

TOPSOILING
 ALL TOPSOIL TO BE SUPPLIED AND SPREAD BY MAIN CONTRACTOR IN ACCORDANCE WITH BS3882:2015. GENERAL PLANTING AREAS TO HAVE A MINIMUM DEPTH OF 450 MM WITH TREE PITS TO BE A MINIMUM OF 1200 MM WIDTH X 1000 MM DEPTH. GRASS AREAS TO RECEIVE A MINIMUM OF 150 MM DEPTH.

PLANTING
 ALL PLANT MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH BS3936-1:1992 'NURSERY STOCK SPECIFICATION FOR TREES AND SHRUBS'.
 ALL PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH BS4428:1989 'GENERAL LANDSCAPE OPERATIONS'.

ALL NATIVE HEDGING TO BE PLANTED AS A DOUBLE STAGGERED ROW. ROWS TO BE 30 CM APART WITH PLANTS AT 30 CM CENTRES WITHIN EACH ROW - 6 PLANTS PER LINEAR METRE.
 ALL NATIVE WOODLAND PLANTING TO BE PLANTED AT 1 METRE CENTRES AND UNDER PLANTED WITH GRASS SEED

ALL SHRUBS TO BE PLANTED IN SPECIES GROUPS, AT APPROXIMATELY 2 - 3 PLANTS PER M², UNLESS OTHERWISE STATED. EACH PLANTING PIT TO HAVE 20 LT COMPOST AND 25 g BONEMEAL INCORPORATED.

ALL TREES TO BE PLANTED AS ILLUSTRATED. EACH PLANTING PIT TO HAVE 75 LT COMPOST AND 50 g BONEMEAL INCORPORATED. EACH TREE TO BE SECURED WITH 1 NO. 1.8 M X 60 MM DIAMETER MACHINE ROUND TIMBER STAKE AND 1 NO. RUBBER BUCKLE TIE. ANY TREE PLANTED WITHIN 5M OF ANY DWELLING OR MAJOR DRAIN SHALL HAVE PROPRIETARY ROOT BARRIER TREE PITS.

ALL PLANTING TO BE CARRIED OUT DURING THE PLANTING SEASON OF OCTOBER TO MARCH UNLESS EXTRA ESTABLISHMENT PROCEDURES ARE TO BE USED.

WEED CONTROL
 WEED CONTROL TO BE CARRIED OUT IN ACCORDANCE WITH BS4428:1989 'GENERAL LANDSCAPE OPERATIONS' BY APPLICATION OF BARK MULCH TO ALL TREE AND SHRUB AREAS AND AT THE BASE OF NEW HEDGEROWS WITHIN THE CAR PARK AREA AND TO THE SOUTHERN BOUNDARY OF THE SITE, TO A DEPTH OF 50 MM. MULCH TO THE NORTHERN SIDE OF THE BUILDINGS TO BE 20 - 40 MM PLUM COLOURED SLATE CHIPPINGS OVER WEED SUPPRESSING MEMBRANE.

IMPLEMENTATION SCHEDULE
 Hard & soft landscape works to be completed prior to occupation or within 1st planting season following substantial completion, which ever is earlier.
 All planting to be carried out during the planting season of October to March unless extra establishment procedures are to be used.

MAINTENANCE
 ALL PLANTING TO BE MAINTAINED AS FOLLOWS:
 Planting should receive three visits per year for the application of herbicide where required. Two visits per year should be made to trim any developing competing vegetation.
 Trees and planted area to be inspected twice annually to ensure healthy establishment and replace any damaged stock.

Tree straps to be adjusted, removed as necessary and pruning to be carried out to control damage and disease.

Shrubs to be pruned as required to ensure strong growth and again to control damage and disease.

All planted areas to be cleared of weed and litter during each visit. Weed control can be by chemical or mechanical means.

Grassed areas to be mowed a maximum of 16 times a year.

Prior to expiry of maintenance period the Landscape Contractor will inspect the works and replace any damaged stock.

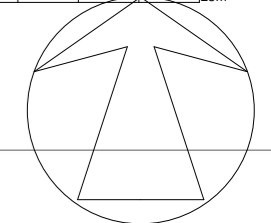
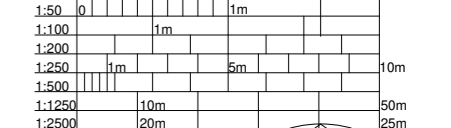
PLANT LEGEND

TREES						
NO.	CODE	SPECIES	SIZE	FORM	ROOT TYPE	PROTECTION
3	Sa	SORBUS AUCUPARIA	8/10cm	Std	BR	N/A
3	Tc	TILICORDATA	8/10cm	Std	BR	N/A

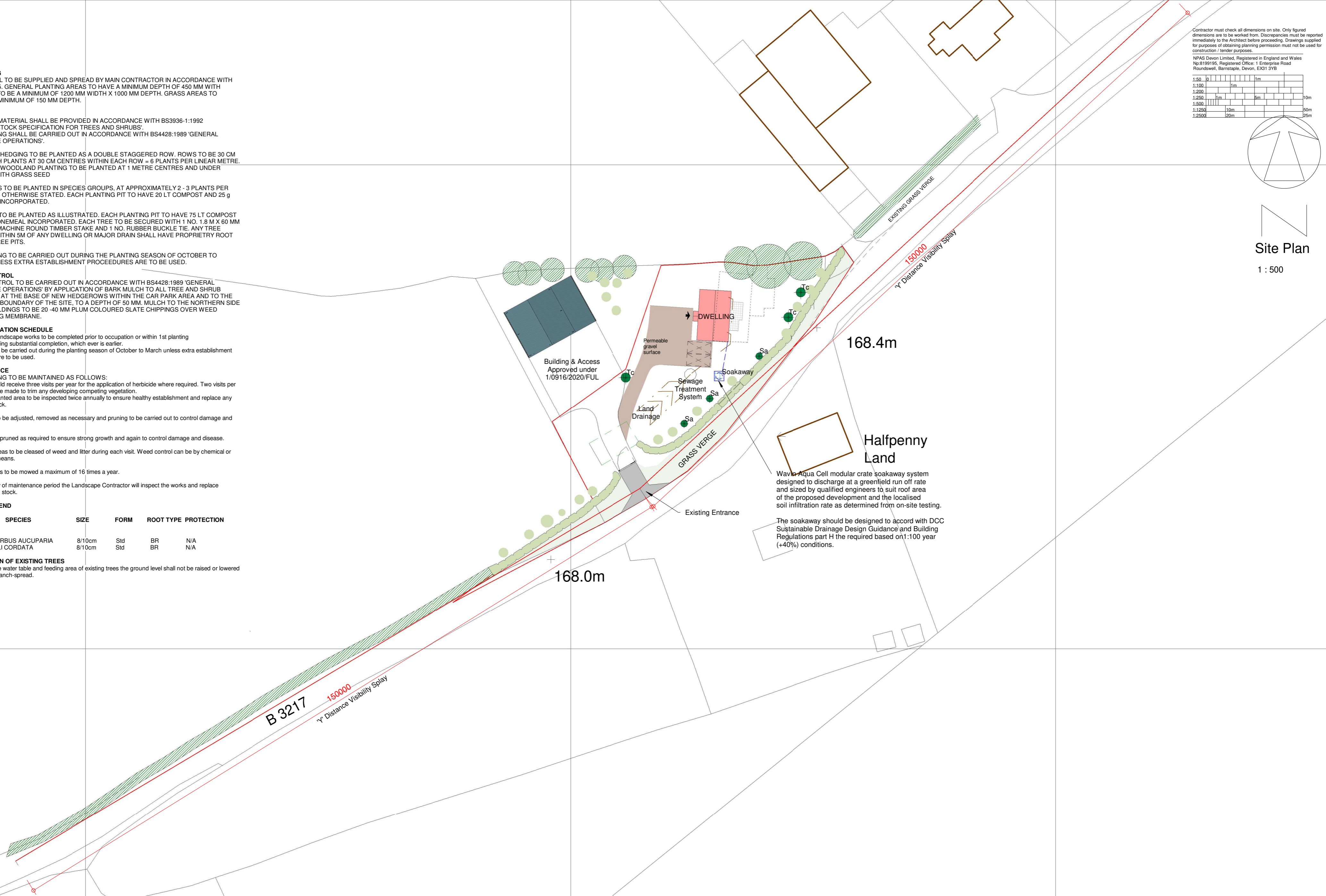
PROTECTION OF EXISTING TREES
 To protect the water table and feeding area of existing trees the ground level shall not be raised or lowered within their branch-spread.

Contractor must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Architect before proceeding. Drawings supplied for purposes of obtaining planning permission must not be used for construction / tender purposes.

NPAS Devon Limited, Registered in England and Wales
 No: 8199195, Registered Office: 1 Enterprise Road
 Roundswell, Barnstaple, Devon, EX31 3YB



Site Plan
 1 : 500



Halfpenny Land
 Wavin Aqua Cell modular crate soakaway system designed to discharge at a greenfield run off rate and sized by qualified engineers to suit roof area of the proposed development and the localised soil infiltration rate as determined from on-site testing.
 The soakaway should be designed to accord with DCC Sustainable Drainage Design Guidance and Building Regulations part H the required based on 1:100 year (+40%) conditions.



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Revision	
Proposed Dwelling	T11 Site Plan AS PROPOSED
at	
Halfpenny Land Rectory Road (B3217) DOLTON North Devon, EX19 8PX	Scale 1 : 500 A2 L sheet size.
for Mr H Jennings	Drq No. 798 25 rev: .