

Site Plan Scale 1:200

KEY:

DRAINAGE:

- Proposed Foul Drainage.
- Proposed Storm Drainage.
- Existing Storm Drainage to Public Sewer.
- Existing Foul Drainage to Public Sewer.
- Soakaway to approved doc. H2.
- Storm attenuation.

BUILDINGS:

- Proposed Dwellings.
- Site Boundary.

LANDSCAPING:

- SITE LEVELS: 144.100 Proposed levels. Existing Levels.
- PEDESTRIAN ACCESS: Pre cast concrete 450x450mm flag paving.
- ACCESS ROAD & PRIVATE DRIVEWAYS: Tarmaccadam surfaced Vehicular/Pedestrian access.
- EXISTING TREES: To be retained.
- TREES TO BE PLANTED: See Schedule Below.
- NEW HEDGE:
- SHRUB PLANTING: See Schedule below.
- LOW LEVEL PLANTING: Bulb planting mix.
- SPECIMEN SHRUBS: See Schedule below.
- WALL: New 1800mm high brick wall
- FENCE: 1800mm high cocrete post & 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.

GROUND COVER:

GC1	Symphoricapos chenaultii "Hancock"	CG	3L	3/sqm	20No
	Euonymus fortunei "Silver Queen"	CG	3L	3/sqm	20No
	Cotoneaster horizontalis "Robusta"	CG	3L	3/sqm	20No

SPECIMEN SHRUB PLANTING:

Cornus alba "Spaethii"	CG	10L	3No
Cortaderia selloana	CG	10L	3No
Acer palmatum "Atropurpurea"	CG	10L	3No
Stipa tenuissima	CG	3L	21No
Phormium "Yellow Wave"	CG	10L	3No
Phormium tenax "Purpureum"	CG	10L	3No
Phlomis fruticosa	CG	3L	15No
Hemerocallis Stella d Oro	CG	3L	15No

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:

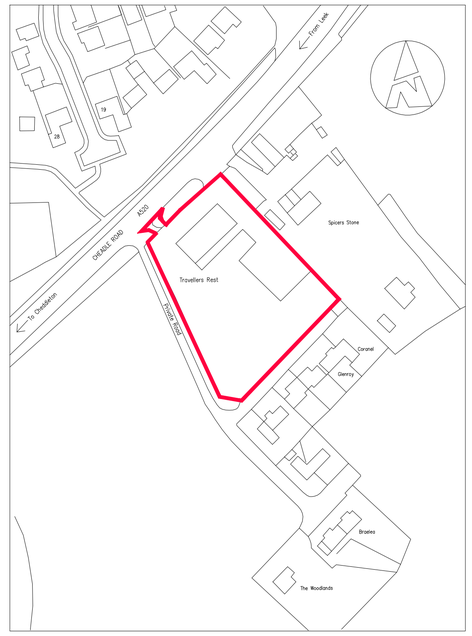
Temporary protective fencing and advisory notices are to be provided to protect all existing trees which are to be retained. Fencing is to be erected in accordance with guidance in British Standards 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations, and shall be retained 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



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Location Plan 1:1250

Scale bar @ 1:500
Scale bar @ 1:1250
Scale bar @ 1:100
Scale bar @ 1:200

Rev.	Drawn	Comments.	Date

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Developer:
Broadoak Properties Ltd.

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

Title:
Site Plan.

Status:
Planning.

Paper A1: Drawn: AC Bailey Date: May 2019 Drg Ref: 1514-22