top soil, mixed with tree planting/manuring compost, fertiliser/nutrient and moisture retentive granules to the following quantities per each pit:

- Ornamental Shrub/Herbaceous: 10L Tree Planting Compost
- 30gms SAI Emulg
- 30gms Broadleaf F4

Specimen shrubs: 40L Tree Planting Compost

70gms SAI Emulg

100gms Broadleaf F4

The above backfill mixture shall be prepared away from the planting area and in sufficient quantity for efficient handling and use. All compost shall be moistened to between 30-40% water content.

**Awnery Grass Areas**

Break up compacted top soils to full depth; reduce top 100mm to tilth (10mm down to particles); remove surface stones, clay balls exceeding 50mm width, rocks, grass tufts and foreign matter; further reduce top 25mm to a fine tilth; rake to true, even, lightly tined surface; remove surface stones and clay balls exceeding 25mm width.

Grass seed for all topsoil seeded areas - Rygr Taylor B12 General Paving Fertiliser (Pre-seeding fertiliser to topsoil seeded areas-F16-NPK at 40gms/m2, spread two to three days before seeding, not on day of seeding).

An initial cut, which shall be the responsibility of the Contractor, shall be carried out when the grass has reached a height of approximately 100mm. Selective weed whier, (C1 Weedkiller for New Grass / Frisons Weedcider shall also be applied).

Immediately before cutting all stones, >20mm in any dimension shall be removed by hand. All arising shall be removed from site. Prior to the initial cut, a meeting is to be held between the Contractor and the Employer's Agent to agree the extent of re-sowing and weeding necessary. Following this, grassed areas shall not exceed a height of 50mm.

**Defects Liability**

Areas of dead grass, will be regarded as bare due to materials and workmanship; they must be made good by re-cultivation and re-seeding/le-luffing. Deadening shrubs and trees shall also be regarded as defects due to materials and workmanship and shall be replaced. When planting is carried out by the Contractor post-Practical Completion, subject to the approval of the Employer, the landscaping defects liability period will commence from the date of completion of the additional works.

**Maintenance:**

Landscape maintenance is to be carried out in accordance with the site management and maintenance plan and drawing as prepared by Southern Green.

The landscape contractor will have one years maintenance responsibility for the site to coincide with the defects rectification period. Maintenance following this period is to be undertaken by a private landscaper who schedule provided.



LOCATION PLAN Scale NTS @ A1

**SAFETY, HEALTH & ENVIRONMENTAL INFORMATION**

In addition to the hazards / risks normally associated with the types of work detailed on this drawing, note the following:

- Construction risk
- Maintenance / Cleaning
- 1. No abnormal risk
- Decommissioning / Demolition
- 1. No abnormal risk

It is assumed that all works will be carried out by a competent contractor, working where appropriate, to an approved method statement. This is not an exhaustive list and reference should be made to the Health and Safety Plan.

**AMENDED PLAN**

04 APR 2013

REVISIONS: 003/17/13 FUL

Prof.	Timothy South	Loc.	DL4
Client:	Keppcoat		
Dwg.	Landscape Strategy - Planting (2 of 2)		
Scale:	1:500 @ A1	Date:	Jan, '13
Drawing No.	692_002	Rev.	D
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**NOTES**

1. Drainage may be required in soft landscape areas to ensure planting does not become waterlogged, proposals to be confirmed following completion of detailed levels
2. Indicative information indicates presence of underground services. Exact locations to be identified prior to final tree positions being selected