SPECIFICATION NOTES

1. Existing levels to be preserved around existing trees to be retained
2. Existing trees to be protected during construction to BS 5837.2005 sections 7 & 8
3. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998
4. Topsoil to be handled (ie excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Contract Manager prior to work commencing. Amelioration to be as determined by analysis. Topsoil to be 150mm min depth in all grass areas and 300mm min. depth in shrub/groundcover planting areas
5. General plant stock to conform to BS 3936, advanced nursery stock to BS 5236, and planting to BS 4428.
6. Shrub planting beds to be min size 300x300x300mm deep so as to accommodate full root spread, backfilled with approved mix 80% clean topsoil and 20% compost and 20 gms granular fertiliser (applied according to manufacturers specifications). Climbers to be trained to adjacent fence or wall.
7. Tree planting pits to be min size $1m^3$, backfilled with 500mm depth approved mix of 80% clean topsoil and 20% compost and 100 gms granular fertiliser over 400mm depth clean medium grade washed sand (drainage layer) at base of rootball. All trees double staked and tied, and tree stakes to be stained black.
8. Beech hedging to form back of double layered boundary hedge, Lonicera to form front Beech hedge to be planted in double staggered row with plants at 500mm spacings and rows 250mm apart backfilled with approved mix of 80% clean topsoil and 20% compost and 20gms granular fertiliser. Beech hedge to have 900mm ht. central post and 2 wire support system and plants tied in. Trim back Beech hedge to 1.5m high, 500mm wide. Lonicera to be planted in single row at 500mm spacings in front of Beech hedge and established to 1m height, 500mm width during 1st summer following planting.
9. Evergreen screen planting shrubs to rear and side boundaries to be planted at density of $1.8m/m^2$ to strengthen existing boundary screening. All plants to be planted in a pit of min size 500x500x300mm deep so as to accommodate full root spread, backfilled with approved mix of 80% clean top soil and 20% compost and 20gms granular fertiliser. New shrubs to be interspersed with existing where necessary. Boundary screen to be grown approximately 2.5m high and maintained as a clipped hedge (allowing occasional plants to grow larger in the long term).
10. All ornamental planting areas to be mulched with 75mm bark mulch, 800mm dia bare earth circle around base of trees in grass areas to have 75mm depth mulch. Sample of mulch to be approved.
11. Grass to be a general purpose turf with perennial rye grass.
12. Establishment maintainance for all planting for 5 years from planting date to include weed control, watering and replacement of failures to original specification in the first planting season following failure.
13. All plant materal to receive annual pruning. Climbers to be checked regularly and retrained as necessary. Hedges to be trimmed with min 2 trims per year.
14. Lawn areas to receive min annual feeding, weed removal, and re-seeding as appropriate. Mowing to take place min fortnightly during growing season.

NEW TREE PLANTING

CODE	SPECIES	SIZE
CP	Crataegus prunifolia (Washington Thorn)	14-16cm girth rootballed or containerised
BP	Betula pendula Tristis (Silver Birch)	Ditto
JR	Juglans regia (Walnut)	Ditto

BOUNDARY SCREEN PLANTING

SPECIES	SIZE	DENSITY	%
Prunus lauroserasus	60-80, 10L container	$1.8/M^2$	25
Ilex aquifolium	Ditto	Ditto	15
Pittosporum tenuifolium	Ditto	Ditto	20
Escallonia macrantha	Ditto	Ditto	20
Prunus lusitanica	Ditto	Ditto	20

DOUBLE LAYERED HEDGE

CODE	SPECIES	SIZE
FS	Fagus sylvatica (back), Common Beech)	1.8m high feathered, 15L containerised
LP	Lonicera pileata (front), Lonicera	40-60cm high, 10L container

ORNAMENTAL SHRUB & CLIMBER PLANTING

CODE	SPECIES	SIZE (cm)	DENSITY
bc	Bergenia cordifolia	20-30cm, 3L container	$6/M^2$
cp	Calicarpa bodineri 'Profusion'	30-40cm, 3L container	$4/M^2$
cc	Ceanothus 'Concha'	10L container	Single specimen shrub
ec	Euphorbo characias 'Wulfenii'	2L container	$5/M^2$
hr	Hebe 'Red Edge'	20-30cm, 3L container	$6/M^2$
hs	Hebe 'sutherlandii	Ditto	Ditto
hgm	Hedra 'Gloria de Marengo'	10L container	Single specimen climber
hh	Hedra hibernica	Ditto	Ditto
hbw	Hydrangea 'Blue Wave'	Ditto	Single specimen shrub
hp	Hydrangea x petiolaris	Ditto	Ditto
hm	Hypericum x moserianum	2L container	$6/M^2$
nd	Nandina domestica	10L container	Single specimen shrub
ns	Nepeta 'Six Hills Giant'	2L container	$6/M^2$
ph	Parthenocissus henryana	10L container	Single specimen climber
ss	Sedum spectable 'Brilliant'	2L container	$6/M^2$
vd	Viburnum davidii	Ditto	$5/M^2$
vt	Viburnum tinus	10L container	Single specimen shrub

St Catherines Road
Hayling Island, Hampshire



30.52 Existing levels shown thus

29.500 Proposed levels shown thus

STORM DRAINAGE

Storm water by SUDS approach as PPS25 guidance

Sustainable storm water arrangement:

Only clean roof water to be taken to local sokaway

For new hard area use Marshalls SUDS system with permeable paving and granular sub base to provide on site storage and soakaway.

Provide measures to ensure no uncontrolled water is discharged to highway and taken to local soakaway (Refer Site Plan details)

KEY

- Conservation Style Kerbs
- MARSHALLS Tegula Priora Random Course Paviours Colour - Traditional
- New Tree Planting (Refer to specification)
- Existing Trees With Root Protection Area Shown
- New Lawned Areas
- DRIVEWAY - 20mm Golden Flint Aggregate With Amsterdam Tree Soil Sub-Base Under Driverway
- Proposed Double Layered Hedgerow
- Proposed Native Screen Planting
- CHARCON - Stonemaster York Brown 450x450mm Paving Slabs
- New Shrub Planting Areas. (Refer to specification)
- Loose Pebble Fill
- Tree Protection Fencing in Accordance With BS 5837 Section 9.3 and Fig 3
- Site Boundary (Application Proposal)

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LOCATION PLAN Scale 1:1250

0 10M 20M 30M

Scale 1:1250

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SITE PLAN

0 1M 10M

Scale 1:200

EXISTING TREE SCHEDULE, TREE PROTECTION MEASURES & SURGERY NOTES
(From Bernie Harverson Arboricultural Method Statement & Tree Protection Plan Report - Ref 831-0227, dated July 2009)

TREE NO	SPECIES
T2	Mature Oak (TPO) • To be retained • Care should be taken to avoid damage to the main stem or branches or impact upon the rooting area. • Finished levels of entrance surface should be based on existing levels and under no circumstances have a reduction in levels within the Root Protection Area of this tree. If there is a need to alter levels this would be through an increase in levels and through the use of some form of cellular confinement system with a porous finished surface. • Any landscape works within the root protection area to be carried out by hand only. • The stem of this tree to be affordedprotection during any construction with the use of a bark saver in addition to full specification tree protection.
T6	Hawthorn (Off site) • To be retained
T7	Mature Oak (Off site TPO) • To be retained
T8	Hawthorn (TPO) • To be retained
T9 - T10	Hawthorns • To be retained
T11	Hawthorn • Poor specimen to be removed
T12 - T13	Hawthorns • To be retained
T14	Scarlet Oak (Off site TPO) • To be retained
T15	Sycamore (Off site TPO) • To be retained • Ground protection measures are required to north side of bounday
T16	Beech (Off site TPO) • To be retained
GROUP 2	Mixed (Off site) • To be retained • To be pruned and faced back to boundary line to allow tree protection fence to be erected as shown • To be protected with ground protection and fencing

DRAINAGE

All drainage to be in accordance with B.S. EN 752 & B.S. 8301, for detailed design refer to Structural Engineers general site layout and associated details. Typically, all adopted sewers are to be Local Water Authority Association requirements.

All private drains are to be 100mm dia. Hepsleve or Hepseal or similar approved, bedded and haunched in pea shingle. Where cover to finished ground level is less than 600mm drains are to be protected with concrete capping in accordance with drainage manufacturers recommendations.

Drains passing through walls to have r.c. lintel over and gaps sealed to prevent rodents entering the building, where passing through foundation drain to be elevated both sides of foundation. Drain trenches adjacent to walls to be back filled in accordance with Building Regulation part H1 para. A11. Drains below below buildings to be protected with concrete capping or casing as BRS recommendations.

Where surface water is shown to soakaways, sw drain may be 100mm dia. Hepsleve 2nds. Soakaways to be sited 6.0m min. from buildings and boundary with rubble filling and concrete cover 150mm below ground level. Cubic capacity of soakaway to be achieved below lowest incoming invert, [0.75M3] for each fully used 65mm dia R.W.P. Manhole references shown are for identification and location only, construction, type, cover details to be in accordance with Building Regulation pt. H1 table 9.

Falls to private drains [refer to drainage schedule]
100mm dia. main foul run 1:60 min.
100mm dia. branch foul run 1:40 min.
100mm dia. surface water 1:80min.

DRAINAGE KEY

ibig	Internal back inlet gully with screw down cover
big	Back inlet gully
svp	100mm dia. U.P.V.C. soil vent pipe terminating in roof space fitted with air admittance value except at end of run where vent pipe is to terminate above roof with a Redland redvent or similar tile vent.
sp	Soil pipe stub stack
wc	Toilet connection
rg	Road gully
yg	Yard gully or Aco drain
rwp	Rain water pipe outlet
re	Rodding eye
sa	Soakaway
ic	Inspection chamber
mh	Manhole, size and cover in accord with Building Regulations 2002 pt. H1 table 11 & 12.

MINIMUM DIMENSIONS FOR ACCESS FITTINGS AND INSPECTION CHAMBERS.

Type		Depth to invert from cover	Internal Sizes Length x Width	Internal Sizes Circular	Cover Sizes Length x Width	Cover Sizes Circular
Rodding eye			As drain but min 100			Same size as pipework *1
Access Fitting						
Small	150mm dia	0.6m or less,				
	150 x 100mm	except where	150 x 100mm	150mm	150 x 100mm *1	same size as
large	225 x 100mm	situated in a chamber	225 x 100mm	225mm	225 x 100mm *1	access fitting
Inspection Chamber						
Shallow		0.6m or less, 1.2m or less	225 x 100mm 450 x 450mm	190mm *2 450mm	---------- min 430 x 430mm	190mm *1 430mm
Deep		Greater than 1.2m	450 x 450mm	450mm	max 300 x 300mm *3	Access restricted to max 350mm *3

Notes.
1. The clear opening may be reduced by 20mm in order to provide proper support for the cover and frame.
2. Drains up to 150mm.
3. A larger clear opening cover may be used in conjunction with a restricted access. The size is restricted for health and safety reasons to deter entry.

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PROJECT
SITE PLAN
40 St Catherines Road
Hayling Island
Hampshire

CLIENT
Mr.& Mrs.M.Seddon
-

SCALE 1:200 1:1250 [A1]

DATE

DRAWN P.T.E MCIAT ACIOB -

CHECKED

DRWG. NO. 25/12/08

REVISION A