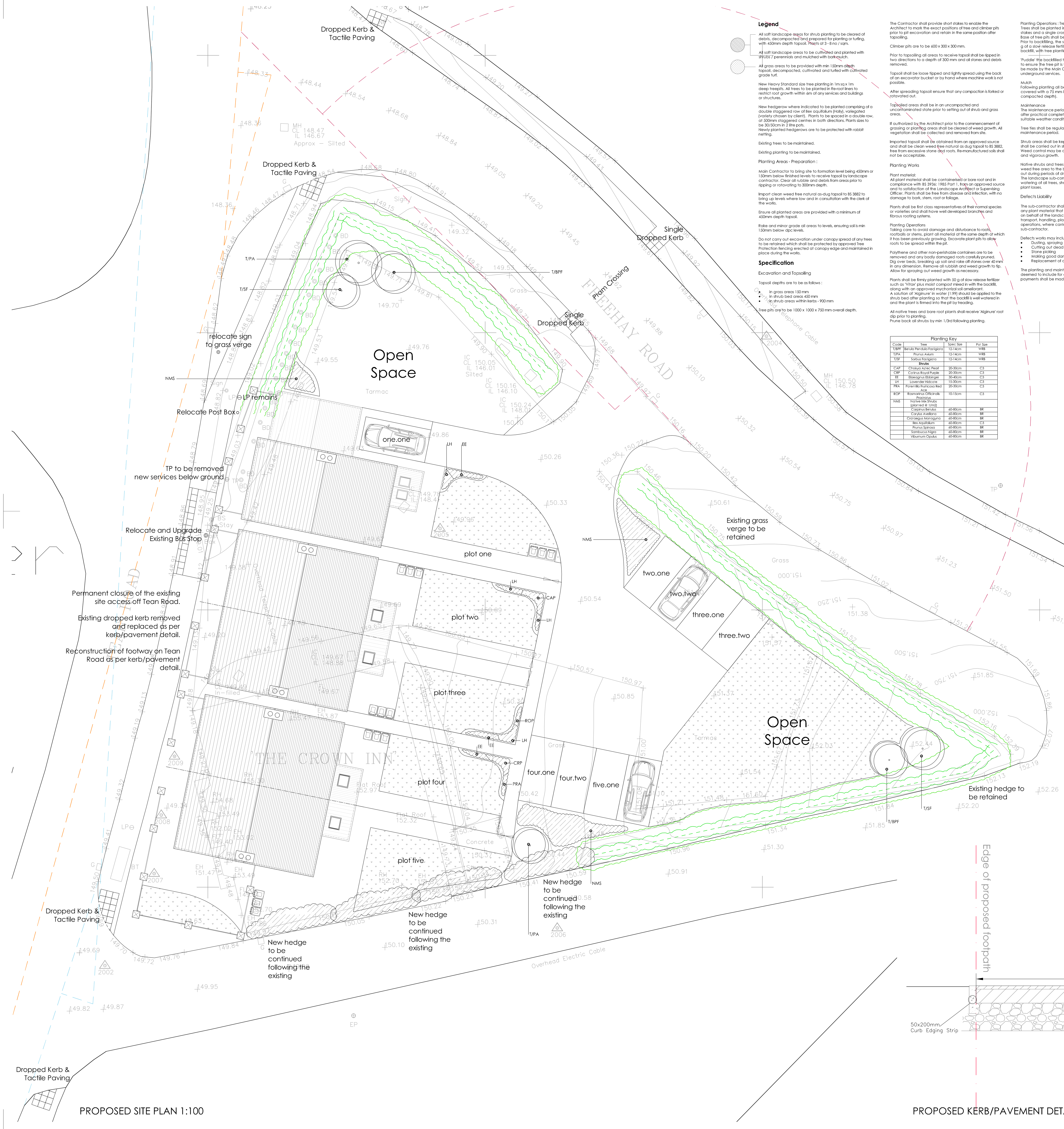


PROPOSED SITE PLAN 1:100

Legend

All soft landscape areas for shrub planting to be cleared of debris, decompacted and prepared for planting or turfing, with 450mm depth topsoil. Plants at 3 - 8 no / sqm.

All soft landscape areas to be cultivated and planted with shrubs / perennials and mulched with bark mulch.

All grass areas to be provided with min 150mm depth topsoil, decompacted, cultivated and turfed with cultivated grade turf.

New Heavy Standard size tree planting in 1m sq x 1m deep treepits. All trees to be planted in Re-root liners to restrict root growth within 6m of any services and buildings or structures.

New hedgerow where indicated to be planted comprising of a double staggered row of Ilex aquifolium (Holly), variegated (variety chosen by client). Plants to be spaced in a double row, at 500mm staggered centres in both directions. Plants sizes to be 30/50cm in 2 litre pots.
Newly planted hedgerows are to be protected with rabbit netting.

Existing trees to be maintained.

Existing planting to be maintained.

Planting Areas - Preparation :

Main Contractor to bring site to formation level being 450mm or 150mm below finished levels to receive topsoil by landscape contractor. Clear all rubble and debris from areas prior to ripping or rotavating to 300mm depth.

Import clean weed free natural as-dug topsoil to BS 3882 to bring up levels where low and in consultation with the clerk of the works.

Ensure all planted areas are provided with a minimum of 450mm depth topsoil.

Rake and minor grade all areas to levels, ensuring soil is min 150mm below dpc levels.

Do not carry out excavation under canopy spread of any trees to be retained which shall be protected by approved Tree Protection fencing erected at canopy edge and maintained in place during the works.

Specification

Excavation and Topsoiling

Topsoil depths are to be as follows :

- in grass areas 150 mm
- in shrub bed areas 450 mm
- in shrub areas within kerbs - 900 mm

Tree pits are to be 1000 x 1000 x 750 mm overall depth.

The Contractor shall provide short stakes to enable the Architect to mark the exact positions of tree and climber pits prior to pit excavation and retain in the same position after topsoiling.

Climber pits are to be 600 x 300 x 300 mm.

Prior to topsoiling all areas to receive topsoil shall be ripped in two directions to a depth of 300 mm and all stones and debris removed.

Topsoil shall be loose tipped and lightly spread using the back of an excavator bucket or by hand where machine work is not possible.

After spreading topsoil ensure that any compaction is forked or rotavated out.

Topsoiled areas shall be in an uncompacted and uncontaminated state prior to setting out of shrub and grass areas.

If authorized by the Architect prior to the commencement of grassing or planting areas shall be cleared of weed growth. All vegetation shall be collected and removed from site.

Imported topsoil shall be obtained from an approved source and shall be clean weed free natural as dug topsoil to BS 3882, free from excessive stone and roots. Re-manufactured soils shall not be acceptable.

Planting Works

Plant material:
All plant material shall be containerised or bare root and in compliance with BS 3936: 1985 Part 1, from an approved source and to satisfaction of the Landscape Architect or Supervising Officer. Plants shall be free from disease and infection, with no damage to bark, stem, root or foliage.

Plants shall be first class representatives of their normal species or varieties and shall have well developed branches and fibrous rooting systems.

Planting Operations
Taking care to avoid damage and disturbance to roots, rootballs or stems, plant all material at the same depth at which it has been previously growing. Excavate plant pits to allow roots to be spread within the pit.

Polythene and other non-perishable containers are to be removed and any badly damaged roots carefully pruned.
Dig over beds, breaking up soil and rake off stones over 40 mm in any dimension. Remove all rubbish and weed growth to tip.
Allow for spraying out weed growth as necessary.

Plants shall be firmly planted with 50 g of slow release fertilizer such as 'Vitax' plus moist compost mixed in with the backfill, along with an approved mychorrizal soil ameliorant.
A solution of 'Alginure' in water (1:99) should be applied to the shrub bed after planting so that the backfill is well watered in and the plant is firmed into the pit by treading.

All native trees and bare root plants shall receive 'Alginure' root dip prior to planting.
Prune back all shrubs by min 1/3rd following planting.

Planting Key			
Code	Tree	Spec Size	Pot Size
T/BPF	Betula Pendula Fastigiata	12-14cm	WRB
T/PA	Prunus Avium	12-14cm	WRB
T/SF	Sorbus Fastigiata	12-14cm	WRB
	Shrubs		
CAP	Choisya Aztec Pearl	20-30cm	C3
CRP	Cotinus Royal Purple	20-30cm	C3
EE	Elaeagnus Ebbingei	30-40cm	C3
LH	Lavender Hidcote	15-30cm	C3
PRA	Potentilla Fruiticosa Red Ace	20-30cm	C3
ROP	Rosmarinus Officinalis Prostratus	10-15cm	C3
NMS	Native Mix Shrubs (planted @ 1/m2)		
	Carpinus Betulus	60-80cm	BR
	Corylus Avellana	60-80cm	BR
	Crataegus Monogyna	60-80cm	BR
	Ilex Aquifolium	60-80cm	C3
	Prunus Spinosa	60-80cm	BR
	Sambucus Nigra	60-80cm	BR
	Viburnum Opulus	60-80cm	BR

Planting Operations : Trees
Trees shall be planted into tree pits and well staked with 2 No. stakes and a single cross bar set 600 mm above ground level. Base of tree pits shall be broken up to 300 mm before planting. Prior to backfilling, the soil shall be finely broken down and 200 g of a slow release fertilizer such as 'Vitax' incorporated into the backfill, with tree planting compost (50% by volume).

'Puddle' the backfilled tree pit with a 1:99 solution of 'Alginure' to ensure the tree pit is well watered. Location of tree pits shall be made by the Main Contractor to avoid conflict with underground services.

Mulch
Following planting all beds shall be forked over, raked level and covered with a 75 mm layer of approved bark mulch. (50 mm compacted depth).

Maintenance
The Maintenance period shall run for a period of 12 months after practical completion and shall be undertaken only during suitable weather conditions.

Tree ties shall be regularly inspected and adjusted during the maintenance period.

Shrub areas shall be kept clear of litter and debris, weeding shall be carried out in shrub beds at each grass cutting visit. Weed control may be carried out in order to promote healthy and vigorous growth.

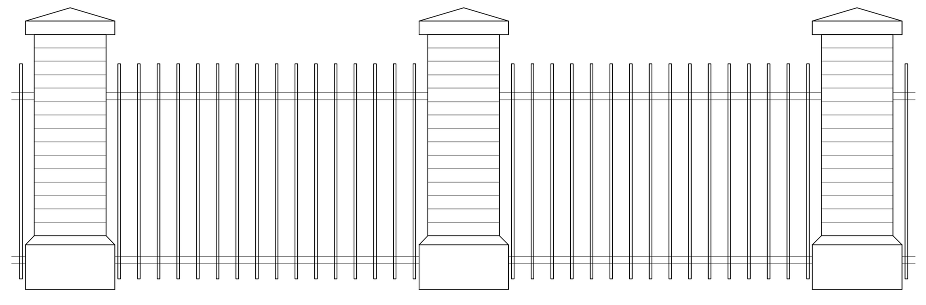
Native shrubs and trees shall be maintained with a 1 m dia weed free area to the base of each Watering shall be carried out during periods of drought or as instructed by the Architect. The landscape sub-contractor will be responsible for the watering of all trees, shrubs and grass areas in order to minimize plant losses.

Defects Liability

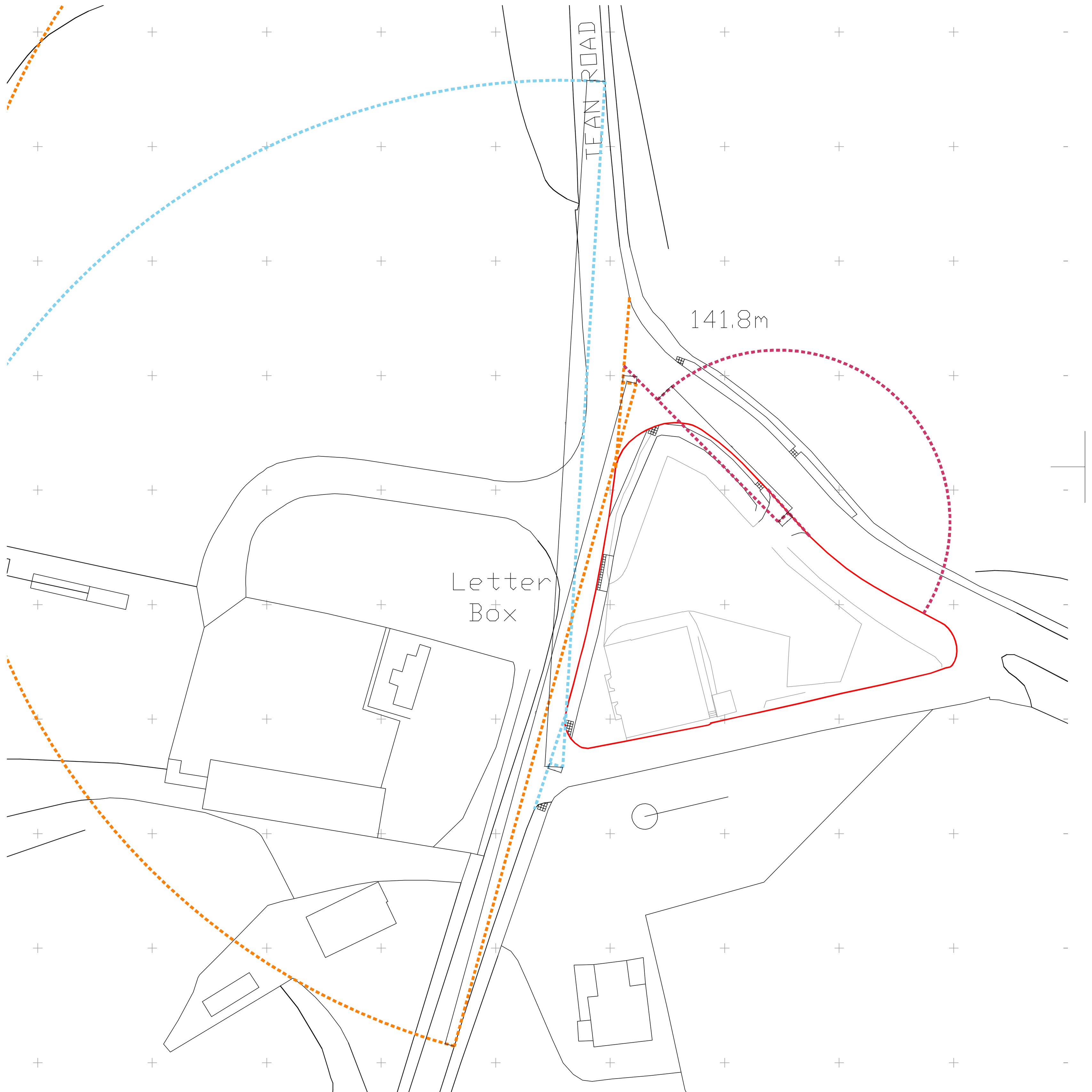
The sub-contractor shall be responsible for the replacement of any plant material that fails to thrive through fault or omission on behalf of the landscape sub-contractor in the supply, transport, handling, planting operations or maintenance operations, where carried out by the landscape sub-contractor.

Defects works may include the following measures :
- Dusting, spraying or pruning as necessary.
- Cutting out dead and damaged wood
- Stone picking
- Making good damaged or dead turf areas
- Replacement of dead or dying plant material

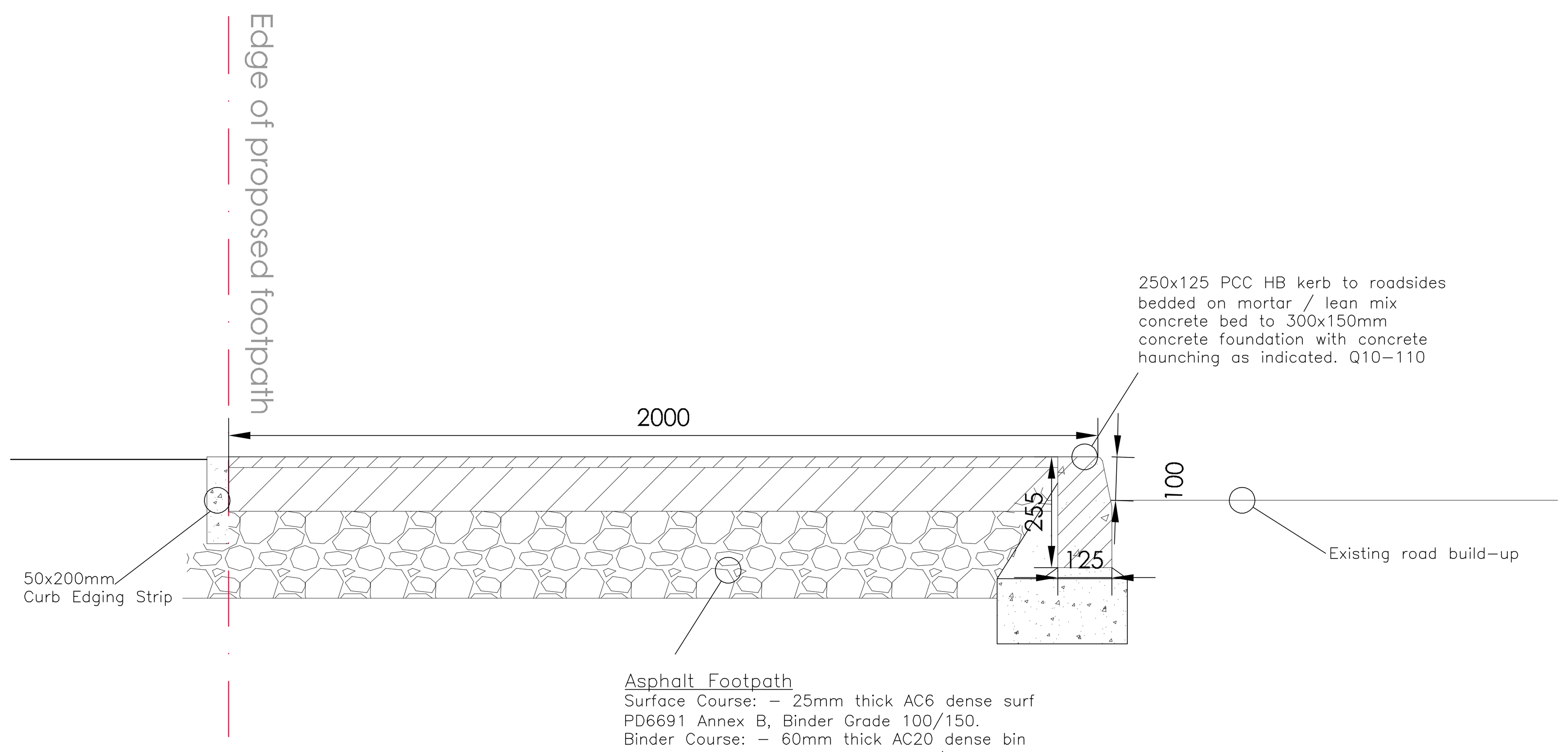
The planting and maintenance rates in the tender shall be deemed to include for all such costs and no additional payments shall be made for any works under Defects Liability.



BRICK PIER AND METAL RAILING TO ROAD FRONTAGE 1:25



VISIBILITY SPLAY DRAWING 1:500



PROPOSED KERB/PAVEMENT DETAIL 1:10

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Rev.	Drawn	Comments	Date

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Client
AJ DEVELOPMENTS

Project
RESIDENTIAL DEVELOPMENT
THE FORMER CROWN PH, MOBBERLEY

Title
SITE PLAN AS PROPOSED

Status
PLANNING

Date SEP 2017 Drawn NJH

Scale @A0 AS STATED Checked

Project No Drawing No.
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PLANNING

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