Notes

Garden Preparation

Subsoil Preparation:
Prior to any subsoil preparation works, the location and depth of all services shall be determined and clearly marked out to ensure that all services are avoided and not damaged.

Remove any foreign objects (construction related materials), debris, or large stones (>50mm) from the subsoil surface. If not to be re-used on site, these shall be removed off-site to a suitably licensed waste recycling facility.

The subgrade shall be ripped to a depth of at **least 400mm at 500mm centres** (services permitting). A tracked excavator fitted with a single ripper tine attachment (ripper tooth) shall be used to loosen the subgrade/subsoil. Repeated passes may be needed to break up the subgrade/subsoil sufficiently, this will be largely dependent on the strength of the soil and its resistance to cultivation at the time of the operation. A toothed bucket is not an acceptable alternative.

Any large stones and other debris brought to the subsoil surface by this cultivation shall be picked or raked and removed.




Topsoil Decompaction:
Once finished levels have been achieved the soil profile shall be ripped to a minimum depth of 400mm at 300mm centers to break up the compaction caused during topsoil placement. A tracked excavator fitted with a single ripper tine attachment (ripper tooth) shall be used. Any stones or other debris (eg. brick, concrete, timber, plastic) over 50mm in diameter should be removed by picking or raking.

Final Topsoil Cultivation for Lawns/Shrub Beds
Prior to turfing/planting the Landscaper shall cultivate the upper topsoil to a minimum depth of 80mm to break down larger clods and produce a fine tilth suitable for turfing (<10mm). Examples of appropriate equipment to use for this cultivation include a *pedestrian power harrow or a rotary cultivator*. **Once the topsoil has been cultivated, no further machinery should traffic over the soil surface.** Unnecessary foot trafficking must also be minimised.




The plastic pipe installed to aid the Environmental Consultant to prove the cover depth is adequate is to be removed (**not buried**) by Groundworker prior to turfing being laid.

Key

FFL 132.650	Proposed ground floor finished floor levels
1:20>	Proposed falls
134.40+	Proposed external levels
Ⓜ	Level access
	ACO Drain C250
	French Drain to rear of patio (For detail Ref. 'CPED-D-06')
	Retaining Walls xxx show maximum retained height. Structures to be stepped to follow proposed ground levels)
	FOE - Flag on Edge (For detail Ref. 'CPED-D-10')
	BR - Brick
	GB - Gabion Wall (Ref. 'AJP - Retaining wall Sheet 2 of 2 Rev C1')
	Underbuild (UB) (For detail Ref. 'CPED-UB-1 Rev A')
	Steps (For detail Ref. 'CPED-D-04 Rev A')

Plots with Part M @ Rear
2, 4, 6, 8, 11, 19, 30, 31, 32, 38, 40, 220, 221, 222



Rev	Date	By	Description	Chk'd
B	06.03.20	ASB	Minor amended to various FFL's to ensure plots comply with Part M of the Building Regs	

COUNTRYSIDE
Places People Love

Countryside Properties (UK) Limited
Regeneration North
301 Bridgewater Place
Birchwood Park
Birchwood
Warrington, WA3 6XG
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site:
Royle Road
Rochdale

title:
External Works

scale: @A1	1:250	drawn by:	MG
date:	11.02.20	checked:	JP

Drawing Status
Tender ■
Approval □
Construction □
This drawing is for TENDER only

drawing no: **RRR-X-C-EW-00-1503**

sheet no: **Sheet 4 of 4**

revision: **B**

© This drawing is copyright of Countryside Properties (UK) Limited and must not be copied or reproduced in whole or in part. It is not to be used on any project without Countryside's written consent.