

Foul Drainage

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-siphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, shower 38mm, sinks and bath 40mm, WC 100mm, dia. Soil and vent pipes to be 100mm dia terminating at tile vents or min 900mm above opening lights fitted with plastic balloon, S&VP's to have access plates at the base.

Underground drainage to be 110mm Osma drain with flexible joints to a fall of 1:80 on main runs (1:40 where runs serve sinks). Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls must opening both sides with rigid sheet material to prevent entry of vermin. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade 8 covers and frames.

Drain to connect into septic tank as indicated.

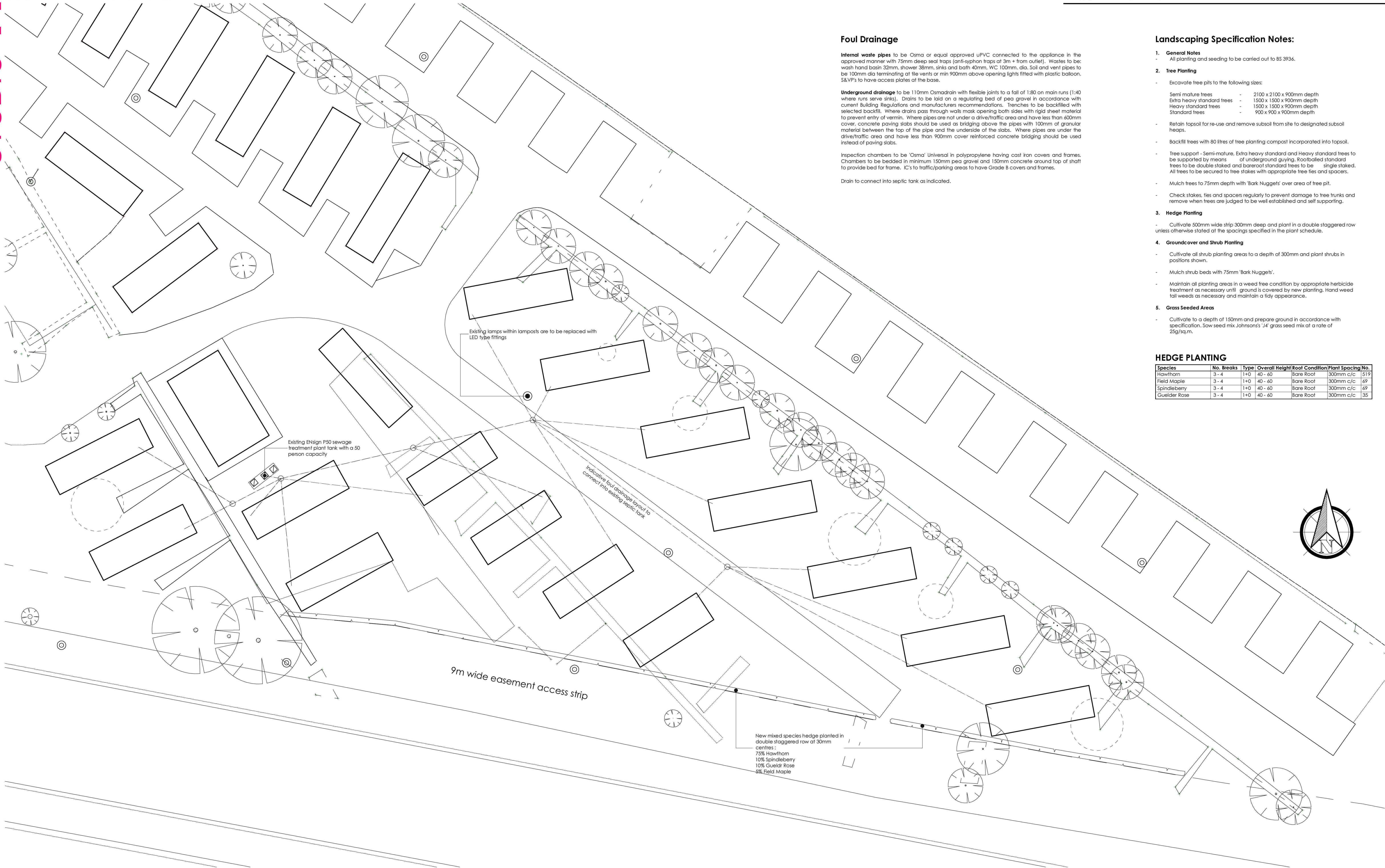
Landscaping Specification Notes:

- General Notes**
 - All planting and seeding to be carried out to BS 3936.
- Tree Planting**
 - Excavate free pits to the following sizes:

Semi mature trees	-	2100 x 2100 x 900mm depth
Extra heavy standard trees	-	1500 x 1500 x 900mm depth
Heavy standard trees	-	1500 x 1500 x 900mm depth
Standard trees	-	900 x 900 x 900mm depth
 - Retain topsoil for re-use and remove subsoil from site to designated subsoil heaps.
 - Backfill trees with 80 litres of free planting compost incorporated into topsoil.
 - Tree support - Semi-mature, Extra heavy standard and Heavy standard trees to be supported by means of underground guying. Rootballed standard trees to be double staked and bareroot standard trees to be single staked. All trees to be secured to tree stakes with appropriate tree ties and spacers.
 - Mulch trees to 75mm depth with 'Bark Nuggets' over area of tree pit.
 - Check stakes, ties and spacers regularly to prevent damage to tree trunks and remove when trees are judged to be well established and self supporting.
- Hedge Planting**
 - Cultivate 500mm wide strip 300mm deep and plant in a double staggered row unless otherwise stated at the spacings specified in the plant schedule.
- Groundcover and Shrub Planting**
 - Cultivate all shrub planting areas to a depth of 300mm and plant shrubs in positions shown.
 - Mulch shrub beds with 75mm 'Bark Nuggets'.
 - Maintain all planting areas in a weed free condition by appropriate herbicide treatment as necessary until ground is covered by new planting. Hand weed tall weeds as necessary and maintain a tidy appearance.
- Grass Seeded Areas**
 - Cultivate to a depth of 150mm and prepare ground in accordance with specification. Sow seed mix Johnson's 'J4' grass seed mix at a rate of 25g/sq.m.

HEDGE PLANTING

Species	No. Breaks	Type	Overall Height	Root Condition	Plant Spacing	No.
Hawthorn	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	519
Field Maple	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	69
Spindleberry	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	69
Gueldr Rose	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	35



PLANNING APPLICATION

REVISION	DATE	BY	DESCRIPTION
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CLIENT Saf Leisure

PROJECT Proposed development at Herons Cottage, Holbeach Fen

DRAWING Site Layout

SCALE 1:200@ A1 DRAWN CLH DATE 26.01.2015

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