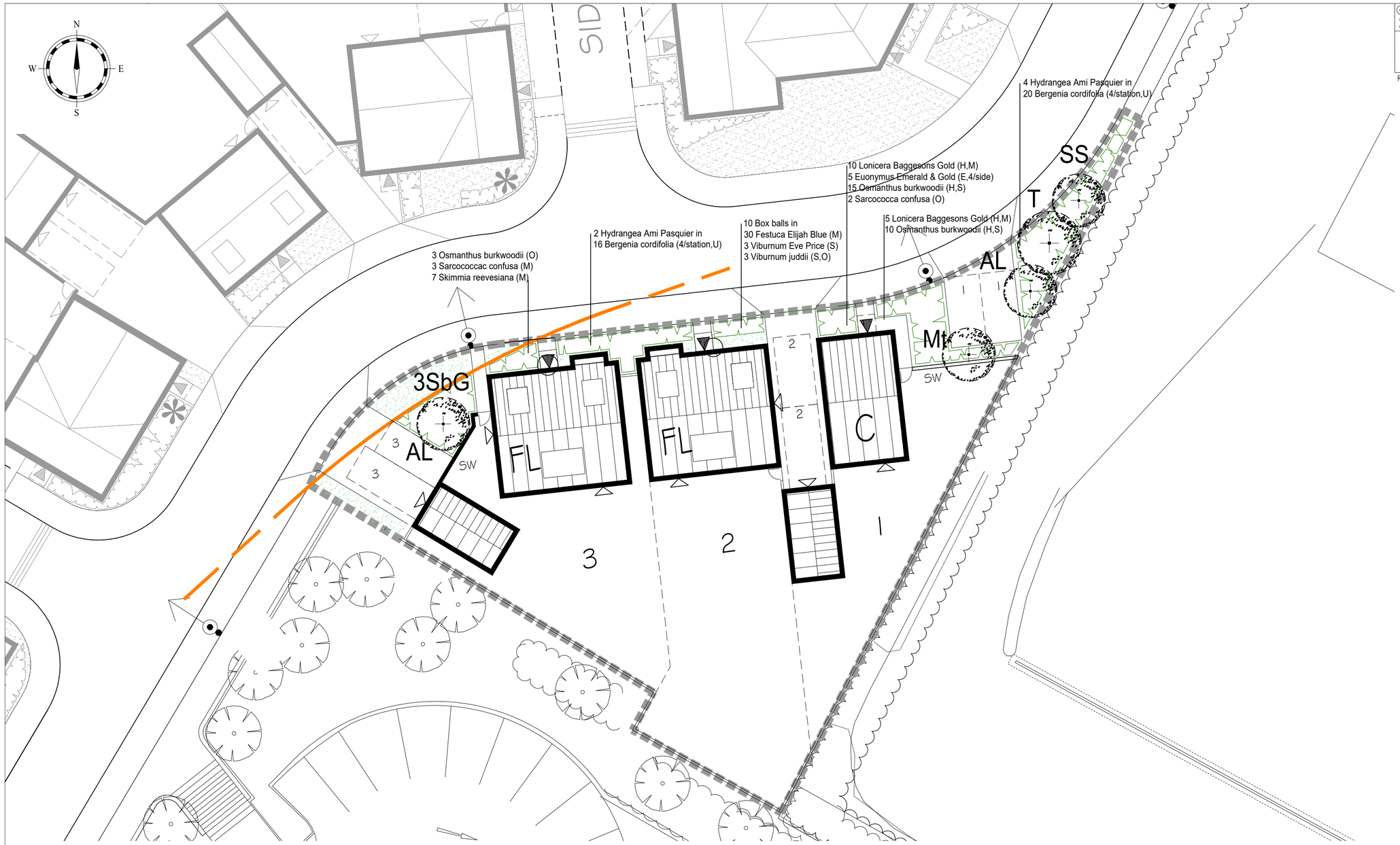

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0 5m 10m

Sheet Size A2

Rev	Date	Init
A	14-01-19 Layout replanned and total plots reduced by one. - as perplanners comments	RHM
B	29-03-19 Parking spaces to Plot 1 repositioned to avoid existing street light column. - as clients instructions	TE

Linden HOMES

PROJECT:
KINGSMERE, BICESTER, KMF

DRG TITLE:
LANDSCAPING LAYOUT

JOB NO: 1359

DRG NO: 101

SCALE: 1:200

DRN BY: TE

REV: B

DATE: 01/19

CKD BY: NN

KEY

PROPOSED TREE PLANTING

EXISTING TREES

PROPOSED SHRUB PLANTING

PROPOSED SPECIMEN SHRUB PLANTING

PROPOSED HEDGE

TURF - FRONT GARDENS AND HIGHWAY MARGIN. CLOSE MOWN.

GRASS WILDFLOWER SEED MIX - REAR GARDENS AND COMMUNAL AREAS. CLOSE MOWN.

TREE ROOT SOIL CELLS 2M X 2M

TREE ROOT BARRIER

OUTLINE PLANTING SPECIFICATION

GENERAL All work to be underfaken in accordance with BS4428:1989 and BS7370:1993.
SERVICES: No trees to be planted within 3 meters of existing or proposed foul, surface water drain or soakaway. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant service authority.

SUBSOIL Rip to 500mm depth using the teeth of a JCB back bucket to break up compaction and allow free drainage.

TOPSOIL Existing topsoil to be stripped and stored in stockpiles for re-use. Stockpiles to be 2M ht. max. Location to be agreed. Keep free of perennial weeds by appropriate means. All imported topsoil to comply with BS 3882:2015. pH 6-8, free of stone greater than 50mm in any dimension, perennial weed roots, builders rubble/waste, toxic materials and contamination. Analysis certificate of N,P,K,Mg, conductivity and contamination to be provided. Sample load corresponding to the respective load to be left on site for comparison with subsequent deliveries.
Supply and spread by loose tipping to the following depths;
Tree pits 1.0 x 1.0M x 750mm depth
Ornamental shrubs/hedgerow - 400mm depth.
Grass (Turf) - 100mm depth.
Wildflower seed - Low fertility topsoil or subsoil with N,P,K,Mg and conductivity index of <2.
Lightly firm without compacting. Grade to an even surface and marry in with adjacent soft landscape areas. Finished levels adjacent to hard surfaces to be level with kerb after settlement unless otherwise instructed. Cultivate to a fine tilth removing all stones over 50mm that come to the surface. Allow to settle and make good deficiencies, humps and hollows. Remove any weeds before planting.

FRONT GARDENS - TURF. Ref Rowlawn 'Medallion or similar. Cultivate to a fine tilth, grade, marry in with adjacent areas and remove all stones and rubble over 25mm dia.

WILDFLOWER SEED for rear gardens and communal areas. Eradicate weeds by repeat cultivation or herbicide. Include for ploughing, harrow and rake of large areas to relieve compaction and produce a medium tilth and roll to produce a firm surface. Remove all stones and builders rubble over 25mm that come to the surface. Supply, sow and establish agreed seed mix to suppliers recommendations. Maintain as long grass with no cuts from June to September to facilitate natural seeding in combination with spring mowing. Time of cut subject to conditions and sward development.
Supplier: Emorsgate Seeds or similar approved. Seed Mixes;
Rear gardens - EG21 Fine Amenity Turfgrass or similar approved.
Communal areas, short grass - EL1 Flowering Lawn or similar approved. For open areas allow 16 cuts/year.
Communal areas long grass - EM4 Meadow mixture for clay soils or similar. Allow 2 No. cuts/year. Spring and September.
Grass foot paths cut 4-6 times/year.

TREE GRILLE with recessed cover for block paving. Heavy duty for trafficked area. Include for irrigation and aeration system, root director, underground guying and soil cells. ref. Greenleaf Castle integrated system or similar
METAL GUARD ref Ultiwater 1.8M ht.with spherical finials
Supplier. Greenleaf Urban Tree and Landscape products, tel 01424 717797

TREE PITS: Supply materials for and install to suppliers recommendations. Supplier GreenBlue Urban or similar approved.
Root Barrier. Product; ReRoot 1000 (shallow services) or 2000 (deep applications). Root Director for all trees within 3M of adopted highway where no root barrier is provided. Product code; RD1050 or similar approved.
Irrigation System. Root Rain Precinct irrigation system with double Arborvent 100 inlet and plastic perforated pipe 3M length wrapped round the roots.
Underground Rootcell structure for trees in hardstanding parking areas. Product code; GLRCMA laid 2 deep in 2M x 2M square around tree = 96No./pit. Include for Rootsoil Hydro topsoil infill, Twinwall Geonet GLTWGNA laid over root cells and free drainage below to engineers details.

WATER all plants in after planting and before mulching. Watering is essential if planted between April and October; soak thoroughly after planting and during dry spells of 7 days duration for the first growing season. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth.

BARK MULCH - 75mm depth over shrub beds. material to contain minimum of 70% wood content of particle size 35-45mm to be free of pests, disease and weed contamination. 2L sample to be submitted for approval.

MAINTENANCE. until handover or client instruction; Include for the removal of weeds and litter (including the water area) and the maintenance of bare ground beneath planted areas by cultivation or use of non residual herbicides, replacement of plant defects, bark mulch and gravel areas, pruning dead / damaged branches edge trimming, forking over compacted areas and making up deficiencies due to soil settlement as required. Grass areas to be re-levelled, scarified and overseeded to remove hollows and troughs which develop. Turf areas to be watered to avoid shrinkage and mown to keep neat and trim at between 35-75mm ht. Wildflower grass areas established to seed suppliers recommendations. Cutting frequency as outlined above. Remove all cuttings to maintain low soil fertility. Paved areas to be kept free of weeds, litter and leaves. Mulch areas topped up to 50mm depth in communal areas on completion of Defects period. All plant defects including replacement trees after 5 years to be re-instated.

Landscape Management Plan. 15 year summary sheet

Operation	Time in years 1	2	3	4	5	> 15yr
Grass - Close mown. Open areas.	•	•	•	•	•	•
Cutting (March-Nov, 16 times per year)	•	•	•	•	•	•
Grass - Wildflower/long grass areas						
Establish to suppliers recommendations						
2 cuts September and April/May						
Footpaths (March-May, Oct, Nov, 4X year)	•	•	•	•	•	•
Hedgerow margins. 1 cut per year to control scrub (September).	•	•	•	•	•	•
Grass - All areas						
Weedkilling (April-Sept, twice a year)	•	•	•	•	•	•
Remove litter (14 times anually)	•	•	•	•	•	•
Edging adjacent to hard surfaces and planting areas (Once a year)	•	•	•	•	•	•
Trees						
Replacement of Defects (5 years)	•	•	•	•	•	•
Pruning (Annually)	•	•	•	•	•	•
Restaking and tying (Twice yearly check)	•	•	•	•	•	•
Reinstating 2M dia bark circle in grass areas	*	•	•	•	•	•
Watering (during dry spell of 14 days)	*	•	•	•	•	•
Annual safety inspection	•	•	•	•	•	•
Shrubs						
Replacement of defects (Communal areas)	•	•	•	•	•	•
Pruning (Annually)	•	•	•	•	•	•
Fertilize (annually)	•	•	•	•	•	•
Hoeing (14 occaisions anually)	•	•	•	•	•	•
Weedingremove litter (14 occ's annually)	•	•	•	•	•	•
Hedges						
Cutting (Twice a year when extension growth exceeds 450mm)	•	•	•	•	•	•
Cut back ivy (every 3 years)			•			
Furniture						
Inspection ofire-secure/touitch up paintwork						
J F M A M J J A S O N D						
Mulching (Bark in communal areas)	•	•	•	•	•	•
Top up to 50mm in March	•	•	•	•	•	•
Hard Surfaces						
Brush (Twice a year)	•	•	•	•	•	•
Remove litter (14 occaisions anually)	•	•	•	•	•	•
Spray/weedkiller (once a year)	•	•	•	•	•	•

Note: * Denotes year in which tasks are undertaken.
All work to be undertaken in accordance with BS4428:1989 and BS7370-4:1993

PLANT SCHEDULE. All to BS3936 Part 1;

STRUCTURE TREES:
All container grown 80L Airpot if planted outside the recognised bare root season (Nov-e. March). Trees within 3M of back of highway/footpath kerb to have 2M clear stem and planted with a Root Barrier or deflector and irrigation system. Tree in paved area planted with metal grille, guard and root anchor system. EHS and HS trees with double tall stake and cross brace. Trees in grass areas planted in 2M diameter circle of bark mulch 75mm depth.

Abre	Species	Common name	Size
Ac	Acer campestre Elsrijk	(Field maple)	HS 12-14cm 3.5-4M
AL	Amelanchier lamarkii	(June berry)	HS 12-14cm 3.5-4M
BT	Betula pendula Tristis	(Fastigiate birch)	HS 12-14cm 3.5-4M
Mt	Malus trilobata	(Flowering crab)	HS 12-14cm 3.5-4M
PcN	Prunus cerasifera Nigra	(Purple leaf cherry)	HS 12-14cm 3.5-4M
PP	Prunus Pandora	(Flowering cherry)	HS 12-14cm 3.5-4M
PY	Pyrus cal Chanticleer	(Flowering pear)	EHS 14-16cm 4-5M 2M clear stem
SS	Sorbus auc Sheerwater Seedling	(Rowan)	HS 12-14cm 3.5-4M
T	Tilia cordata Rancho	(Mongolian Lime)	HS 12-14cm 3.5-4M

IMPACT SHRUBS: Container grown. Multi-stem.

Ag	Abelia grandifolia		5L	450-600mm
Bd	Buddleia Black Knight	(Butterfly bush)	5L	1.0-1.2M
BS	Box balls	(box topiary)	5L	400mm dia.
CG	Cotinus coggy Grace	(Purple smoke bush)	5L	450-600mm
EL	Elaegnus Limelight	(Variegated oleaster)	5L	450-600mm
H	Ilex aquifolium J C Van Tol	(Holly)	30L	1.5-1.75M
GK	Ilex aquifolium Golden King	(Varigated Holly)	30L	1.5-1.75M
ML	Magnolia Leonard Messel	(Magnolia)	30L	1.2-1.5M
Pt	Phormium Tricolor / purpureum	(N Z flax)	10L	8 spikes
PG	Pittosporum Garnetti	(NZ Ironwood)	10L	0.6-0.8M
RB	Ribes sang Brocklebankii	(Flowering currant)	5L	600-900mm
StG	Spiraea Goldflame	(Yellow spiraea)	5L	450-600mm
Vj	Viburnum juddii	(Winter flr viburnum)	10L	0.8-1.0M
VoR	Viburnum opulus Rosea	(Guelder rose)	5L	450-600mm
WV	Weigela florida Variegatum	(Variegated weigela)	10L	0.8-1.0M
Tb	Taxus baccata	(Yew - hedge)	10L	0.8-1.0M

NATIVE HEDGE:
Hedge planted in double staggered row. 400mm between rows, 500mm between plants in row. Include for central post and 3 wire support frame 900mm ht. or similar agreed. Screen whips planted at 1M centres. Species in low numbers in groups of 3-5 with groups spaced evenly apart. All with protective tube 750mm ht, green.

Acer campestre	(Field maple)	Br.	1+2 transplant 1-1.2M
Carpinus betulus	(Hornbeam)	Br.	1+2 transplant 1-1.2M
Corylus avallana	(Hazel)	Br	1+2 transplant 1-1.2M
Crataegus monogyna	(Hawthorn)	Br.	1+2 transplant 1-1.2M
Fagus sylvatica	(Beech)	Br.	1+2 transplant 1-1.2M

ORNAMENTAL SHRUBS
Eventual growing height over 1.0M, 3 strong breaks from the base. All container grown if planted outside the recognised bare root season

Aucuba japonica Speckles	(spotted laurel)	7L	450-600mm 3
Berberis thun Atropurpurea	(purple barberry)	3L	600-900mm 3
Choisya ternata /Sundance	(Mex. Orange blossom)	3L	450-600mm 3
Cornus stol Midwinter Fire	(Orange dogwood)	3L	750-900mm 3
Cotoneaster lacteus		3L	450-600mm 3
Cotoneaster rothschildianus	(yellow berries)	3L	450-600mm 3
Cytisus Allgold	(Broom)	3L	300-450mm 3
Fuchsia magellanica Versicolor	(Hardy fuchsia)	3L	450-600mm 4
Hypericum Hidcote	(Rose of Sharron)	3L	450-600mm 4
Lonicera Winter Beauty	(Shrub honeysuckle)	3L	450-600mm 3
Osmanthus burkwoodii		3L	450-600mm AS
Philadelphus Aureum	(Golden Mock orange)	3L	450-600mm 3
Prunus Otto Luyken	(dwarf laurel)	3L	300-450mm 3
Rosa Olivia Austin	(Shrub rose, pink)	5L	450-600mm 3

GROUND COVER 3 strong breaks from base. Planted in single species groups

Anemanthele tessoniana	(Ornamental grass)	3L	AS
Anemone Wild Swan	(Japanese anemone, white)	2L	5
Berberis thun Atropurpurea Nana	(Dwarf purple berb.)	3L	200-300mm 5
Bergenia Silberlicht	(Elephants ears)	2L	6
Carex Evergold	(Variegated grass)	2L	7
Ceanothus thyrs Repens	(California lilac)	3L	300-450mm 4
Cistus Silver Pink	(Sun rose)	3L	300-450mm 5
Cotoneaster conspic Decorus		3L	300-450mm 4
Cytisus Allgold	(broom)	3L	300-450mm 4
Euonymus Gaiety/Emerald & Gold		3L	300-450mm 5
Geranium macrorrhizum	(hardy geranium	2L	300-450mm 6
Hedera helix Hibernica/Glacier	(ivy)	2L	300-450mm 6
Hebe rackaiensis / Red Edge	(veronica)	3L	300-450mm 5
Hydrangea Ami Pasquier/Annabelle	(Mousy hydrangea)	3L	450-600mm 3
Lonicera Maigreen	(shrub honeysuckle)	3L	300-450mm 3
Photinia Little Red Robin		5L	450-600mm 4
Polystichum setif. Herenhausen	(Fern)	3L	AS
Potentilla fruticosa Elizabeth	(shrub cinquefoil)	3L	300-450mm 4
Rosemarinus officionalis Severn Seas	(Rosemary)	3L	300-450mm 6
Sarcococca confusa	(Christmas box)	3L	300-450mm 5
Skimmia japonica reevesiana		5L	300-450mm 3
Symphoricarpos Hancock	(Snowberry)	Br.	300-450mm 3
Vinca major variegatum	(Varig. perriwinkle)	9"pot	150-200mm 6

NOTES. abbreviations;
(B) = back, (E) = entrance, (H) = hedge, (I) = inside, (M) = margin, (S) = side, (F) = Front, (S) = side, (U) = underplanted, (W) = wall.
Plant numbers to be checked prior to ordering and planting.
All proposaed plant substitutions to be agreed before ordering and planting

ORNAMENTAL HEDGE. Planted in staggered row(s)

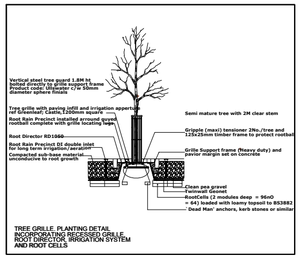
		No.	lin.M
Buxus sempervirrens Gold Edge	(Dwarf Box)	3L	300-450mm 5
Elaeagnus ebbingei	(Oleaster)	5L	450-600mm 3
Escallonia ivey	(Escalonia)	7L	0.8-1.0M 3
Lavandula Hidcote	(Lavander)	3L	300-450mm 3
Ligustrum oval Aureum	(Golden privet)	7L	0.8-1.0M 4
Lonicera Baggesons Gold	(Yellow shrub honeysuckle)	7L	0.8-1M 3
Viburnum Eve Price	(Laurustinus)	7L	0.8-1M 3

CLIMBERS. Planted 450mm from wall

Cotoneaster horizontalis			
Hedera col Dentata Variegata	(Varigated ivy)	2L	200-300mm AS
Jasminium nudiflorum	(Winter jasmine)	3L	600-900mm AS
Jasminium officionale	(Summer jasmine)	3L	600-900mm AS
Pyracantha rogorsiana	(firethorn)	3L	600-900mm AS
Trachaneospermum jasminoides	(Star jasmine)	3L	600-900mm AS

Building foundations with regard to tree roots to be in accordance with NHBC Guidelines, Chapter 4.2, refer to Engineers Details.

ROOT BARRIER ILLUSTRATION RE.GREENBLUE URBAN REROOT OR SIMILAR SUPPLY AND INSTALL TO ENGINEERS APPROVAL



TREE GRILLE. PLANTING DETAIL
INCORPORATING RECESSED GRILLE, ROOT DIRECTOR, IRRIGATION SYSTEM AND ROOT CELLS

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