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

KEY

- Land drain PROPOSED
- Surface water drain PROPOSED
- Foul water drain PROPOSED
- Natural Water course
- Land drain
- Inspection chamber
- Existing combined drain (Dia shown if known)
- Proposed combined drain
- Wastes PROPOSED
- Gully
- Drainage channel
- Floor Joist
- Load bearing structure
- Foundation
- Soakaway (5m Min from Boundary)

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.

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.

Planting Schedule

Name	Height	Root	Container	Habit	Density	Quantity
Shrub Mix A						
Berberis thunbergii - 'Atropurpurea'	50 - 180cm	C	3L	Bushy	5/m2	nr
Berberis thunbergii - 'Rose Glow'	50 - 180cm	C	3L	Bushy	5/m2	nr
Berberis verruculosa	50cm	C	3L	Bushy	5/m2	nr

Berberis thunbergii - 'Atropurpurea'

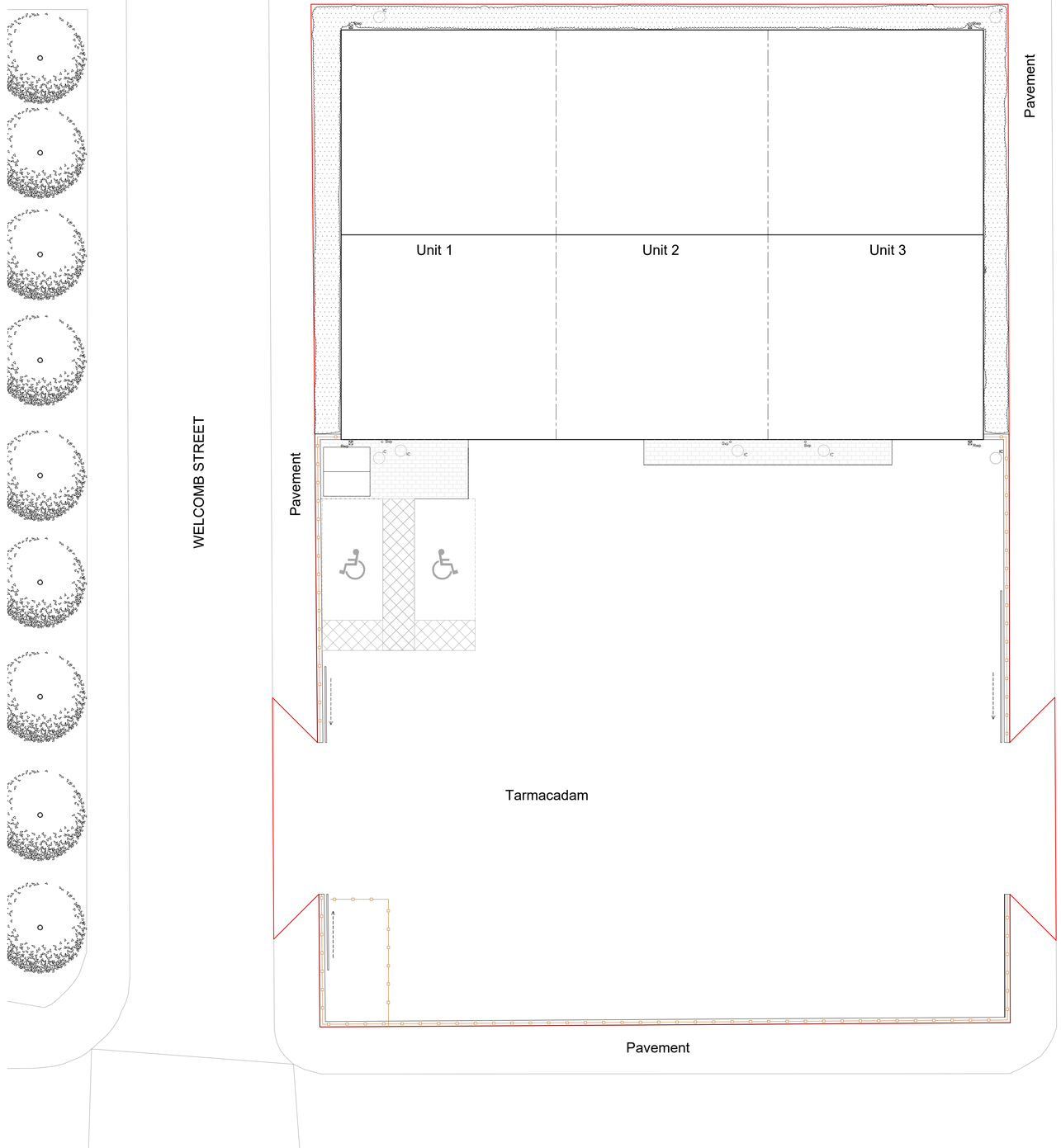


Berberis thunbergii - 'Rose Glow'



Berberis thunbergii - 'Rose Glow'





Proposed Site Layout - 1:200

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

Drawing Title:
Proposed - Landscaping Plan

Site Address:
Ashton Old Road, Manchester
53°28'24.0"N 2°10'58.3"W

A1

SCALE	DATE	JOB NO	DRG NO
1:100	Jun 20	1075	203C

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