## LANDSCAPING & TREE PLANTING SCHEME

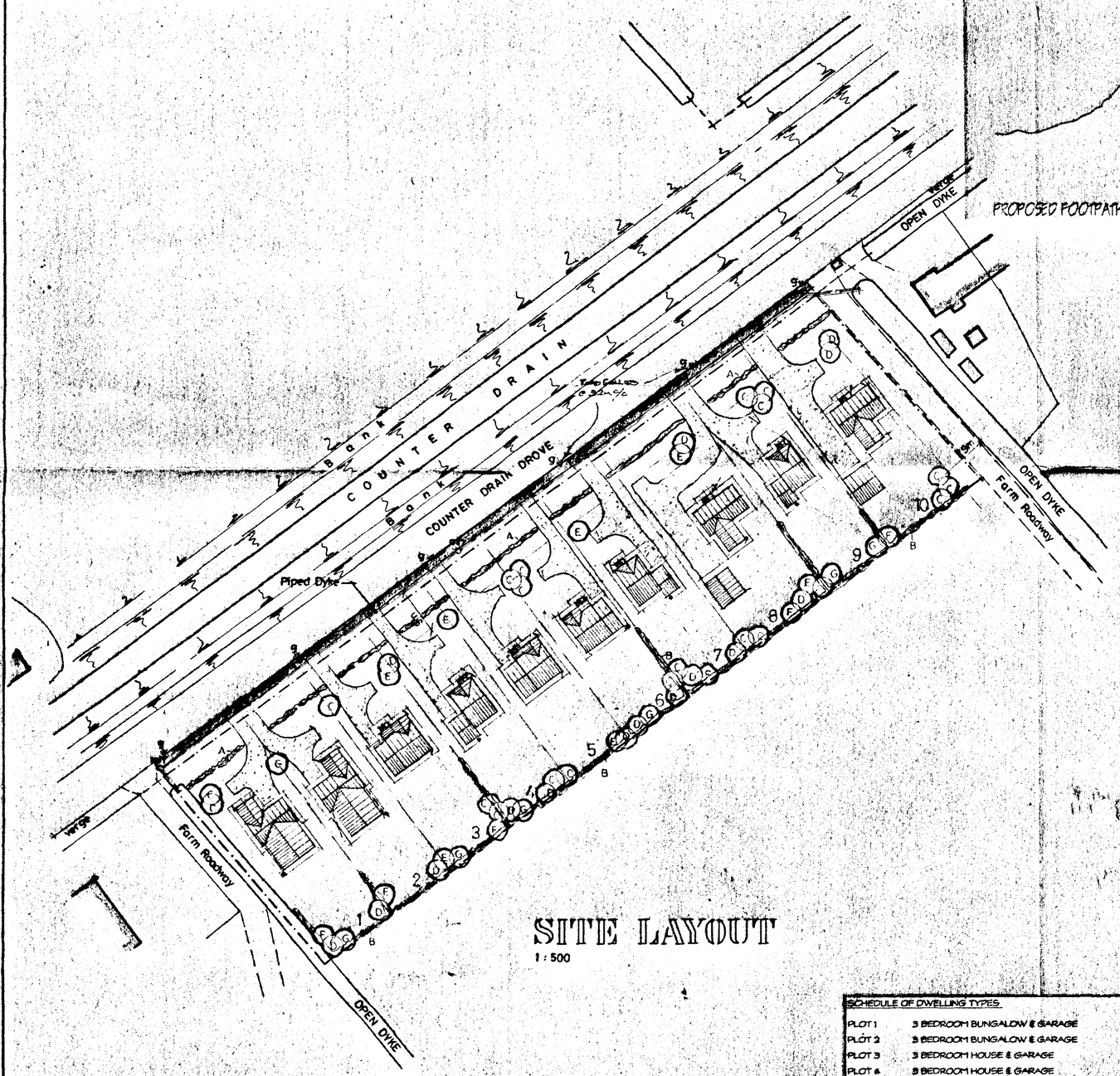
A MIXED HEDGE
- (a) HAWTHORN (CRATAEGUS MONOGYNA)
- (b) BEECH (FAGUS SYLVATICA)
- (c) BLACKTHORN (PRUNUS SPINOSA)
- (d) BUCKTHORN (RHAMNOS CATHARTICA)

B GREEN BEECH HEDGE (FAGUS SYLVATICA)
C SILVER BIRCH (BETULA PENDULA) FEATHERED
D HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
E WHITE BEAM (SORBUS ARIA) FEATHERED
F BEECH (FAGUS SYLVATICA) FEATHERED
G TURKISH HAZEL (CORYLUS COLURNA) FEATHERED
H BOUNDARIES DEFINED WITH CONCRETE POSTS & WIRE FENCING

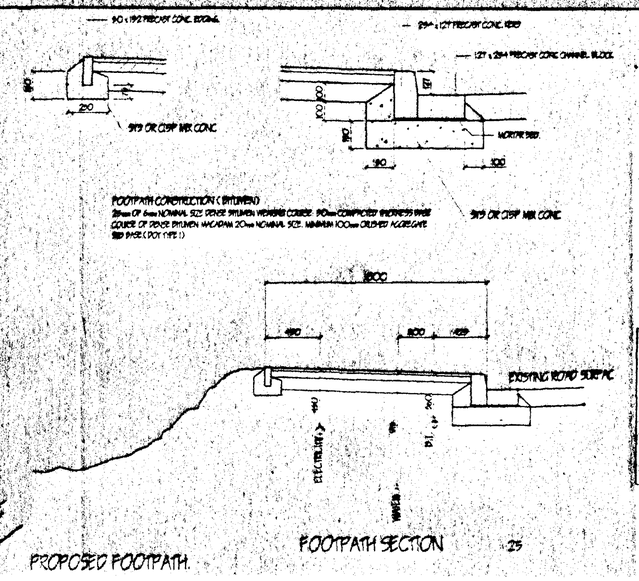
All planting to be in accordance with BS 4428:1989 and amendments No. 1 (1991)

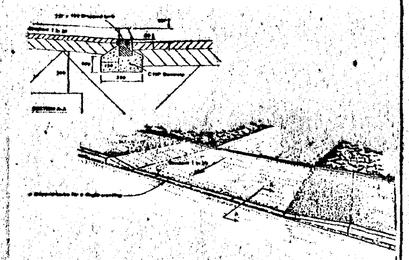
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and rabbit.

1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.




## SITE LAYOUT
1 : 500




**DOMESTIC VEHICLE CROSSING**
(Flexible Construction)

1 Excavate for as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact using vibrating compaction equipment 380mm finished thickness of non frost susceptible crushed rock, crushed slag or crushed concrete to Type 1 grading. If CBR values are below 2% an approved Geotextile or an extra 150mm of sub-base will be required.

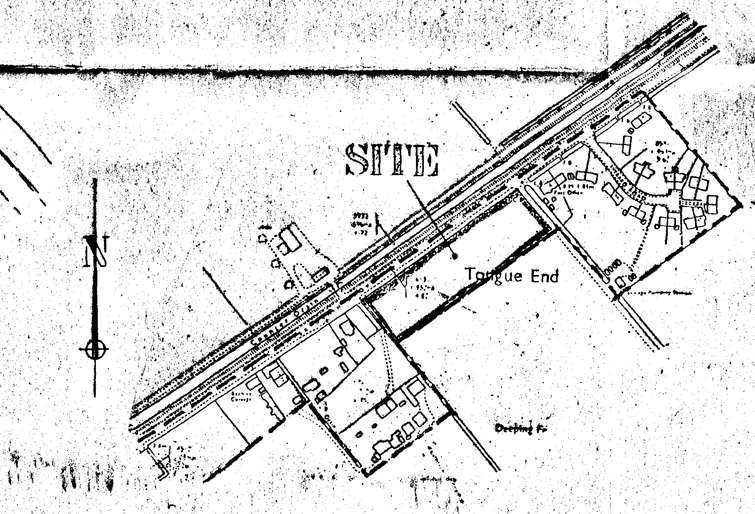
2 Provide, lay and compact 20mm Rebated thickness of 20mm nominal size dense bitumen macadam basecourse to BS: 4987 using 100 pen bitumen binder. Void content 2.8%

3 Provide, lay and compact 25mm Rebated thickness of 6mm nominal size bitumen macadam wearing course to BS: 4987 using 100 pen bitumen binder. Void content 2.10%.

**SEPTIC TANK**

Connect foul water drains to 800 gallon capacity 'Klargester' type septic tank constructed in accordance with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Environment Agency do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.




## LOCATION PLAN
1 : 2500

| SCHEDULE OF DWELLING TYPES | |
|---|---|
| PLOT 1 | 3 BEDROOM BUNGALOW & GARAGE |
| PLOT 2 | 3 BEDROOM BUNGALOW & GARAGE |
| PLOT 3 | 3 BEDROOM HOUSE & GARAGE |
| PLOT 4 | 3 BEDROOM HOUSE & GARAGE |
| PLOT 5 | 3 BEDROOM HOUSE & GARAGE |
| PLOT 6 | 3 BEDROOM HOUSE & GARAGE |
| PLOT 7 | 3 BEDROOM HOUSE & GARAGE |
| PLOT 8 | 4 BEDROOM HOUSE & DETACHED DOUBLE GARAGE |
| PLOT 9 | 3 BEDROOM HOUSE & GARAGE |
| PLOT 10 | 4 BEDROOM HOUSE & DETACHED DOUBLE GARAGE |

**DO NOT SCALE FROM THIS DRAWING**
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

SOUTH HOLLAND DC
HOUSING & PLANNING
26 APR 2000
Ref:

C - 21.4.00 Foundation & Footpath Details added
B - 25.11.99 Septic Tank Land Drainage & Landscaping added
A - 4.8.99 Re Site Garbage - Plot 8.

**G. R. MERCHANT**
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ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
*RESIDENTIAL DEVELOPMENT*
*COUNTER DRAIN DROVE*
*TONGUE END*

CLIENT:
*STUBBS DAVIS DEVELOPMENTS LTD*

PLANNING PERMISSION DETERMINED

| SCALES: | DATE: |
|---|---|
| *AS INDICATED* | *SEPT 1998* |
| G.R.MERCHANT | DRAWING No.: *SDDL-TE.1C* |

REVISIONS: A,B,C