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

FOUL DRAINAGE - PIPE CAPACITY

Flow rate = upto 5 dwellings = 3.5l/s

A 100mm dia pipe laid at min 1 in 80 gradient offers a capacity of approx 6.5l/s - Therefore proposal ok.

- Use 100mm dia foul pipes, unless otherwise shown
- minimum invert depth of manholes subject to pedestrian traffic 600mm
- minimum invert depth of manholes subject to vehicular traffic 900mm

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

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

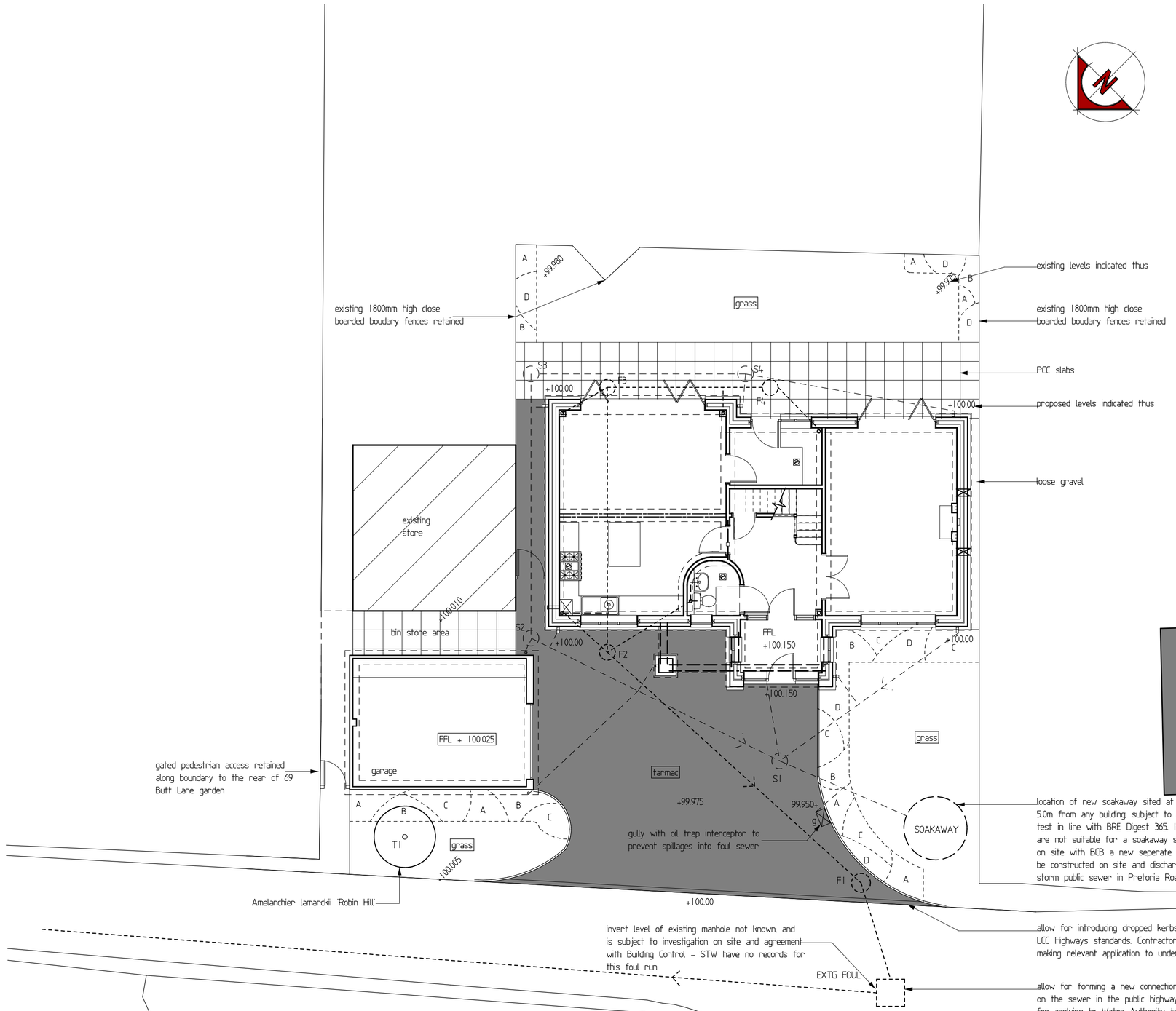
Planting Maintenance Generally
- Keep planting beds clear of weeds by maintaining full thickness of mulch
- Fork over planting beds as necessary to keep soil loose with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch
- Ensure that shrubs are not damaged by use of mowers, 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



SITE PLAN

PLANTING SCHEDULE	
PLANT REF.	PLANT TYPE
A	Viburnum Davidii
B	Cotoneaster Horizontalis
C	Berberis Candidula
D	Hebe armstrongi
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.

ALL PLANTING SHALL BE MAINTAINED FOR A PERIOD OF 5 YEARS AFTER COMPLETION.

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.

client: **Mr & Mrs Hughes**

project: proposed dwelling
land r/o 69 Butt Lane, Hinckley

drawing: **External Works & Drainage plan**

scale: 1 : 100 | sheet: A2

author: JAF | date: SEPT 2011

hayward ARCHITECTS LTD
19 Station Rd
Hinckley
Leicestershire
LE10 1AW
Tel: 01455 635665
Fax: 01455 618971
www.hayward-architects.co.uk

job No 11/68 | drawing No 11

THE COPYRIGHT OF THIS DRAWING IS VESTED IN HAYWARD ARCHITECTS LTD.
REPRODUCTION IN ANY FORM, EITHER IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE PRIOR WRITTEN PERMISSION OF THE COPYRIGHT HOLDER. DO NOT SCALE FROM DRAWING AND ONLY FIGURED DIMENSIONS ARE TO BE USED