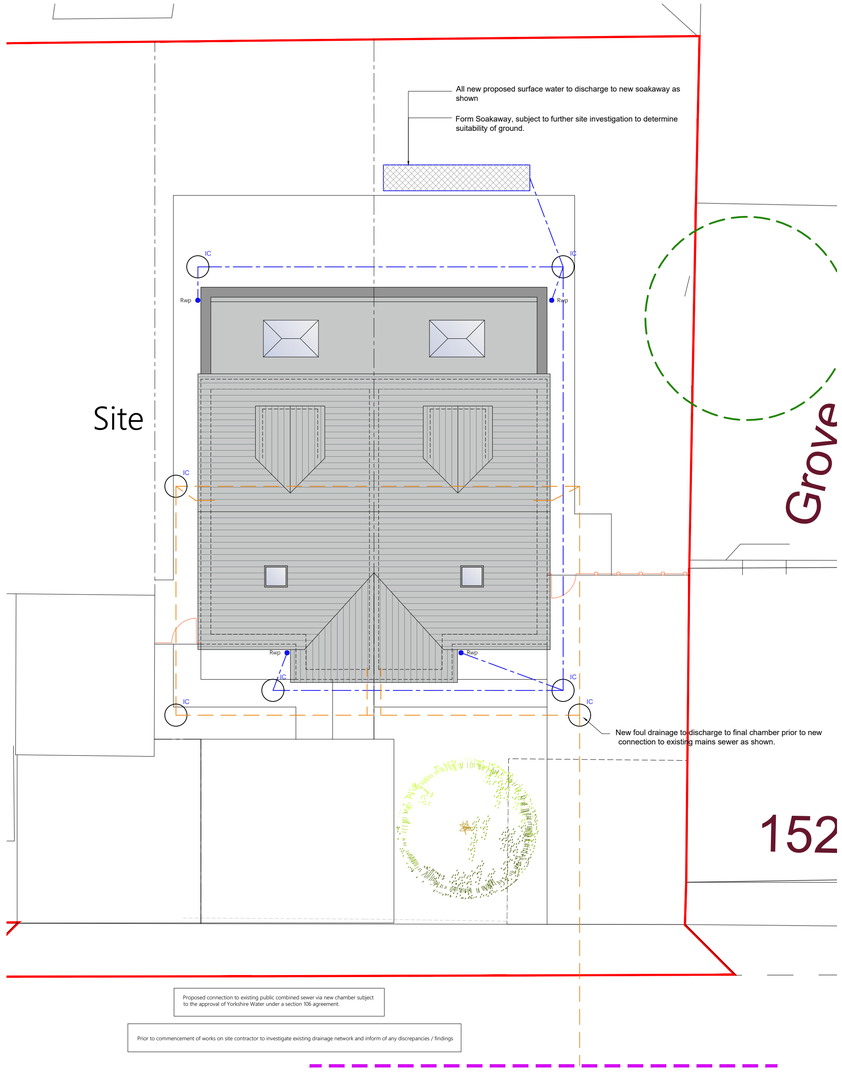
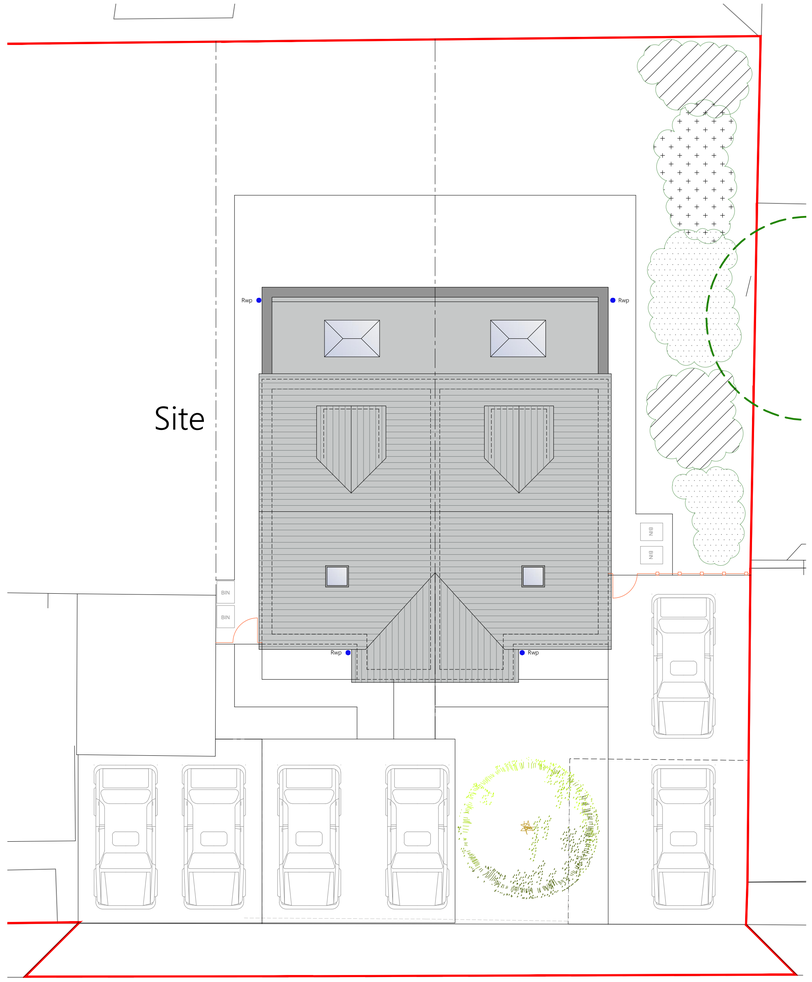



## Drainage Plan 1:100

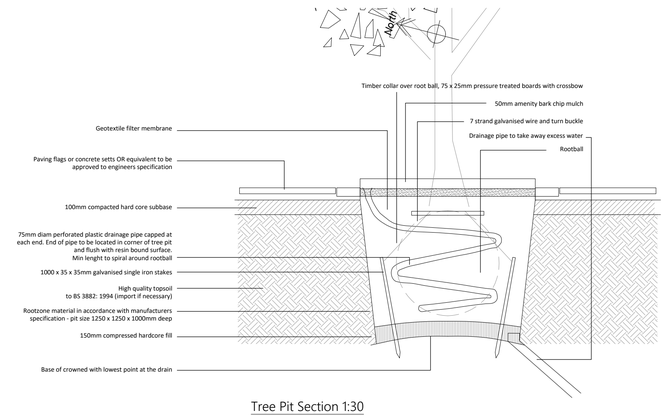
North

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




## Planting Plan 1:100




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

**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 tufts 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.

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 |
|---|---|---|---|
| . | . | . | . |

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 | . |

MADP
11 Woodvale Crescent, Bingley, West Yorkshire, BD16 4AJ
Tel - 01274 317002
e.mail : michael@madp.co.uk
web: madp.co.uk