

drain easement requirement

Planting Schedule

Code	Type	Common Name	Size/Form	Density (m²)
T1	Betula Pendula	Silver Birch	W	Item
T2	Crataegus oxycantha 'Plena'	Maythorn	S	Item
T3	Prunus subhirtella 'Autumnalis'	Autumn Cherry	S	Item
T4	Sorbus hupehensis		W	Item
T5	Sorbus 'Joseph Rock'		S	Item
S1	Cornus Alba 'Sibirica'	Dogwood	3L	3
S2	Vinca Major	Periwinkle	2L	5
H1	Lonicera nitida 'Baggesens Gold'		3L	@0.3c/L's
H2	Escalonia 'C.F.Ball'		3L	@0.3c/L's

DETERMINED PLAN

QUALITY STANDARDS
Work and stock to requirements of British Association for Landscaping Industries, the Landscape Institute and BS's:
BS 3936 Nursery stock
- Part 1 : Trees & shrubs
- Part 10: Ground cover
BS 3969 Turf for general purposes
BS 4428 CP for general landscaping operations
BS 5837 CP for trees in relation to construction

TYPE SUBSTITUTION
Form may be substituted providing general characterics are similar, and form is in JCLI approved list.

SERVICES
Ensure that clearances between trees and underground services comply with the following:
-BS5837:1991 "Guide for trees in relation to construction".
-NJUG Publication no.10 "Guidelines for..... Utility services in proximity to trees".
-NHBC Guidelines Chapter 4.2.

APPROVALS
Final position of trees etc. to be agreed with District Council, Highways and all other relevant statutory bodies.

NURSERY STOCK TREES
- Tree pits 900dia.x800deep min. Increase where necessary to ensure pits 75mm deeper than root system and wide enough to accommodate roots when fully spread.
- Break up bottom of pit to 150mm
- Single stake to bare-root trees, double to root-balled.
- Stake frame and netting for animal and vandal protection

TOP SOIL
- Imported to BS 3882, 6-7.5 PH, free of stones >50mm
- Depth 150mm to grass areas, 400mm to shrub beds.

GRASSED AREAS
- Front gardens and open areas to be turfed to BS3969 on level ground prepared in accordance with BS4428.
- Rear gardens may be seeded.
- Provide 100x10 treated s.w. edging pegged @150ctl's to boundaries of grassed areas with hard surfaces.
- Provide paved mowing strip where grassed area abuts a wall or building.

FOUNDATIONS
- Final tree species and locations to be approved by Structural Engineer. Foundations to be designed in accordance with NHBC Guidelines Chapter 4.2.

PLANTING
- Backfill tree pits and top 200-300mm of shrub beds with previously prepared mixture of topsoil excavated from the pit and additional topsoil as required, together with:
- Compost/soil conditioner: 'Natgro' by Hemsby Biotech Ltd o.e. non-peat based compost at 80L per 5-6sq.m
- Fertilizer: ICI 'Enmag' o.e. slow release at 100gm per sq.m applied to manufacturer's instructions.
- Prior to planting, lay woven plastic mulch roll, Plantex by TBD or equal, with slits to receive shrubs.
- Beds to be topped with 75mm min. well composted bark mulch (not wood chips) by Woodland Bark Ltd. Caister or equal.

WILDFLOWER SEEDING
- Sowing onto prepared soil: (To areas where top-soil and ground cover has been removed for levelling/banking purposes etc.)
- Sow in autumn, winter or spring.
- Do not apply fertiliser.
- Rotavate the soil and rake to a fine, firm surface
- Apply seed evenly @ 4g/sq.m to manufacturers instructions onto the soil surface, do not rake in, and roll over with one or two passes by Cambridge (ribbed) or flat roller.
- Sowing into existing grass: Sow in autumn or winter. Remove by hand, as far as practicable, perennial weeds (but retain nettles, thistles, etc.). Cut existing grass short and open up sites for germination by raking or lightly discing to create around 50% bare soil.
- Management of sown areas: Correct management is essential for establishment of wildflower areas. Refer to separate description in Landscape Management section of the Health & Safety File.

The contractor is to visit the site and be responsible for taking all dimensions necessary for the proper execution of the works. No responsibility will be accepted for errors resulting from the use of scaled dimensions. Do not commence the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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LEGEND: DO NOT SCALE

FENCING:
For fencing details, see Finishes & Enclosures drawing

LANDSCAPING KEY:

- Existing Hedge
- Hedging
- Shrubs (No.off) (<1/sq.m)
- Shrubs (No.off) (>1sq.m.)

SURFACE FINISHES:

- Turfed areas
- Seeded areas
- 9 metre easement requirement from brink of drain (Black Sluice Requirement for buildings)
- 6 metre easement requirement from brink of drain (Black Sluice Requirement for trees & fences)

No fencing or planting to be within the 6 metre ditch easement as required by Black Sluice Internal Drainage Board.

- Mass planting of Narcissi
- Sown with 3 - 5g/m2 MG9 Grassland mix by British Seed Houses Ltd. to manufacturer's instructions

SHDC
Planning & Development
- 5 SEP 2005
Ref: 1230/05

Revision:	Date:	Description:	Drw:	Chk:
A	01.09.05	Landscaping detailed proposals added for Planning Condition approval	JG	JB
-	24.03.05	Issued for Pricing	JG	JB

a multi-disciplinary practice of:
- architects
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Project:
Residential development at Cowley Road Donington

Drawing Title:
Proposed Landscaping

Client:
Boston Mayflower Ltd

Drawn:	Checked:	Date:	Scale:	Paper Size
JG	JB	21.03.05	1:200	A1

Job no.	Dwg. no.	Revision:	
30143	106	A	○ Preliminary ○ Design ○ Tender ○ Contract ● Working

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