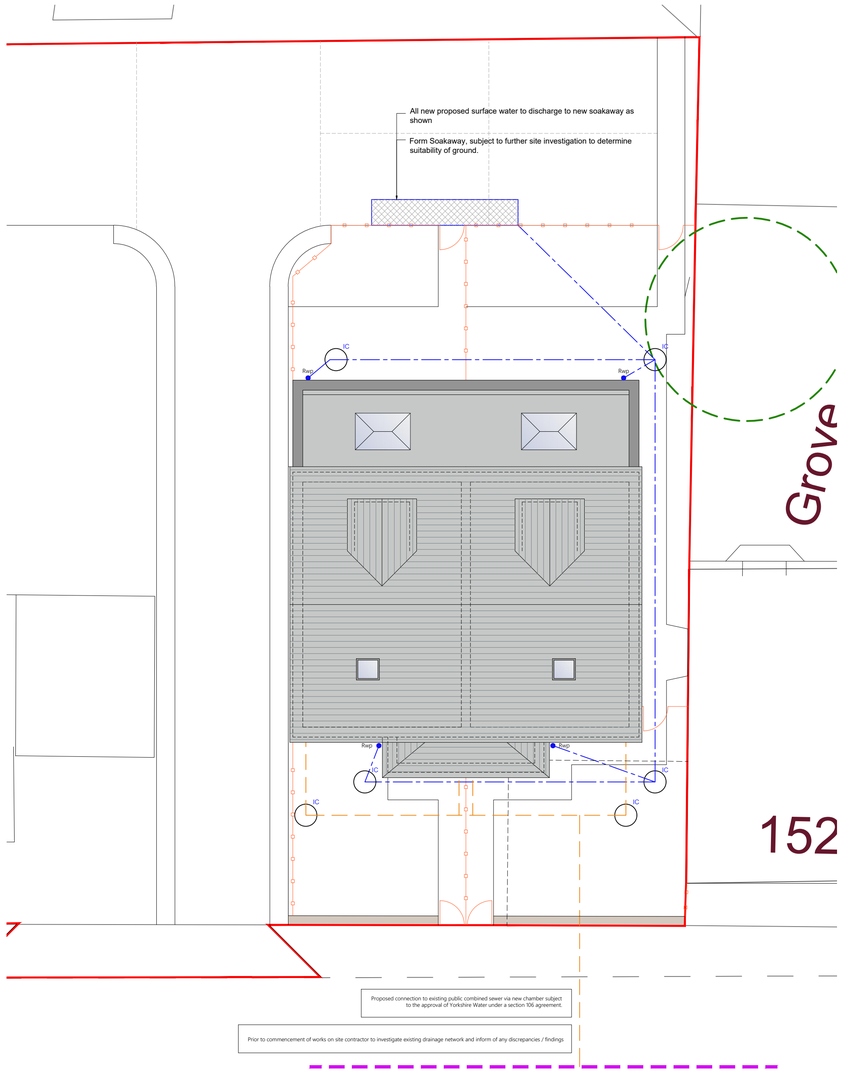
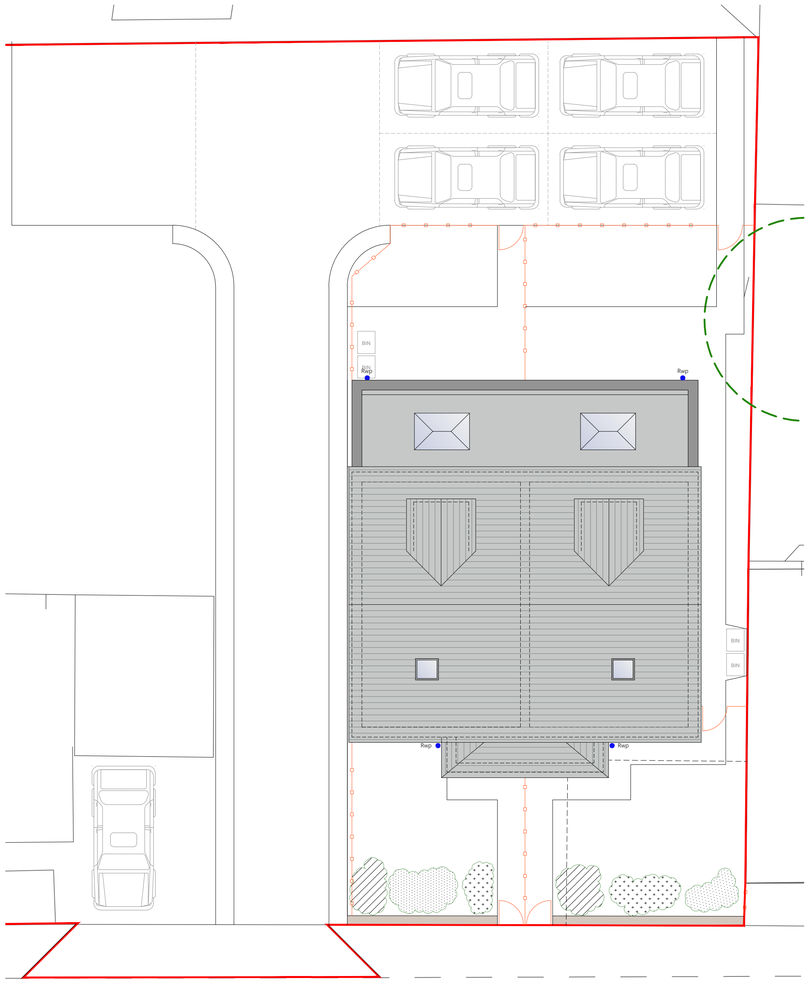


Drainage Plan 1:100



Planting Plan 1:100

Planting Schedule										
Name	**Abb**	**Height**	**Root**	**Container**	**Habit**	**Breaks**			**Density**	**Quantity**
Shrub Mix A										
Cotoneaster horizontalis	Ch	30-40	C	3L	Bushy	3			5/m2	nr
Cytisus x praecox 'Allgold'	CxpA	30-40	C	3L	Bushy	5			5/m2	nr
Euonymous fortunei 'Emerald & Gold'	EfEG	20-30D	C	3L	Bushy	7			5/m2	nr
Lavandula angustifolia 'Hidcote'	LaH	20-30	C	3L	Bushy	5			5/m2	nr
Juniper horizontalis 'Wiltonii'	JhW	30-40D	C	3L	Branched	/			5/m2	nr
Prunus laurocerasus 'Otto Luyken'	PlOL	40-60	C	3L	Bushy	5			6/m2	nr
Santolina chaemaecyparis	Sc	20-30	C	3L	Bushy	7			5/m2	nr
Vburnum davidii	Vd	20-30	C	3L	Bushy	3			5/m2	nr
Shrub Mix B										
Berberis Julianea	Bj	30-40	C	3L	Bushy	3			4/m2	nr
Berberis thunbergii 'Rose Glow'	BtRG	30-40	C	3L	Branched	4			4/m2	nr
Escallonia 'Donard Star'	EDS	40-60	C	3L	Bushy	4			4/m2	nr
Hypericum hidcote	Hh	/	C	4L	Bush (budded)	Qual A			4/m2	nr
Mahonia aquifolium 'Apollo'	MaA	30-40	C	3L	Branched	6			4/m2	nr
Photinia x fraseri 'Red Robin'	PfRR									nr
Spiraea nipponica 'Snowmound'	SnS	30-40D	C	3L	Bushy	5			4/m2	nr
Shrub Mix C										
Amelanchier Lamarckii	Aj	60-80	C	3L	Branched	3			3/m2	nr
Berberis darwinii	Bd	30-40	C	3L	Bushy	4			3/m2	nr
Cornus sanguinea	Cs	40-60	C	3L	Branched	4			3/m2	nr
Crateagus monogyna	Cm	60-80	C	3L	1+1 or 1/1	3			3/m2	nr
Pachysandra terminalis	Pt	15-20D	C	3L	Several shoots	9			5/m2	nr
Rosa canina	Rc	/	C	3L	Branched	5			3/m2	nr
Vburnum opulus	Vo	40-60	C	3L	Branched	4			3/m2	nr

Name	Abb	Form	Age	Girth	Heigh (cm)	Clear stem	Root	Breaks	Density	Quantity
Trees										
Betula jacquemontii	Bj	Standard	2x	08-10	min 300	min 200	RB	/	Item	1

LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

TOPSOIL
To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2007. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be: Areas for Ornamental Shrub Planting: minimum 450mm

Soil shall not be worked when wet/in wet weather

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tuffts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

SOIL AMELIORANT
Peat free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
All trees within shrub beds to be planted in separate pits in accordance with tree planting details. Trees to be backfilled with topsoil : tree planting compost 1:6 by volume. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and all trees not secured with an underground guying system should be single staked at an angle of 45degrees to perpendicular ,secured with tie and spacer at a height not exceeding 1/3 of the tree height.

SHRUB PLANTING
All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost. MIXES: To be arranged in groups of 3, 5 & 7 with no two groups of the same species touching.

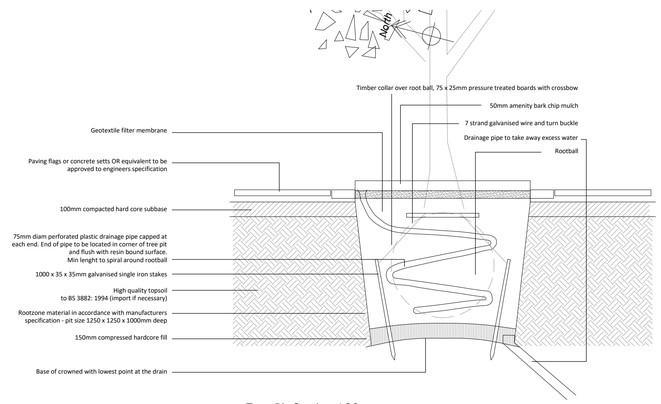
NURSERY STOCK
All plant material to comply with relevant part of BS3936. Container grown plants shall have been growing in containers for at least one growing season, shall not be pot bound or weedy and shall be thoroughly watered several hours before planting. Bare root plants shall be bagged upon lifting and only removed from the bag immediatley before planting. All plant stock sizes to be as specified in the accompanying schedule of planting.

MULCH
75mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE
The contractor shall be soley responsible for ensuring the continual healthy growth of the plants (12 months) and shall report to the employer any additional operations considered necessary to ensure the satisfactory maintenance and establishment of soft landscape areas.
All planting areas to be maintained to a high standard for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occuring in the first 12 months to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed.

LEGEND - Drainage

- Existing Combined Drain
- Foul Drainage pipe below ground
- Surface Water Drainage pipe below ground
- Land Drain
- Drainage channel
- Drainage Stack
- RE Rodding Eye / Access point
- Air admittance valve
- Floor Gully
- SVP Soil Vent Pipe
- RG Road Gulley inc interceptor
- Gulley
- Rwp Gulley with rain water pipe
- Rwp Rainwater pipe
- IC Inspection Chamber
- Soakaway



Tree Pit Section 1:30

- Proposed Tree
  Refer to schedule for species and specification
- Existing Tree Removed
- Existing Tree Retained & protected during construction
- Proposed specimen shrubs
- Proposed ornamental shrub mix A
- Proposed ornamental shrub mix B
- Proposed ornamental shrub mix C

NOTES
1. This drawing and the copyrights and patents herein are the designers property and may be used or reproduced only under contract.
2. Contractors and sub contractors must check and agree all dimensions before preparing shop drawings or commencing work on site.
3. Contractors are responsible for informing the Designer of any discrepancy discovered on this drawing or between this drawing and any other related documents issued in respect of the work.
4. Written dimensions only are to be used from this drawing. If any doubt exist the contractor must ask for clarification. On no account must the contractor scale off this drawing.
5. If no site investigation has been carried out prior to commencement of works, Contractor to make trial holes to test suitability of ground for proposed foundations.
6. All work must be carried out in accordance with the current Building Regulations, Codes of Practice and British Standards. If any doubt exists the contractor must ask for clarification.
7. All references refer to accompanying specification.

Domestic and commercial projects are notifiable to the HSE under CDM 2015 if the construction work on site is scheduled to:
a) Last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project; or
b) Exceed 500 person days

Mark	Date	Made by	Revision
.	Oct 23	.	.

Drawing Title:

Proposed
Drainage
Planting

Site Address:

89 Whitcliffe Road
Cleckheaton
BD19 3EA

Scale @ A1

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Job No	Drawing No	Rev
1406	203	A

M A
D P

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