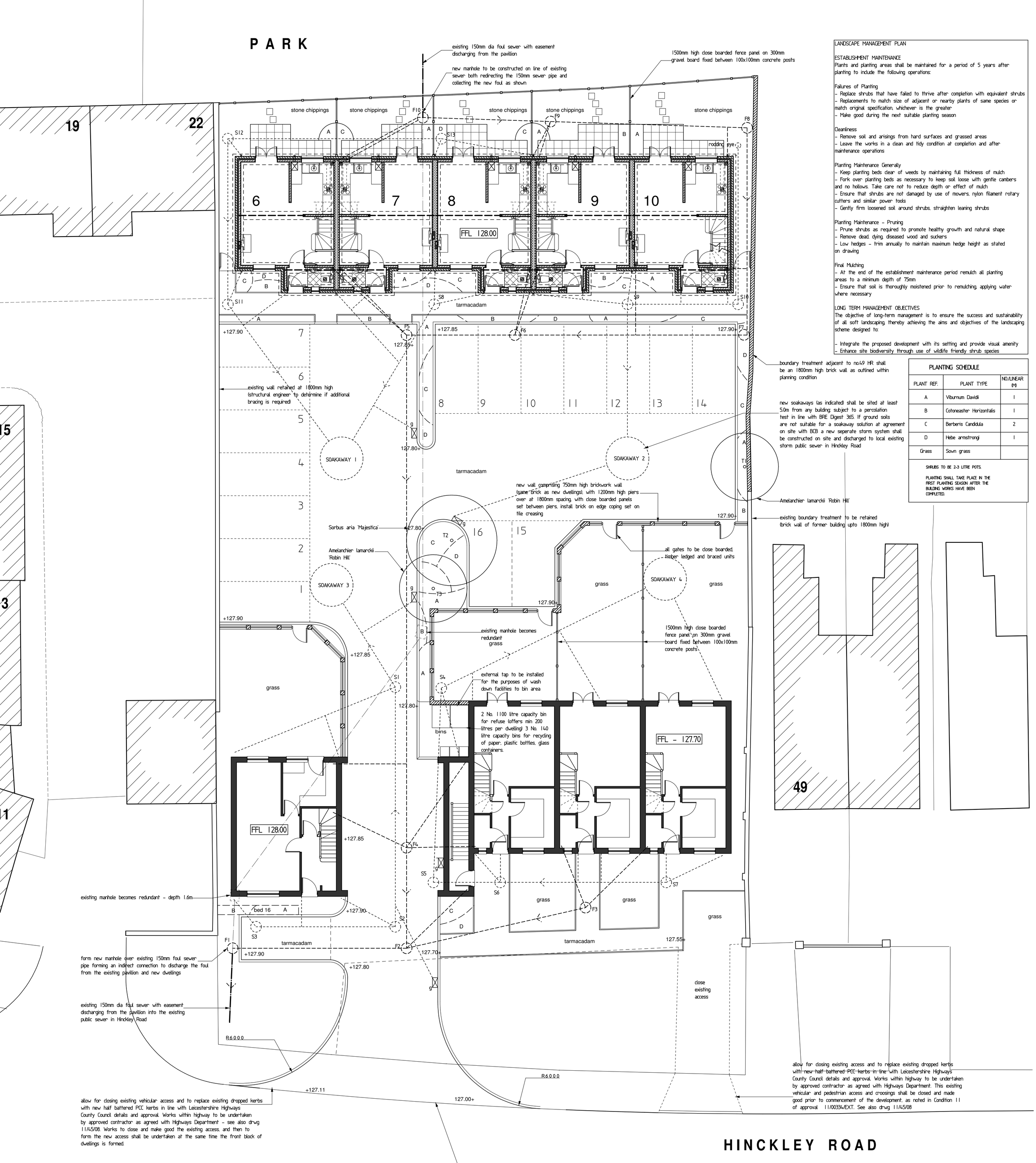

LANDSCAPE MANAGEMENT PLAN

ESTABLISHMENT MAINTENANCE
Plants and planting areas shall be maintained for a period of 5 years after planting to include the following operations:

Failures of Planting
- Replace shrubs that have failed to thrive after completion with equivalent shrubs
- Replacements to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater
- Make good during the next suitable planting season

Cleanliness
- Remove soil and arisings from hard surfaces and grassed areas
- Leave the works in a clean and tidy condition at completion and after maintenance operations

Planting Maintenance Generally
- Keep planting beds clear of weeds by maintaining full thickness of mulch
- Fork over planting beds as necessary to keep soil loose with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch
- Ensure that shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar power tools
- Gently firm loosened soil around shrubs, straighten leaning shrubs

Planting Maintenance - Pruning
- Prune shrubs as required to promote healthy growth and natural shape
- Remove dead, dying, diseased wood and suckers
- Low hedges - trim annually to maintain maximum hedge height as stated on drawing

Final Mulching
- At the end of the establishment maintenance period remulch all planting areas to a minimum depth of 75mm
- Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary

LONG TERM MANAGEMENT OBJECTIVES
The objective of long-term management is to ensure the success and sustainability of all soft landscaping, thereby achieving the aims and objectives of the landscaping scheme designed to:

- Integrate the proposed development with its setting and provide visual amenity
- Enhance site biodiversity through use of wildlife friendly shrub species

PLANTING SCHEDULE

PLANT REF.	PLANT TYPE	NO./LINEAR (M)
A	Viburnum Davidii	1
B	Cotoneaster Horizontalis	1
C	Berberis Candidula	2
D	Hebe armstrongi	1
Grass	Sown grass	

SHRUBS TO BE 2-3 LITRE POTS.

PLANTING SHALL TAKE PLACE IN THE FIRST PLANTING SEASON AFTER THE BUILDING WORKS HAVE BEEN COMPLETED.

STORM DRAINAGE SCHEDULE

MH No.	COVER LEVEL	INVERT LEVEL	TYPE	DISTANCE (METERS)	PIPE GRADIENT	PIPE SIZE (dia/mm)	CHAMBER SIZE internal dims rectangular/circular (mm)
1	127.80	126.901	IC	S1 to soak3 - 5.26	80	100	polypropylene IC
2	127.75	127.061	IC	S2 to S1 - 12.81	80	100	polypropylene IC
3	127.75	127.15	IC	S3 to S2 - 7.19	80	100	polypropylene IC
4	127.55	126.62	IC	S4 to soak4 - 12.56	80	100	polypropylene IC
5	127.80	126.752	MH	S5 to S4 - 10.58	80	100	1200x675 / 1200 dia
6	127.65	126.791	IC	S6 to S5 - 3.14	80	100	polypropylene IC
7	127.65	126.90	IC	S7 to S6 - 8.75	80	100	polypropylene IC
8	127.85	127.087	IC	S8 to soak1 - 8.56	80	100	polypropylene IC
9	127.85	127.18	IC	S9 to soak2 - 7.42	80	100	polypropylene IC
10	127.85	127.25	IC	S10 to S9 - 5.59	80	100	polypropylene IC
11	127.85	127.026	IC	S11 to soak1 - 9.22	80	100	polypropylene IC
12	127.85	127.134	IC	S12 to S11 - 8.67	80	100	polypropylene IC
13	127.85	127.25	IC	S13 to S12 - 9.24	80	100	polypropylene IC

FOUL DRAINAGE SCHEDULE

MH No.	COVER LEVEL	INVERT LEVEL	TYPE	DISTANCE (METERS)	PIPE GRADIENT	PIPE SIZE (dia/mm)	CHAMBER SIZE internal dims rectangular/circular (mm)
1	127.80	126.20 approx	MH	n/a			1200x675 / 1200 dia
2	127.70	126.27	MH	F2 to F1 - 9.14	130	150	1200x675 / 1200 dia
3	127.55	126.34	MH	F3 to F2 - 9.68	130	150	1200x675 / 1200 dia
4	127.80	126.30	MH	F4 to F2 - 5.02	130	150	1200x675 / 1200 dia
5	127.85	126.51	MH	F5 to F4 - 28.08	130	150	1200x675 / 1200 dia
6	127.75	126.55	MH	F6 to F5 - 5.46	130	150	1200x675 / 1200 dia
7	127.85	126.65	MH	F7 to F6 - 12.40	130	150	1200x675 / 1200 dia
8	127.85	126.73	MH	F8 to F7 - 10.99	130	150	1200x675 / 1200 dia
9	127.85	126.81	MH	F9 to F8 - 10.40	130	150	1200x675 / 1200 dia
10	127.85	126.90 approx	IC	F10 to F9 - 9.62	130	150	polypropylene IC

FOUL DRAINAGE - PIPE CAPACITY

Flow rate = upto 15 dwellings = 4.6l/s

A 150mm dia pipe laid at min 1 in 130 gradient offers a capacity of approx 17l/s - Therefore proposal ok.

NOTE All drainage subject to contractors agreement on site with BCO.

STORM DRAINAGE

- Use 100mm dia storm pipes, unless otherwise shown
- minimum invert depth of manholes subject to pedestrian traffic 600mm
- minimum invert depth of manholes subject to vehicular traffic 900mm
- All rainwater down pipes are to terminate into storm system via trapped gullies

ALL DIMENSIONS ANGLES AND LEVELS FOR ANY GIVEN ELEMENT OF WORK ARE TO BE CHECKED ON SITE PRIOR TO COMMENCING. NOTIFY ARCHITECT SHOULD ANY DISCREPANCIES ARISE PRIOR TO COMMENCING THAT GIVEN ELEMENT OF WORK.

THE PROPOSED STORM WATER DISCHARGE SYSTEM IS SUBJECT TO A SOIL INVESTIGATION REPORT TO CLARIFY SUITABILITY FOR INSTALLING SOAKAWAYS ON SITE.
THIS IS TO BE UNDERTAKEN ON SITE AND AGREED WITH BUILDING CONTROL AND THEREFORE THIS DRAWING IS SUBJECT TO CHANGE

MINIMUM COVER TO INVERT LEVEL OF 600MM TO MH & IC. WHERE PEDESTRIAN TRAFFIC. 900MM WHERE LAID IN LIGHT & MAIN ROADS USE HEAVY DUTY MANHOLE COVERS WHERE SUBJECT TO VEHICULAR TRAFFIC.
USE LIGHT DUTY MANHOLE COVERS WHERE SUBJECT TO LIGHT PEDESTRIAN TRAFFIC USE THERMOPLASTIC (NOMINAL RING STIFFNESS SN4) PIPES IN ANY WIDTH TRENCH

E - Plant spacing incorporated and gate type added - Apr 12
D - FFL altered to match former approved street elevation - Apr 12
C - Minor alteration to access notes - dec 11
B - Minor alteration to foul levels - sept 11
A - Sewer with easement incorporated into new drainage - sept 11

client: **Stokes Evans Developments Ltd**

project: proposed housing
45/47 Hinckley Road
Burbage

drawing: **external works & drainage**

scale: 1 : 100
date: Aug 2011
author: JAF
sheet: A1
job No: 11/45
drawing No: 06E

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