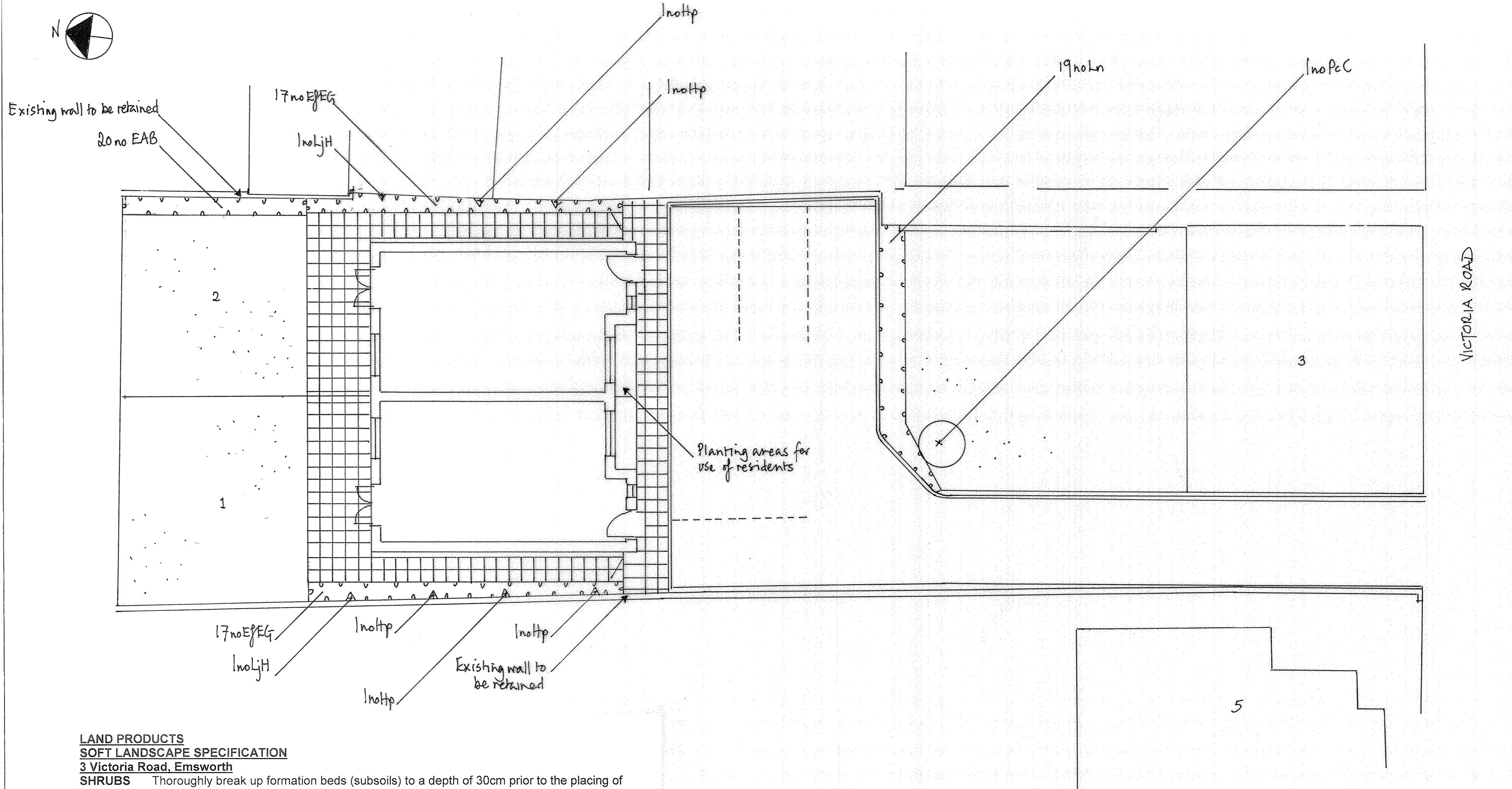




LAND PRODUCTS
SOFT LANDSCAPE SPECIFICATION
3 Victoria Road, Emsworth

SHRUBS Thoroughly break up formation beds (subsoils) to a depth of 30cm prior to the placing of topsoils by cross ripping or other suitable methods taking care to avoid damage to services, edgings, paths or any structures.
Place medium loam topsoil in accordance with BS 3882 to a minimum depth of 40cm – soil to be placed in two layers each layer to be lightly consolidated prior to the placing of the next, all site operations and soil handling to conform to BS 4428 Code of practice for General landscaping Operations.
Cultivate topsoil to a depth of 25cm and remove any stones or other debris larger than 50mm in any one direction during cultivation - hand methods only to be used within the root spread of existing trees to be retained. Incorporate 50mm of soil improver/compost in accordance with PAS 100 into soils during cultivation. Spread slow release fertilizer across planting areas at a minimum rate of 5gm per m². Incorporate Broad leaf P4 water retaining Granules into topsoil at manufacturers recommended rates before Planting. Plant shrubs to same depth as soil level within container or nursery soil mark. Bare root stock may be notch planted where appropriate.
Water in all planting, thoroughly soaking the soils prior to placing Mulch.
Install 600mm proprietary continuous root barrier system where any tree is within 3m of a Publicly Maintained hard surface or other hard surface used by pedestrians. Excavate tree pit to a minimum size of 1m² by 90cm deep forking over base to ensure adequate drainage. Pits for root balled and container grown stock to be excavated 25cm wider and 15cm deeper than the root ball. Back fill tree pit with 1 part soil conditioner (TPMC) and two parts good quality topsoil and incorporate 100gms of slow release fertilizer within pit. Tree to be planted to the same depth as nursery soil mark on stem. Stake length above ground to be one third the overall height of the tree with single tie and rubber spacer. Nails to be to BS 1201.
12-14cm trees and above supported by two 75mm of stakes one each side of the tree with either double straps (ties) or timber cross bar with straps and spacer holding the stem in position. Stake heights to be one one third the overall bare stem of the tree. 60cm high spiral rabbit guard to be placed around the tree stem where specified. Where specified tree to be supported by underground guying system using either cables secured to patent anchoring systems or dead men (conc.kerbs or timbers). 35mm or 50mm watering irrigation pipes to be incorporated within each tree pit and wrapped around the root system with one end of the pipe 75mm clear of the finished soil levels.
All shrubs and trees to be in compliance with the relevant part of BS 3936.
Following planting trees to be watered in thoroughly saturating the ground with a min of 50mm of mulch placed across the tree circle 800 mm in diameter.
to BS 3969: 1998
Lay specified turf with a minimum of delay following lifting of turves. Do not allow for turf to remain stacked on site for longer than 24 hours. Do not lay turf during periods of drought, cold and drying winds. All turf to be laid working from planks and individual turfs to be laid forming broken joints, well butted up with joints filled by brushing across the surface with finely sifted soil/sand/compost mixtures. Thoroughly water all turf immediately after laying.
Ensure turf is regularly watered to prevent drying out until established.
Turf laid on slopes should be laid diagonally across the slope and pegged in place.
to BS4428: 1969.
Prepare topsoil to provide a fine tilth and smooth contours to allow maintenance mowing by cylinder mowers. Supply and sow specified seed at specified rates sowing evenly by in two directions. On completion of sowing rake and roll in.
First cut of both seeding and turfed areas to be carried out when grass reaches a height of 75mm. Seeded areas to be stone picked prior to cutting. Cutting height shall be no lower than 35mm in first year. Cuttings to be spread evenly or removed if likely to damage grass establishment.

TREES

TURF

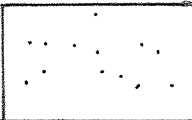
SEED

IMPLEMENTATION
All turfing and shrub planting to be completed immediately upon completion of building works unless delayed by extended periods of drought or penetrating frost. Trees and bare root plants to be planted in the first planting season December to March following completion of the building.

PLANT SCHEDULE					
CODE	DESCRIPTION	SIZE		DENSITY	NUMBER
TREES		girth	ht		
Pol	Pyrus calleryana 'Chanticleer'	14-16cm girth	4-4.5m	shown	1
SHRUBS		CONTAINER SIZE (L)			
EFG	Euonymus fortunei 'Emerald Gold'	3L	3m ²		34
EAB	Escallonia Apple Blossom	3L	3 per 11m m		28
Ln	Laurus nobilis	15L	1.8m hr	2 per 11m m	19
CLIMBERS					
Hp	Hedera helix	3L	shown		4
LjH	Lonicera japonica 'Halliana'	3L	"		2

SOFT LANDSCAPING MAINTENANCE PLAN: 3 Victoria Road, Emsworth					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEARS 5-10
TREES	Water as necessary during periods of drought – min 50 litres of water. Check stakes & ties during Winter. Replace any failed specimens during late winter. Remove any damaged branches and complete formative pruning as necessary. Maintain grass free ring of 1m dia. of those in grass areas Replace any failed specimens during late winter.	Water as in Year 1. Remove stakes and ties at end of year from established specimens. Adjust ties on these where stakes are retained. Remove damaged branches as Year 1 and complete formative pruning as necessary. Replace any failed specimens during late winter.	Remove remainder of stakes & ties. Maintain 1m dia. Rings as Year 1. Inspect tree for disease. Remove damaged branches as Year 1 and complete formative pruning as necessary. Replace any failed specimens during late winter.	Maintain 1m dia. rings as Year 1. Inspect tree for disease. Remove damaged branches as Year 1 and complete formative pruning as necessary. Replace any failed specimens during late winter.	Maintain 1m dia. rings as Year 1. Inspect trees for disease. Remove damaged branches as Year 1 and complete formative pruning as necessary. Replace any failed specimens during late winter.
SHRUBS/ HEDGES	Water as necessary during periods of drought ensuring soil is totally saturated. Remove/spray out any weeds in beds allowing for 4 visits during growing season and 1 visit in the winter – remove any litter during these visits. Replace any dead or dying plants during late winter.	Water as in Year 1. Remove/spray out any weeds in beds as in Year 1. Remove litter during these visits. Replace any dead or dying plants during late winter.	Remove/spray out any weeds in beds allowing for 3 visits during growing season and 1 Winter visit – remove any litter during these visits. Replace any dead or dying plants during late winter	Remove/spray out any weeds as in Year 3 including removal litter. Replace any dead or dying plants during late winter.	Consider thinning/pruning any plant material where required to encourage healthy growth and prevent the poor development of specimen. Remove/spray out any weeds in beds allowing for 2 visits during growing season and one Winter visit. Remove litter during these visits. Replace any dead or dying plants during late winter
GRASS	Following germination of seeded areas carry out stone picking prior to cutting. Maintain sward turf & seeded areas – to a height of between 20 to 40mm by regular cutting with appropriate machinery. Carry out further stone picking operations prior to cutting as necessary. Water turf as required thoroughly soaking the turfs. Replace any dead or dying turfs.	Maintain cutting operations keeping grass at a height of between 20 to 40mm. Apply Spring and Autumn fertilizer during suitable weather conditions. Spike any areas of poor drainage. Overseed any bare patches during Autumn.	As Year 2.	As Year 2	As Year 2.

- NOTES:**
- Foundations to buildings to be designed to take account of the mature height of proposed trees.
 - During prolonged periods of drought, water trees thoroughly every fortnight for first three years until established.
- TOPSOIL REQUIREMENTS:**
- When required, all imported topsoil to be in accordance with BS 3882.
 - Tree planting pits of 1m² to be backfilled with minimum of 900mm of topsoil.
 - Shrub planted areas to be backfilled with 400mm topsoil over decompacted subsoil.
 - Grass areas to be backfilled with 100mm topsoil over decompacted subsoil.
 - Slopes from 1:5 to 1:3 to be reinforced with Hytex Geomat polymat 1210 laid beneath topsoil.

KEY:
 Grassed areas

SOFT LANDSCAPING PROPOSAL FOR 3 VICTORIA ROAD, EMSWORTH		
DATE: DECEMBER 2016	SCALE @ A1: 1:100	DRAWING NO: 9625
LAND PRODUCTS (WESSEX) LIMITED TEL: 01202 896246 FAX: 01202 893998		