

1. Planting shall be set out ready as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using radii located on the ground using two point stations and a line between or with site marker parts. The junction between curves and straight sections shall be set out to form a smooth curve. The contractor shall be responsible for ensuring that the bed is set out to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

2. All planting beds shall be a minimum of 1 metre wide, except in areas where insufficient space due to the constraints of walls and path edges and their foundations. With narrow beds between walls and paths ensure that the bed has free flow from concrete footings before planting. If the bed is raised with concrete, then the landscape architect shall contact the site manager or landscape architect to determine if fixings are necessary and can be removed or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is as shown, the contractor shall re-calibrate them to the specified width to his own expense.

3. Carry out the following works to the existing topsoil to site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, sticks, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Hortibase CRF (16-4-12) slow release fertiliser, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, till with tiller through or machine rotavate soil to a depth of 400mm, ensuring that the topsoil and subsoil are completely broken up and free draining, removing any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or lines of existing buildings. Do not rip areas where roots greater than 10mm diameter are encountered.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level or up to 10mm below to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore be proud of paved areas. Soil levels more than 10mm below pavement edges will cause mower damage on cutting.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882:2015, and be free from rocks over 50mm diameter, concrete, wire, and sticks, and have less than 20% clay. Such soil shall be fresh and free from any services. The landscape architect shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

A) Setting out

1. Planting shall be set out ready as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using radii located on the ground using two point stations and a line between or with site marker parts. The junction between curves and straight sections shall be set out to form a smooth curve. The contractor shall be responsible for ensuring that the bed is set out to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

2. All planting beds shall be a minimum of 1 metre wide, except in areas where insufficient space due to the constraints of walls and path edges and their foundations. With narrow beds between walls and paths ensure that the bed has free flow from concrete footings before planting. If the bed is raised with concrete, then the landscape architect shall contact the site manager or landscape architect to determine if fixings are necessary and can be removed or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is as shown, the contractor shall re-calibrate them to the specified width to his own expense.

3. Carry out the following works to the existing topsoil to site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, sticks, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Hortibase CRF (16-4-12) slow release fertiliser, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, till with tiller through or machine rotavate soil to a depth of 400mm, ensuring that the topsoil and subsoil are completely broken up and free draining, removing any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or lines of existing buildings. Do not rip areas where roots greater than 10mm diameter are encountered.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level or up to 10mm below to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore be proud of paved areas. Soil levels more than 10mm below pavement edges will cause mower damage on cutting.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882:2015, and be free from rocks over 50mm diameter, concrete, wire, and sticks, and have less than 20% clay. Such soil shall be fresh and free from any services. The landscape architect shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

B) Ground preparation

1. Pre-planting herbicide application- Apply by suitable spraying machine, an approved trade-qualified operator, in accordance with the manufacturer's instructions and/or 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all areas, except those which are both weed free and are to receive agrifiable sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or collapse, shall be notified at the contractor's own cost. Repeat as necessary to ensure complete kill and use of all dead material from site.

2. Carry out the following works to the existing topsoil to site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, sticks, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Hortibase CRF (16-4-12) slow release fertiliser, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, till with tiller through or machine rotavate soil to a depth of 400mm, ensuring that the topsoil and subsoil are completely broken up and free draining, removing any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or lines of existing buildings. Do not rip areas where roots greater than 10mm diameter are encountered.

3. Determine before submitting a tender, the extent of support from the site manager with ground preparation works. Topsoil of planting beds is graded to a level 60mm below adjacent grass or paved surfaces, 20mm below where grass, turfs or mulch is not specified, within 400-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed, then the soil level shall be flush (maximum 10mm below - but never proud) of adjacent surfaces, to receive water run-off. The landscape contractor is responsible for ensuring that the first product conforms to the specification even when the developer and/or main contractor have failed to supply and spread topsoil to the necessary level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grating subsoil and topsoil. Where beds are proposed, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 60mm of edges of beds. This shall be allowed for sheet mulch and bark or wood chip mulch so that mulch does not sit out on to pavements and also to allow surface water to drain from paths or to paved areas.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level or up to 10mm below to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore be proud of paved areas. Soil levels more than 10mm below pavement edges will cause mower damage on cutting.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882:2015, and be free from rocks over 50mm diameter, concrete, wire, and sticks, and have less than 20% clay. Such soil shall be fresh and free from any services. The landscape architect shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

C) Planting

1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting, turfing, and standard trees, and also for maintenance requirements.

2. No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock sizes, species or variety of plant which has not been specified on the planting plan and schedule, unless prior agreement to a substitution by the landscape architect has been received. All plants shall be true to one specified in the schedule of plants and associated notes. (2L, 2S, 10L, 10M diameter and 15M deep). All shrubs, (other than ground cover) shall be 400-600mm height and spread, or otherwise specified by the contract by the HPA National Plant Specification and be healthy, healthy, disease free stock, not in bud, not damaged, not in flower, and with a minimum of 5 breaks per shrub. This specification is the minimum standard required and any stock falling below the standard is the sole option of the inspecting landscape architect and shall be lifted and rejected at the contractor's expense.

3. All shrubs, herbaceous plants, twigs and transplants shall be watered in or planted with 20 litres per square metre. Trees shall be watered in with 25 litres per tree cost. Water transpiring during the contract period at weekly intervals with 30 litres of water.

4. Proposed large feathered or standard trees to be true to the species, variety and size as specified on the planting plan to include 1.6m chestnut stake 600mm above ground and 1000mm below ground and 10% maximum by with varying device positioned 25mm maximum from the top of the post.

5. Turf to be of cultivated grade such as Rowlian 'Moscote' or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect at his own cost.

6. Soil drying, planting grids or walk boards, with 'S' drain after the dibber name, shall be placed to the wall face with heavy duty, plastic coated garden wire. Transpire wire and be attached vertically to the wall face by means of 125mm long stainless steel eye screw fittings. Position 'No. 20' from top of ground, and 'No. 200mm from top of the wall face, and string the wire tightly between the fittings. Train the dibber to the wire with plastic coated garden wire tags.

7. Tearing varieties of dibber, with 'T' drain after the dibber's name on specially prepared pits or general areas shall be placed to wall face by means of mounting ready-made 18mm panels 1.3 x 1.8m generally fixed 1.3 x 0.2m to corners or where space is restricted). Include for accepting any panels for locations where walls or fences are lower than 1.8m. Fix nails across to the wall face using non rusting screws 125mm long to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panels are mounted sufficiently far from the wall face to allow laying of stems. Ensure that all timber is pressure impregnated with non-phosphate preservative and then painted with a dark brown non-soluble preservative wood stain such as Sadolin 'Classic' (water or oil based) or similar and approved. Ensure that the walls are not in contact with the ground. Train the dibber sticks to the walls with plastic coated garden wire tags.

8. Climbers specified outside proposed shrub beds shall have specially prepared dibber pits. Climber pits shall be 400mm x 400mm and 600mm deep (maximum size), and be back-filled with topsoil from site - unless otherwise agreed. Ensure the base of the pit is thoroughly broken up and free draining before back fill with topsoil. Ensure no damage to foundations and services, and make good all structures and surfaces disturbed. Fertilise with 50g of Hortibase CRF (16-4-12) slow release fertiliser. Water with 10 litres of water per climber pit.

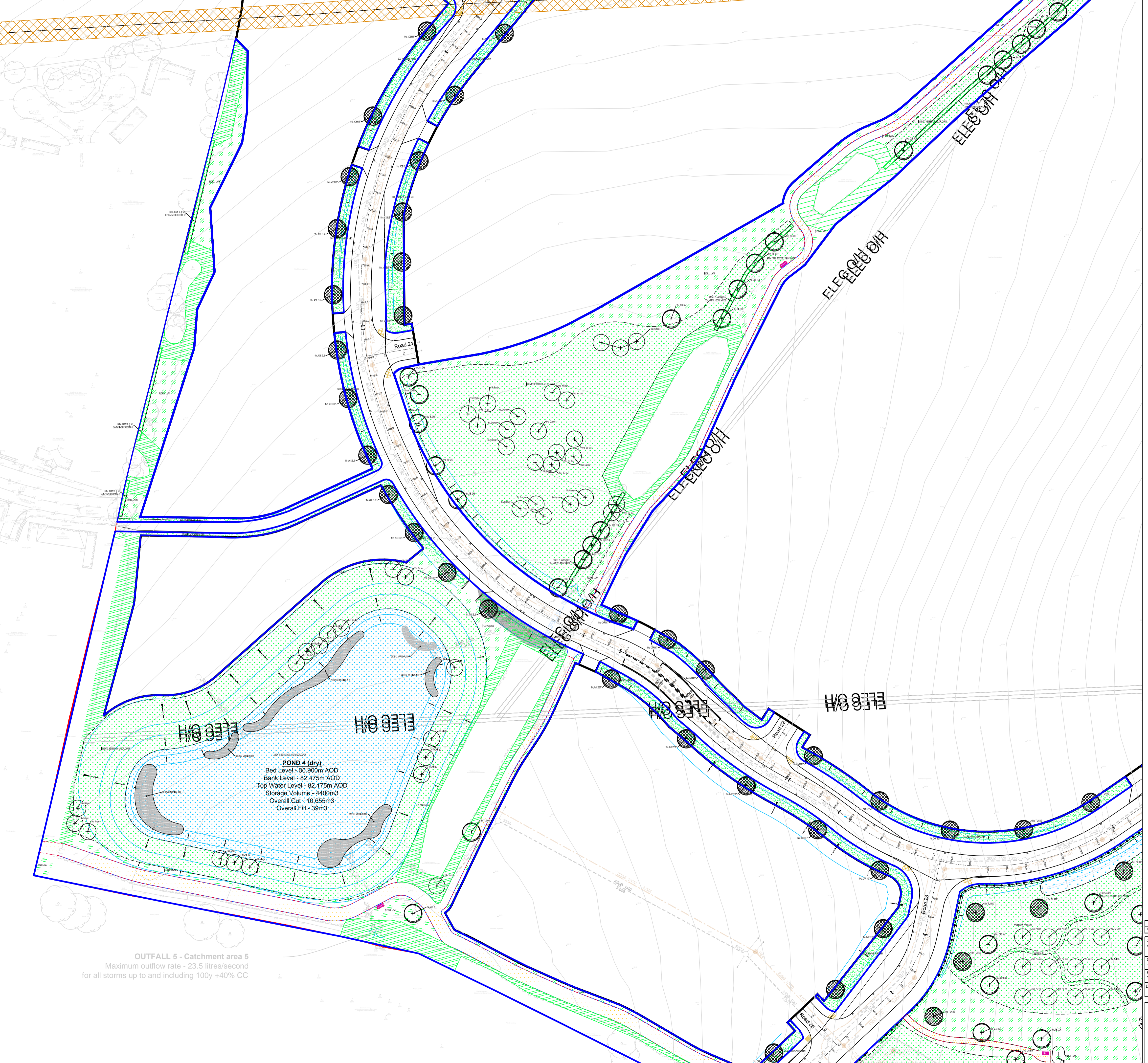
GENERAL NOTES

--- ALL DIMENSIONS IN MILLIMETRES

--- DO NOT SCALE OFF THIS DRAWING

--- ALL DIMENSIONS TO BE CHECKED ON SITE

© JAMES BLAKE ASSOCIATES LTD 2020



KEY

SOFTWARES

- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED CONIFER OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- GROUND COVER PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES B1-3, B5, C1-3, D1-2 AND E1.
- REPLACEMENT HEDGES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1-1, 1-2, 2-1, 2-2, 3-1, 3-1.3, 4-1, 4-2 AND 5-1.
- SPORTS SEEDED AREA UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
- AMENITY SEEDED AREA UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
- WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- BULB PLANTING IN MIXES. SPRING FLOWERING VARIETIES. REFER TO SCHEDULE FOR FURTHER INFORMATION.

HARDWORKS

- SAWY SOFTWOOD TIMBER POST WITH KNEERAIL post to be 450mm high. To be acq treated and stained with 2no. coats of saddle class colour 'Wainut' with removable rail for maintenance.
- TURF REINFORCEMENT MESH Turfmesh - Turfguard 3, available from Geosynetics Limited, Tel. 01455 617 139.
- ROADWAYS AND FOOTPATHS to be Bitumen Macadam with 6mm gauge aggregate wearing course to be laid over 200mm gauge aggregate base course, all laid over base course of hand-laid depths to Engineer's specification, laid over firm sub-grade and geotextile - Terram 1000, all to falls and crossfalls, minimum 1:70 and all to Highway's Authority approval.
- PRECAST CONCRETE BLOCK EDGING, 50 x 150 x 900mm, flat topcast and laid flush with paving. Edging to be bedded into C-20P in situ concrete strip foundation 350 x 300mm, haunched.
- 5No. ATOMIX BLOCK 1600mm x 600mm, 1000mm high above ground level. Available from Miracjo Play, Tel 01604652420 or similar and approved. Set legs into C-20P in situ concrete foundations 450 x 450 x 450mm, haunched.
- 3No. TIMBER LITTLE BUN (40L) 430mm x 430mm, 40 Litre capacity, Available from Miracjo Play, Tel 01604652420 or similar and approved. Set legs into C-20P in situ concrete foundations 650 x 450 x 450mm, haunched.
- 2No. SPIRIT PICNIC TABLE 1850mm x 1610 x 800mm. Available from Miracjo Play, Tel 01604652420 or similar and approved. Set legs into C-20P in situ concrete foundations 650 x 450 x 450mm, haunched.
- LOCKABLE GATES
- HOGGIN WITH TIMBER EDGES
- CONVEYANCE LINE FOR RELIEF ROAD
- BOUNDARY LINES AROUND PHASES

NO.	DATE	BY	CHECKED	DESCRIPTION
001	02/08/2018	JBA	JBA	ISSUED FOR TENDER
002	02/08/2018	JBA	JBA	REVISED

CLIENT: PRISMOM HOMES SUFFOLK
 DWG. TITLE: DETAILED HARD AND SOFT LANDSCAPE PROPOSALS
 SITE: WINDHILL PHASE 2A
 PURPOSE OF ISSUE: PLANNING

DRG BY	CHECKED	AUTHD	SCALE	DATE	DWG. NO.	REV.
CLR	JBA	JBA	1:250x61	JULY 2021	JBA/023-102	A

JAMES BLAKE ASSOCIATES

Head Office: 34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA Tel: (01284) 335797
 james@jamesblake.com www.jamesblake.com

LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Caroline Rust - 28/09/2020 - K:\JBA\Client Projects\Verulam Homes - Suffolk\Suffolk - Haverrill - Phases 2-6 - IP-2021\Drawings\JBA\Master\JBA - 2021 - SDO - Phase 2-6 - Infrastructure - Rev A.dwg