

Site Plan Scale 1:200

KEY:

DRAINAGE:

- Foul Drainage.
- Storm Drainage.
- Existing Foul drainage.
- Soakaway to approved doc. H2.

BUILDINGS:

- Proposed Dwellings.
- Site Boundary.

LANDSCAPING:

- PEDESTRIAN ACCESS: Pre cast concrete 450x450mm flag paving.
- PRIVATE DRIVEWAYS: Tarmaccadam surfaced Vehicular access.
- EXISTING TREES: To be retained.
- TREES TO BE PLANTED: See Schedule Below.
- NEW HEDGE:
- SHRUB PLANTING: See Schedule below.
- WALL: New 450mm high brick retaining wall
- FENCE: 1800mm high timber panel fence.

NEW HEDGE:

	Hawthorn	BR	400-600 HT	120No
	Holly	BR	400-600 HT	8No
	Blackthorn	BR	400-600 HT	20No
	Hazel	BR	400-600 HT	16No

Native hedge mix planted at 250mm cts in staggerd double rows approx. 8 plants per lm. All protected with 60mm spiral rabbit guards.

GRASS:

	Standard amenity lawn seed mix	50g/sqM
	Wildflower meadow mix seed.	5g/sqM

TREE PLANTING:

Pa	Prunus avium	RB	STD	2No
Mr	Malus 'Rudolf'	RB	STD	1No

All trees are to be standard with min. 8cm girth measured 1m above ground level and min. height of 2.5m, rootballed.
All trees are to be single staked, tied and protected with 60mm spiral rabbit guards.

SHRUB PLANTING: 315No

Ns	Corylus Avellana	CG	3L	32No
	Crataegus Monogyna	CG	3L	32No
	Ilex Aquifolium	CG	3L	32No
	Prunus Spinosa	CG	3L	32No
	Rosa Canina	CG	3L	32No
	Sambucus Nigra	CG	3L	32No
	Viburnum Opulus	CG	3L	32No

Native mix Shrubs to be Planted in like species groups of 3 to 7 plants per 1sq.m.

GENERAL NOTES:

IMPLEMENTATION:
All planting is to be carried out in the first planting season following Local planning authority written approval of scheme.
Any trees, plants or shrubs which are removed, die, become seriously damaged or diseased within a period of 5 years shall be replaced in the next planting season with others of similar size and species.

TOP SOIL:
Existing and imported topsoil shall conform to BS 3882:1994. Be free from compaction, brick/rubble/stone greater than 50mm diam. Minimum depths of soil 350mm to Shrubs, 150mm to grass areas.

FENCING:
Temporary protective fencing and advisory notices are to be provided to protect all existing trees which are to be retained. Fencing is to be erected in accordance with guidance in British Standards 5837:2012 Trees in Relation to Design, Demolition and Construction--Recommendations, and shall be retained in position for the duration of the period that development takes place. Within the fenced area there shall be no excavation, changes in ground level, installation of underground services, provision of hard standing surfacesg, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

Fencing to comprise of standard 3 metre long scaffold tubes at maximum 3 metre centres driven into ground Minimum 600mm with 3 No cross members with 2 metre high heavy gauge galvanized tube and weld mesh infill panels and restraint poles clamped and anchored to ground poles at 3 maximum metre centres. (See Figure 2 BS 5837:2012) alternatively 2 metre high galvanized tube and welded mesh infill panels to be supported and restrained with stabilizer strut with base plates secured with ground pins. (See Figure 3 BS 5837:2012).

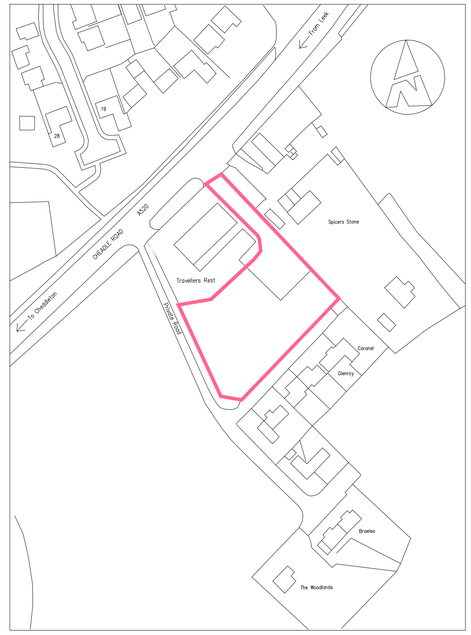
NOTE: Demountable block and mesh panel systems (eg. "Heras" are not acceptable)

SIGNAGE:
Pre-printed laminated waterproof signs A3 in size are to be fixed securely to fencing panels at minimum 9 meter intervals.

PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS WITHIN FENCED OFF AREAS

FACING MATERIALS:

WALLS:
ROOF:
WINDOWS:



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Location Plan 1:1250

Scale bar @ 1:1250 (0.0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m)

Scale bar @ 1:100 (0.0m 1.0m 2.0m 3.0m 4.0m 5.0m 6.0m 7.0m 8.0m 9.0m 10.0m)

Scale bar @ 1:200 (0.0m 2.0m 4.0m 6.0m 8.0m 10.0m 12.0m 14.0m 16.0m 18.0m 20.0m)

Rev.	Drawn	Comments.	Date

Developer:
Broadoak Properties Ltd.

Project:
Proposed Residential Development at The Travellers Rest.
Cheadle Road, Leekbrook, Leek.
Staffordshire ST13 7DR.

Title:
Site Plan.

Status:
Planning.

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