

NOTES

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.

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All planting, turfing and seeding to be undertaken within the first planting season following the completion of construction of the development.

The landscape contractor will make himself aware of the service locations prior to commencing planting operations. Proximity of tree and shrub planting to services to be agreed with project engineer.

TOPSOIL

- At the time of starting work areas to be planted will be covered by either:
- Undisturbed topsoil prepared as necessary by the Main Contractor so that it is a suitable state for the cultivation operations as stated below.
 - Topsoil to be 450mm for shrub planting
 - Topsoil to be 150mm for turf.

IMPORTED TOPSOIL FOR PLANTED AREAS

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- To BS 3882, grade: General Purpose
- Source to be confirmed by the Contractor.
- Provide a declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2 for the grade of topsoil specified.

CULTIVATION

- Break up any compacted topsoil to full depth.
- Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 300mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8mm.
- Spread well rotted organic material, subject to approval.
- Leave surface regular and even, with levels as required in Section D20 and within 50mm of levels specified on drawings.
- Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 25mm in any dimension, roots, tufts of grass and foreign matter.
- Do not dig or cultivate within the root spread of trees and shrubs to be retained.

MATERIALS AND WORKMANSHIP

- Materials and workmanship shall generally be in accordance with the following documents: BS3939 Nursery Stock and BS4426 Recommendations for General Landscape Operations.
- Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems.

HERBICIDES

- Allow for a pre-application of an approved translocated systemic herbicide to planting areas by suitable spraying apparatus to the manufacturer's instructions and in line with the 1987 Control of Pesticides Regulations and 2003 COSHH.

PLANTING

- Retain existing grass where possible. Replace disturbed grass areas with new turf and topsoil.
- All ornamental shrubs or hedging plants to be planted in pits 150mm wider and deeper than their root ball.
- Pits to be back filled with topsoil and slow release fertiliser at an appropriate rate.
- All planted areas are to be mulched.
- All shrubs to be well watered in at the time of planting.

TREES

- All standard trees to be planted in tree pits @ 1000mm x 1000mm x 750mm.
- All trees to be back filled with top soil and suitable organic material (to be specified).
- All trees should be staked or double staked using pointed softwood / peeled chestnut / larch or oak stakes, free from projections and large or edge knots and laid above ground.
- All trees in shrub beds located within 3m of any services to have their roots directed downwards by the installation of Rootcut 600 or Rootcut 1000 dependant on ground conditions and service locations.

SINGLE ROW HEDGE PLANTING

- Locations stated on plan. Planted at 5 per linear meter

TREE WATERING

- Trees will be watered as necessary to ensure survival.

TURF

- To BS 3669, free from undesirable grasses and weeds.
- Supplier: Turfgrass Growers Association (TGA) member, to TGA quality standards.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.
- Timing of laying in spring and summer to be within 18 hours of delivery, and autumn and winter to be within 24 hours of delivery.
- Turf to be general amenity grass to be approved by CA.
- All front garden areas to be turfed, not seeded.

SEED

- Open spaces to be sown with mix as specified at a rate of 25g per meter square.
- Grass areas to be adopted by the Local Authority shall benefit from the application of Fisons P55 or similar approved applied at a rate of 100g per square meter and raked into the soil surface except areas of wildflower grass seed mix which will not receive any fertiliser under any circumstances.

MULCHING

- Material: Medium amenity Bark mulch (10-60mm) to be approved by CA.
- Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: 50mm depth.
- Finished level of mulch: 50mm below adjacent grassed or paved areas.

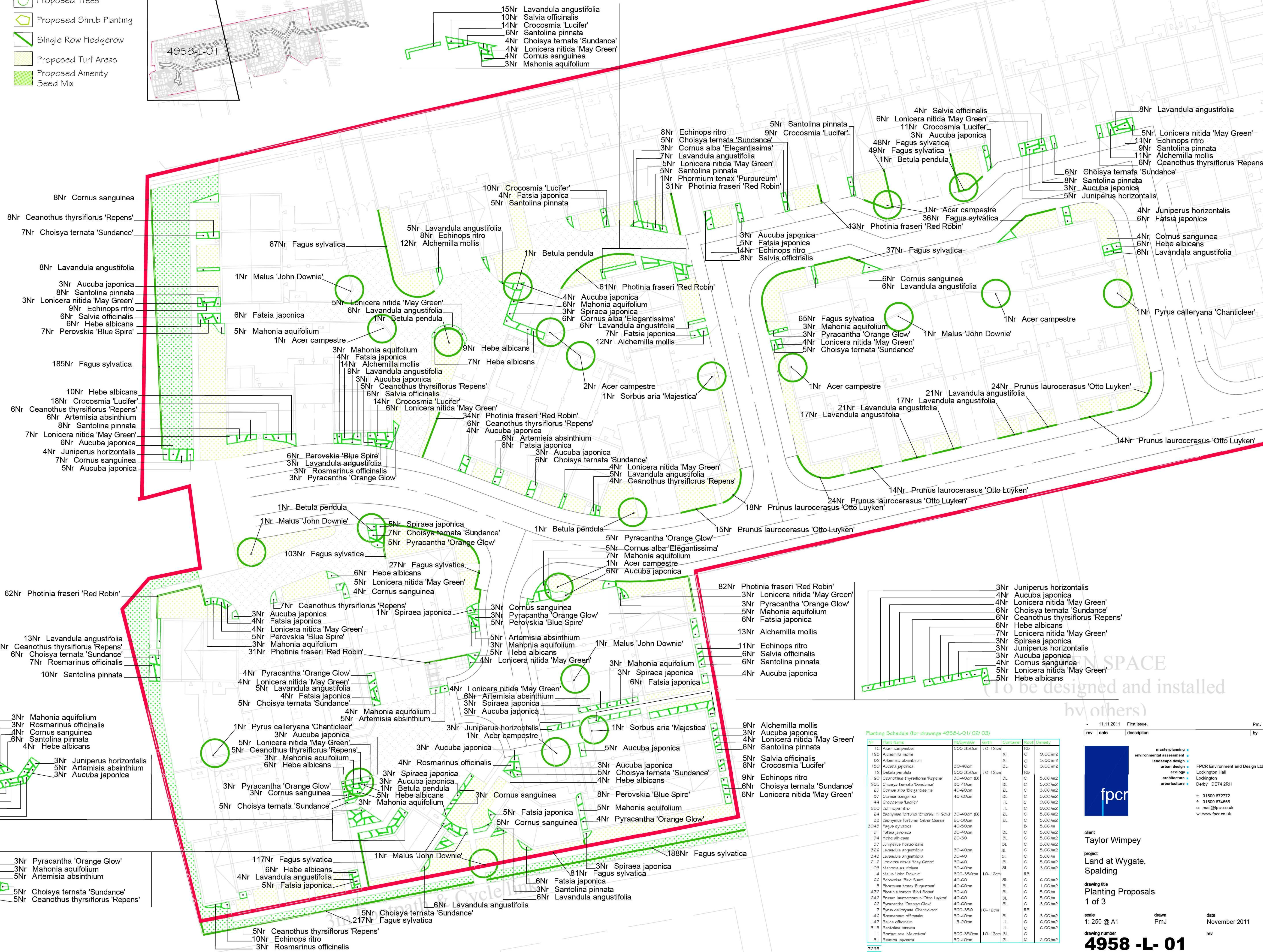
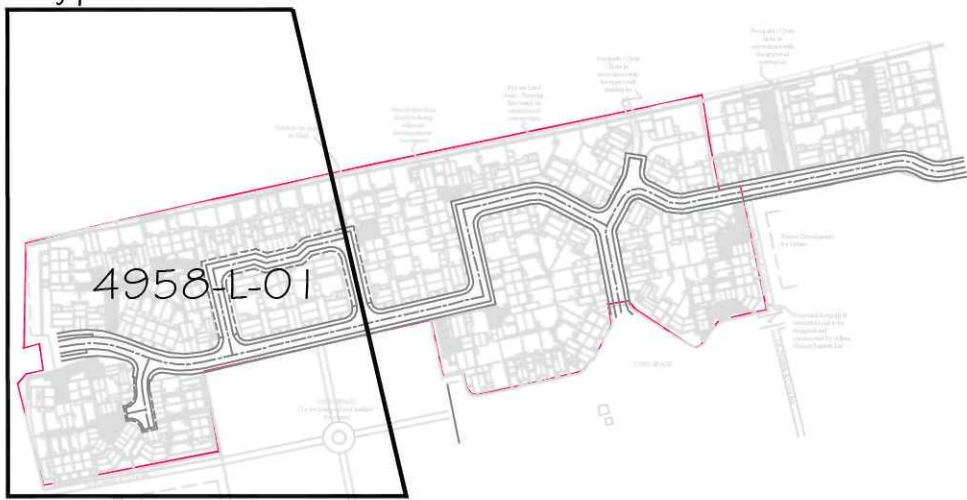
GENERAL MAINTENANCE

- Maintenance operations to be drawn up and agreed between Taylor Wimpey and the landscape contractor as appropriate to this scheme.

Key

- Proposed Trees
- Proposed Shrub Planting
- Single Row Hedgerow
- Proposed Turf Areas
- Proposed Amenity Seed Mix

Keyplan



Planting Schedule (for drawings 4958-L-01/ 02/ 03)						
Nr	Plant Name	HSYmGr	Girth	Container	Root	Density
16	Acer campestre	300-350cm	10-12cm	3L	RB	9.00/m ²
165	Alchemilla mollis	30-40cm		3L	C	3.00/m ²
82	Artemisia absinthium	30-40cm		3L	C	3.00/m ²
159	Aucuba japonica	30-40cm		3L	C	3.00/m ²
12	Betula pendula	300-350cm	10-12cm	3L	RB	9.00/m ²
160	Ceanothus thyrsiflorus 'Repens'	30-40cm (D)		3L	C	3.00/m ²
205	Choysa ternata 'Sundance'	30-40cm		3L	C	3.00/m ²
29	Cornus alba 'Elegantissima'	40-60cm		2L	C	3.00/m ²
87	Cornus sanguinea	40-60cm		3L	C	3.00/m ²
144	Crocosmia 'Lucifer'	30-40cm		1L	C	9.00/m ²
250	Echinops ritro	30-40cm (D)		1L	C	9.00/m ²
24	Eucymnus fortunei 'Emerald 'n' Gold'	20-30cm		2L	C	5.00/m ²
3045	Fagus sylvatica	40-50cm		2L	B	5.00/m
191	Fatsia japonica	30-40cm		3L	C	5.00/m ²
194	Hebe allicane	20-30		3L	C	5.00/m ²
57	Juniperus horizontalis	30-40cm		3L	C	3.00/m ²
326	Lavandula angustifolia	30-40cm		3L	C	5.00/m ²
343	Lavandula angustifolia	30-40		3L	C	5.00/m
212	Lonicera nitida 'May Green'	30-40		3L	C	5.00/m ²
103	Mahonia aquifolium	30-40cm		3L	C	3.00/m ²
14	Malus 'John Downie'	300-350cm	10-12cm	3L	RB	9.00/m ²
66	Perovskia 'Blue Spire'	40-60		3L	C	4.00/m ²
5	Phormium tenax 'Purpureum'	40-60cm		3L	C	1.00/m ²
472	Photinia fraseri 'Red Robin'	30-40		3L	C	5.00/m
242	Prunus laurocerasus 'Otto Luyken'	40-60		3L	C	5.00/m
62	Pyracantha 'Orange Glow'	40-60cm		3L	C	3.00/m ²
7	Pyrus calleryana 'Chanticleer'	300-350	10-12cm	3L	RB	9.00/m ²
46	Rosmarinus officinalis	30-40cm		3L	C	3.00/m ²
147	Salvia officinalis	15-20cm		1L	C	6.00/m ²
315	Santolina pinnata	300-350cm	10-12cm	3L	C	6.00/m ²
11	Sorbus aria 'Majestica'	300-350cm	10-12cm	3L	C	2.00/m ²
31	Spiraea japonica	30-40cm		2L	C	2.00/m ²

11.11.2011 First issue. PmJ

rev | data | description | by

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urban design
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client
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project
Land at Wygate,
Spalding

drawing title
Planting Proposals
1 of 3

scale
1: 250 @ A1

drawn
PmJ

date
November 2011

drawing number
4958 -L- 01

rev