

REVISIONS					
REV.	DESCRIPTION	DRAWN	CHKD.	DATE	
A	****	JR		2017	****

KEY:

- E Elder (Sambucus Nigra) 1.5-1.8m (10L)
- FM Field Maple (Acer Campestre) 1.5m-1.8m (10L)
- A Ash (Fraxinus excelsior) 1.5-1.8m (10L)
- Native Hedgerow Planting - 50% Hawthorn, 30% Hazel 20% Blackthorn. Plants 450mm apart and planted as a double staggered row.
- Deutzia x Rosea (3L), Carex Buchananii (2L), Cornus Alba Spaelthii (3L)
- Lavendula Angustifolia (2L)
- Pittosporum tenuifolium 'Silver Queen' (10L)
- Access Gate
- Tree Removed (refer to drawing LLD789/02)
- Tree to be retained (refer to drawing LLD789/02)
- Refuse Bins
- Soft Landscaping
- Brett Omega Flowpermeable block paving system - colour charcoal
- Bradstone Textured paving slabs - colour Buff
- Tarmac Road Construction (See RGP Drawing D1393-002B)
- Surface Tie-In (See RGP Drawing D1393-002B)
- Granite Setts
- New 1.8m Close boarded fence
- New 1.1m Post & Rail fence
- Temporary Tree Protective Fencing (refer to drawing LLD789/02)
- 215mm Wall
- Parking Space
- Visibility Splay (2.4m from highway - 30m vision path) Visibility splay as existing.
- New Water Supply to Breaker boxes.
- New LP Gas supply - 22mm Dia Supply
- New Single Phase electric supplies
- Surface Water Drainage (See RGP Drawing D1393-001B)
- Foul Water Drainage (See RGP Drawing D1393-001B)
- Man Holes
- Threshold
- Proposed Spot levels for garden and drive
- 99.300

NOTES

Soft Landscaping:

- All plants, workmanship and materials to comply with relevant British Standards and Codes of Practice. Landscape operations shall be in accordance with BS 4428 and any imported soil shall be to BS 3882.
- Existing trees and shrubs to be retained should be protected during construction. All trees to be protected surrounded by a temporary fence. The fence should be positioned and retained at a distance from the trunk equal to the spread of the crown of the tree and at least 2.4m high. Tree protection fencing to be in line with 'BS 5837 Trees in relation to construction'.
- All planting borders to be prepared before planting, incorporating organic chicken pellet fertiliser.
- A 75mm thick layer of mulch should be spread over all planting borders to retain moisture and reduce competition from weeds. This will help to encourage rapid plant establishment.
- Topsoil should be provided to the following minimum depths: Grass - 150mm, Shrubs - 300mm, Trees - 750mm x 600mm deep tree pits back filled with compost enriched topsoil.
- All trees will be secured to suitable stakes relevant to the size and maturity of trees when planted. All Trees should be planted with a suitable irrigation tube to ensure water is directed straight to the root of the tree.
- Tree planting close to existing or new walls, fences and hard paved surfaces shall include root directors or proprietary planting pits to facilitate sound growth and development and avoid root disturbance or damage to walls or footings.
- Tree positions to be checked on site against final alignment of drains and utility services and adjusted if required.

Maintenance:

- All planting borders and grassed / lawn areas to be have a fortnightly watering programme until they have established, especially during periods of dry weather.
- Initial maintenance of landscaping should be carried out during fortnightly maintenance visits for the first six months after landscaping and construction has been completed.
- The areas beneath all planting areas should be kept weed free until the plants have established.
- Once plants have established, regular attention to the planting borders will still be necessary to ensure plants are maintained in a healthy state. This should include a trim to shape and top up of mulch every year in the autumn or spring.
- Light pruning of shrubs, to retain their shape should be carried out after flowering. Severe pruning should only be carried out during the winter months. Dead, diseased or damaged stems should be removed immediately.
- Regular monitoring of tree stakes and ties will be necessary to ensure that damage does not occur to the tree. Any damaged stakes should be replaced immediately.
- All existing mature trees should be checked every three to five years for signs of decay and broken limbs due to storm damage and disease.
- All new plants which die or fail to establish within 5 years of planting shall be replaced with plants of the same species



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For Knightsgate UK Ltd.

Site Layout Plan

Plots 1 & 2

Project type

PLANNING

Drawing classification

RESIDENTIAL

Work stage

DRAWING TITLE

Site Layout Plan

Plots 1 & 2

SCALE

1:50

SHEET SIZE

A1

SHEET No.

of

DRAWN

JR

CHKD

JR

DATE

2017

CAD FILE

PRELIMINARY

KGUK-18-001-150