

DO NOT SCALE

IF IN DOUBT ASK

GENERAL SPECIFICATION FOR SOFT LANDSCAPING

General:
Landscaping to conform to all relevant legislation including BS5837, CDM regulations and NHBC guidelines.
All trees & shrub planting & turfing to be carried out to BS3936 and 4428.
Imported soil and screened topsoil to be fertile medium loam, pH 6.0 - 7.5 should be free from any perennial weeds, weed seeds, contamination, rubble, subsoil and stones bigger than 50mm with a maximum stone content of 20%. Top soiled areas to be cultivated by hand or machine prior to planting, no compaction by machine. Top soil planting minimum depth 450mm for shrubs/tree beds, 150mm for turf area.

Season:
All work to be carried out at an appropriate season and in weather conditions suitable for the operation. In particular trees & shrubs planting shall not be carried out before October or after March without specific approval. Suitable weather conditions for planting shall mean open weather, ie mild, dull and moist (even in winter) when ground is moist and workable. Planting operations shall be suspended in periods of drought and when soil is frost bound or water logged.

Turfing:
Cultivate topsoil to a min of depth of 100mm removing all rubbish, weeds and stones over 30mm in any axis. Use pre-turfing fertiliser to manufacturers recommendations. Use cultivated weed free general purpose turf laid with broken joints & well butted. Work from planks to avoid damage to turf. Final turf level to be 20mm above adjacent hard surfaces. Water on completion and as necessary to avoid shrinkage. When turfing close to hedges maintain clear ground min 500mm from centre line of hedge.

Tree planting:
Extra heavy standards to be planted in 800mm squared tree pit 450mm - 750mm deep. Standards to be planted in 650mm min square pit 400 mm deep. To be planted centrally within 50mm deep dark wood chip mulch bed. Back fill tree pit with clean top soil with tree fertiliser added. All trees to have irrigation/aeration system fitted to fully surround the root ball. Trees to be fully supported in line with BS4428 using double staking with cross bar and tie at approximately one-third the height of the clear stem. Support to remain in place for three years until after tree is established. Water thoroughly after planting.

Shrub Planting:
Shrubs to be evenly distributed in an informal manner over the area indicated, making allowance for overlapping of adjacent groups and avoiding straight lines and regular or geometric patterns. The areas for shrub planting shall be forked over and shall have a 50mm layer of approved granulated moss peat spread over the planted area and incorporated into the lower strata. The contractor shall before cultivation suppress all weed growth on oil areas which lie fallow while awaiting a suitable season for planting.

Maintenance:
Regular maintenance to be provided during the first five years after planting. Plant roots to be loosed after frost & re-firmed after wind. Watering to be carried out during first two growing seasons. Annual weeding to be carried out. Trim hedges once mid to late summer to encourage dense growth. Any failed or diseased plants to be removed & replaced.

- T1 - Magnolia'
- T2 - Malus 'John Downie'
- T3 - Acer Crismon King
- T4 - Betul Pendula - Weeping Birch
- T5 - Cragegus Persimilis
- T6 - Golden cluster - Acacia Baileyana

Key

 = Proposed tree

 = Existing tree

 = New shrub planting by occupant

 = Existing shrubs/hedging

 Brindle block paving by Marshalls

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Notes:-
MEASUREMENTS SHOWN ARE INDICATIVE ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCY REPORTED

A	Scheme amended from 7 to 6	09/2022
RevNo	Revision note	Date

Drawing title

Site layout

Description

Proposed residential development

Address

Willows, Crossways House,
Thorpe Road,
Little Clacton,
Essex, CO16 9RZ

Client

Mr R Oldham

Drawn ZM	Sheet no.
Date 06/2021	Scale as indicated @ A1
Drawing No QTR-01	Revision A

Zoe Manning BSc.

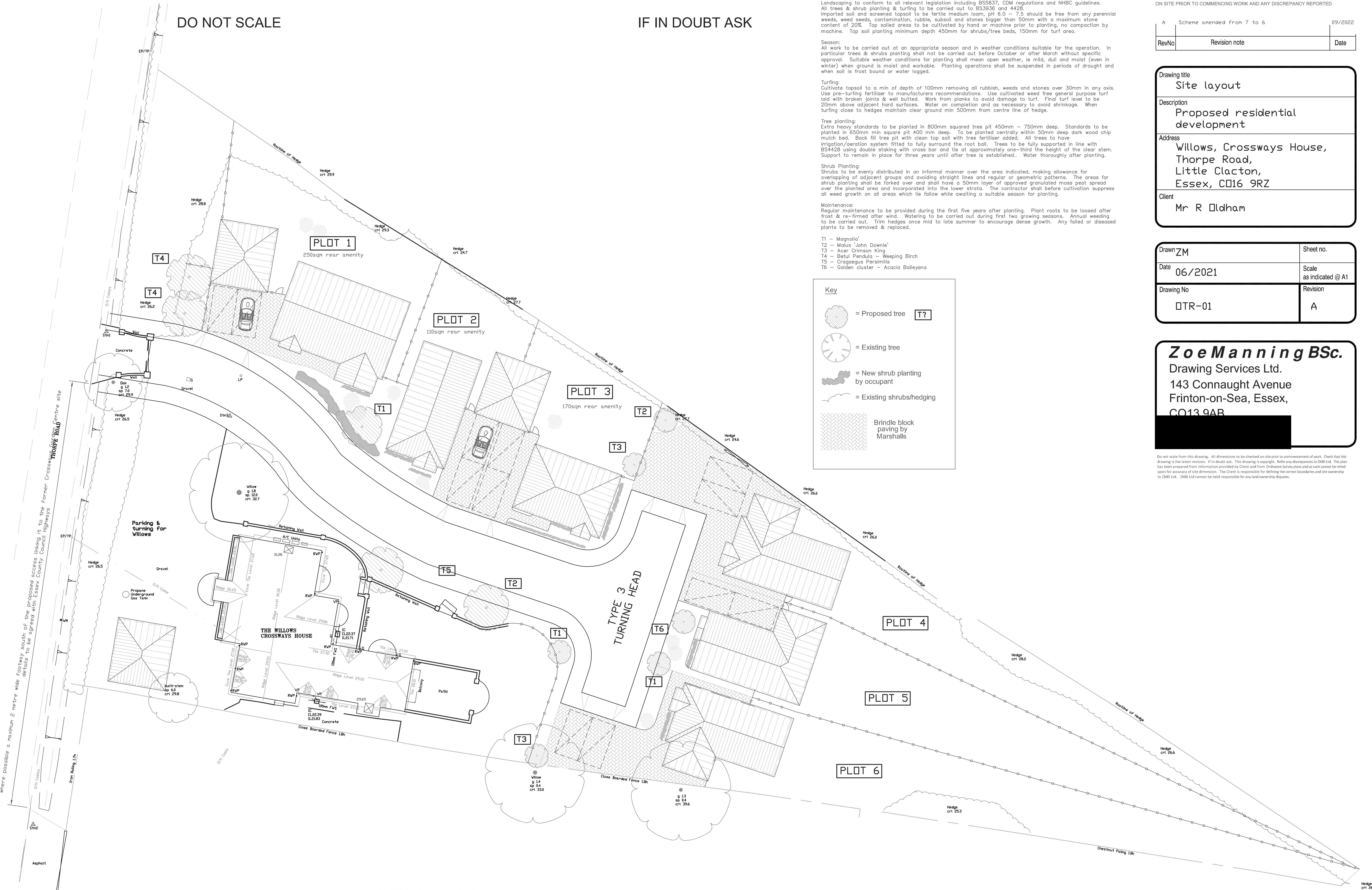
Drawing Services Ltd.

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Frinton-on-Sea, Essex,

CO13 9AB

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BLOCK PLAN 1:200