

LEGEND

- Application boundary
- Existing trees retained
- Existing trees to be removed
- **Softworks** *Refer to plant schedule*
- Proposed trees
- Root barrier system *To existing services*
- Evergreen shrub planting *Planted along fenceline*
- Ornamental ground cover planting mix *Shade tolerant - planted areas under tree canopy*
- Species rich turf
- Specimen shrubs

OUTLINE SPECIFICATION NOTES

GROUNDWORK & TOPSOILING

1. Within construction and site compound areas, topsoil will be stripped to 300mm depth and stored in low (less than 2m) mounds for re-use. It will be covered in black polythene to kill the grass and prevent growth of weeds, to minimise weed growth in the maintenance period.
2. Soil required to make up levels will comprise natural subsoil free from boggy, perishable, frozen, builders or degradable materials. It will be loose laid.
3. In accordance with BS 5837:2012, any new trees and specimen shrubs which are located within 3m of services, paths and drives are to have root barriers, to engineers specification.
4. Subsoil will be dug over with a JCB bucket to 500mm depth to relieve compaction.
5. 450mm topsoil to be spread in planting areas, 150mm in grass areas and 1m³ for each tree. Any imported topsoil to make up volumes will comply with BS 3882, Table 1, multi-purpose topsoil with a pH of 7-8.5.
6. 75mm of spent mushroom compost and a slow release fertiliser will be incorporated into the topsoil during cultivation for planting areas.
7. Cultivation of topsoil/subsoil will achieve a friable tilth with levels graded to remove lumps and hollows. Stones over 50mm will be removed from planting areas and over 25mm from grass areas.
8. Finished levels will not expose haunching and be married into existing levels at the site boundaries.

SEEDING/TURFING AND MAINTENANCE

9. Turfing will be carried out at any time, except when frosts are likely or the soil is frostbound. Turfing will be carried out where the programme dictates.
10. Turfing will take place onto a clean seed/turf bed, with 10mm particle size (maximum) to a depth of 100mm.
11. Maximum gradients will be 1:3 to allow cutting by conventional equipment.
12. Turf will be Species Rich Lawn Turf supplied by Boston Seeds or acceptable equivalent shade tolerant species rich turf. Turf will be laid and established in accordance suppliers recommendations.
13. The maintenance operations will include watering, edge trimming, leaf and litter removal, moss/weed removal. Species rich turf will be cut every six weeks in order to allow flowering species to establish.
14. At the end of the defects period bare areas, dead grass, settlement, shrinkage, wheel ruts and other damage will be made good by recultivation, reseeding and returfing.

PLANTING AND MAINTENANCE

15. Bare root trees will be planted November - end of February. Container grown trees and shrubs will be planted at any time if ground conditions are favorable.
16. Plant quality will comply with the relevant part of BS 3936.
17. Trees to be supported with a 0.7m x 32mm square pointed stake, attached using 1no. buckle tie and 1no. spacer. Planting area to be maintained weed free by the use of glyphosate herbicide until 100% canopy closure.
18. Topsoil cultivation will achieve a fine tilth and weed free, with soil graded to remove lumps and hollows. A slow release fertiliser will be incorporated in accordance with manufacturer's recommendations.
19. Broadleaf P4 or similar approved will be incorporated into topsoil where planting is carried out between March and September in accordance with manufacturer's recommendations.
20. Bottom of planting holes/trenches will be free draining and deeper and wider than the root spread.
21. Planting beds will be mulched with 75mm depth of composted woodbark of 5-75mm size, to help retain moisture and suppress weeds, to minimise maintenance.
22. Tree pits will be 600-750mm deep and 0.9-1.2m diameter, depending on tree size.
23. Tree pit backfilling will comprise 75% topsoil with 25% peat-free compost intermixed and a slow release fertiliser, such as Scotts Sierrablen, added in accordance with manufacturer's recommendations.
24. Tree planting will be in accordance with BS 4428, Part 7. Shrub and herbaceous planting will be in accordance with BS 4428, Part 9.
25. Maintenance will include removal of weeds with maximum weed heights permitted of 150mm; maintenance of a 1.2m diameter grass free circle around trees in grass; watering during dry periods; formative pruning of shrubs; cutting down and removing dead flower stems from perennials; tree stake; firming plants after frost heave; leaf, litter and stone removal.
26. At the end of the defects dead, dying, missing or defective plants will be replaced except as a result of vandalism.

Plant schedule

No.	Species	Code / %	Form/Size	Girth (cm)	Overall min. Width (cm)	Overall min. Height (cm)	Root Condition/ Container (ltr)	Density no./m2	Pollinator friendly	Notes:
	Trees	**Code**								
1	*Prunus avium 'Plena'*	**Pa'P'**	Select standard	10-12	~	300-350	35-45ltr	~	Y	Tree to be double staked. 1.75-2.0m clear stem.
1	**Total Trees**									
	Evergreen Shrub Planting - 52 m2	**%**								
16	*Ilex crenata*	**30**	Bushy	~	~	40-60cm	5ltr	1	~	To be planted odd numbered groups from 5-7 within beds.
18	*Sarcococca hookeriana var .dignya* 'Purple Stem'	**35**	Bushy	~	~		5ltr	1	Y	
18	*Viburnum tinus*	**35**	Bushy	~	~	30-40cm	5ltr	1	Y	
52	**Total plants**									
	Specimen Shrubs	**Code**								
6	*Mahonia x media* 'Winter Sun'	**Mm'WS'**	Bushy	~	~	60-80cm	10ltr	~	Y	Planted to the back of the border
6	*Viburnum tinus*	**Vt**	Bushy	~	~	60-80cm	10ltr	~	Y	
12	**Total plants**									
	Ornamental Ground Cover Mix - 122m²	**%**								
73	*Asplenium scolopendrium*	**20**	Full pot	~	~	~	3ltr	3	~	Planted in groups odd groups of 5-9 within beds. *Dryopteris* to the middle and back of the borders.
92	*Bergenia* 'Silberlicht'	**15**	Full pot	~	~	~	2ltr	5	Y	
25	*Dryopteris filix-mas*	**10**	Full pot	~	~	~	3ltr	2	~	
98	*Pachysandra terminalis* 'Green Carpet'	**20**	Several shoots	~	15-20D	~	2ltr	4	~	
73	*Geranium macrorrhizum*	**15**	Full pot	~	~	~	2ltr	4	Y	
98	*Luzula sylvatica*	**20**	Full pot	~	~	~	2ltr	4	~	
459	**Total Plants**									

	Grass - 126m²	Code	Application	Supplier	Notes	Pollinator friendly
~	Species rich turf	Species Rich Lawn Turf	Open turfed areas	Boston Seeds	Refer to manufacturer's preperation, establishment and maintenance recommendations	Y

Reproduced with the permission of the controller of her Majesty's Stationery Office.© Crown Copyright - Licence No. AR100017235

Environmental Planning EIA Landscape Architecture Ecology

GENERAL NOTES:

1. ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING.
2. ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION.
4. ANY DISCREPANCY CONCERNING THE DRAWINGS SHOULD BE REFERRED TO THE CA IMMEDIATELY.
5. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
6. ALL LEVELS IN METRES.
7. DO NOT SCALE OFF THIS DRAWING.
8. EXISTING SERVICE ALIGNMENTS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK COMMENCING.

DRAWING NOTES:

ALL AREAS TO BE USED AS A GUIDE ONLY

Rev:	Date:	Description:	Drawn	Ch'd
P02	04.03.2024	Updated plant specification	JH	AS

N

THE Landmark PRACTICE
1 Theynes Court
Long Ashton Business Park
Yanley Lane
Bristol BS41 9LB
United Kingdom
Tel: +44 (0)117 923 0455
enquiries@thelandmarkpractice.com
www.thelandmarkpractice.com

Client: BOWMAN RILEY
Project: FAIR OAK EXPRESS
Title: LANDSCAPE SOFTWORKS PLAN

Status:	Drawn:	Checked:
PLANNING	HW	JH
Scale: 1:200@A1	Date: 29.02.24	Approved: AS
Drawing Number: 3700-XX-XX-DR-L-30001		Rev: P02

S:\PROJECTS\3700 - 3749\3700 Fair Oak Express\5 GRAPHICS\CAD\PLOT FILES