

Cleanliness:
Soil and arisings: Remove from hard surfaces. Generally leave the works in a clean tidy condition at completion and after any maintenance operations.

Watering:
Quantity: Wet full depth of topsoil.
Application: Even and without damaging or displacing plants or soil.
Frequency: As necessary to ensure establishment and continued thriving of planting.

Plant Failures:
Plant failures, except those due to theft or malicious damage, to be replaced by equivalent stock on a yearly basis during the next planting season. All trees deemed to have failed within 5 years of planting to be replaced.

MAINTENANCE NOTES

Generally:
Maintenance visits to be carried out at approx monthly intervals during the growing season between March and October, and as necessary to carry out the following operations:

Weed control:
Maintain weed free area around each tree and shrub, minimum 1 metre or the surface of the original planting pit. Keep planting beds clear of weeds by herbicide application.

Planted areas:
Fork over beds as necessary to keep soil loose with gentle cambers and no hollows. Take care not to reduce depth or affect mulch.

Disposal of arisings:
Generally dispose of arisings via removal from site to contractors approved tip.

Fertiliser applications:
In March or April, evenly spread Enmag fertiliser to planted areas below mulch materials: (100g per standard or larger tree).

Mulching:
To all newly planted areas, top up bark mulch to 75mm annually during spring, following herbicide application. Ensure soil is thoroughly moistened prior to mulching.

Formative pruning:
Formative pruning of trees and shrubs as required to promote healthy growth and natural shape. Crown prune young trees up to 4 m high by removing dead branches and reducing selected side branches by one third to preserve a well balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case cut back to live wood. Do not prune during late winter/ early spring sap flow period.

Stakes and ties:
Check condition of stakes, ties, guys and guards, replacing broken or missing items. Adjust as necessary to allow for growth and prevent rubbing of bark. Cut back any damage to bark. Tie loose climbers back to support. Frequency of checks: monthly.

Reframing of trees and shrubs:
After strong winds, frost heave and other disturbances, gently firm loosened soil around trees/shrubs; straighten leaning trees and shrubs. Break up by fork avoiding damage to roots collars in soil at base of tree stems created by tree movement. Backfill with topsoil and refirm.

Reinstatement:
Damage or disturbance to soil structure, planting, fencing, hard landscaping, structures: Reinstatement to original condition. Chipping or shredding not permitted on site. Chipping and shredding generally not permitted on site.

Litter:
Extraneous rubbish not arising from contract work: Collect and remove from site to contractors approved tip.

SPECIFICATION FOR SOFT LANDSCAPING

Topsoil
Imported topsoil to be to BS: 3882

All planted areas to have a depth of 450mm
All areas to be turfed or seeded to have a depth of 100mm
All ground preparation and planting operations shall comply with BS 4428 (1989) - Code of Practice for General Landscape Operations.

Bark Mulch
Spread 75mm consolidated mulch over all areas to be planted including hedges and scrub areas. Trees to have 1000 mm in diameter around each tree.

Ground Preparation - Tree Pits
Pits shall be excavated to the following dimensions:

Extra Heavy Standard and Semi mature	1200 x 1200 c 1000mm
Heavy Standard	1000 x 1000 x 1000 mm
Selected Standard	1000 x 1000 x 1000 mm
Standard	1000 x 1000 x 1000 mm

Tree Pit Irrigation : Rootrain Urban by 'Greenleaf' ref RRURb2, RRURb3. Installation to manufacturers recommendation.

The Contractor shall break up the base of each pit to a depth of 100 mm and return the topsoil set aside to the bottom of the pit. Refill the pit with imported topsoil/compost mixture to be provided by the Contractor in the ratio of 3:1 by volume and lightly firmed by treading. If bagged compost is used this shall be incorporated with the topsoil at the following rate: 0.5 x 80 litre bag per planting pit. Sufficient topsoil/compost mixture shall be returned to the pit to raise the surface level to a minimum of 75 mm above adjacent levels.

Ground Preparation - Specimen Plants
Over the area of each planting pit, the topsoil shall be removed and set to one side for re-use. Pits shall be excavated to the following dimensions:

Specimen Plants	500 x 500 x 500 mm
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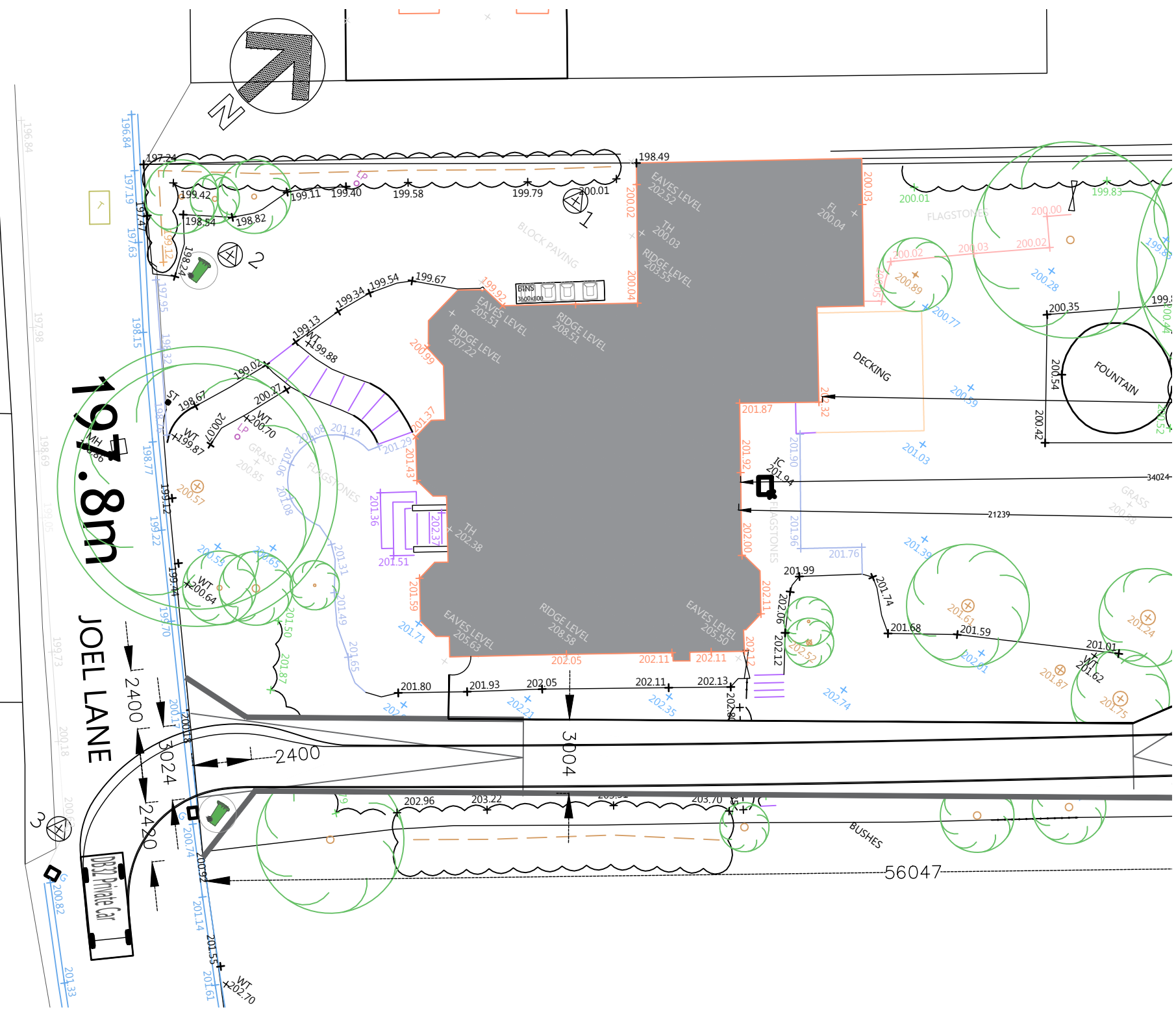
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Ground Preparation - Shrubs
Over the area of each planting pit, the topsoil shall be removed and set on one side for re-use. Pits shall be excavated to the following dimensions:

Shrubs	300 x 300 x 300 mm
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Refill the pit with imported topsoil/compost mixture in the ratio of 3:1 to be provided by the Contractor. This is approximately 1/16 x 80 litre bag of compost. Sufficient topsoil/compost mixture shall be returned to the pit to raise the surface level to a minimum of 50 mm above the adjacent surface level.

Staking
Below ground root ball guying system by 'Greenleaf' or similar approved. Installation to manufacturers recommendation.



Key

- Proposed Tree**
 - 1: Betula Pendula (Silver Birch)
 - 2: Esculus Hippocastinum (Horse Chestnut)
- Existing tree retained
- Existing tree / shrub removed
- shrubs consisting Blackthorn (Prunus spinosa), Dog rose (Rosa canina), Hawthorn (Crataegus monogyna)
- Area to be turfed
- Permeable paviors to drive and parking bays; Marshalls driveline priora in charcoal with Charcon permavoid sub base
- Concrete paving flags to paths and patio areas. laid to fall to soft landscape
- BIN presentation / collection points
- 1.8m high treated timber panel fence with concrete posts
- 1.2m high post & rail timber fence
- Timber enclosure to match fencing approximately 1100mm high with concrete flagged base for 3 x wheelie bins for refuse and recycling (or 2 x proprietary timber refuse store as appended)
- permeable setts / Tarmac
- Proprietary Bat Box min 0.25m3 Timber. Fixed to dormer cheek.
- Proprietary Bird Box min 0.25m3 Timber. Fixed to gable
- Proprietary Timber Shed / covered bike store 1.79m x 2.39m

NOTES:
MCD Construction Consultancy take no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Contract Administrator or by site measurement. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on digital data. All data must be checked against hard copy. Dimensions must be checked on site. Any discrepancies must be reported to the Contract Administrator immediately. This drawing is copyright of MCD Construction Consultancy.

Mr and Mrs. Arrowsmith			
Pr	Preliminary	C	Contract
F	Feasibility	Cn	Construction
P	Planning	As	As Built
T	Tender	Other	

101 Joel Lane
Proposed Site Plan Sheet 2

1:200 @ A3
558-05

MCD
Shady Oak
Marple Road
Offerton
Stockport
SK2 5BQ
www.mcddc.co.uk
info@mcddc.co.uk
CONSTRUCTION CONSULTANCY