SITE PLAN LEGEND

- sw - screen wall (height as indicated)
- pf - concrete post & timber panel fence (height as indicated) *all dividing fences between plots to be 1.8m high concrete post & timber panel fence
- indicates 600mm high knee rail
- marshalls tegular block paving
- tarmacadam private drive
- pre cast concrete paving slabs
- existing tree planting to be retained
- existing tree planting to be removed
- proposed tree planting
- proposed shrub planting

Proposed Landscaping Site Block Plan

SCALE 1:200

Nature Reserve
Area 2050 sq/m

Public Open Space
TTL 154.74

Open grassed area

ROAD 'A'
ROAD 'B'
ROAD 'C'

Tarmac drive

ACCESS TO NATURE RESERVE

Retain existing boundary treatment

Retain existing boundary vegetation

Unable to survey boundary Due to dense vegetation

Chain Link fence Ht 1.8m

1.8m high pf

1.1m high post and rail fence

0.9m high sw

1800mm high wrought iron key-lockable gate

Timber wicket gate

Wooden Panel fence Ht 1.8m

Wooden Panel fence Ht 2.3m

Wall Ht 1.8m

Existing retaining wall

900mm stone chipped walkway

6000 easement

trellis to upper half of fence between houses only

Existing Car Park to be retained

Existing 2m high palasade fence to be retained

Plot 15 garden

MAPLE AVENUE

existing site access retained

Tarmac roadway

existing tactile paving crossing

existing tactile paving - crossing

Pipe

MH

Gravel

Grass

Protected tree

Flat 151.05

Flat 149.88

Flat 149.55

Eaves 145.43

Ridge 151.41

Eaves 145.74

Ridge 149.18

Eaves 145.51

Ridge 148.96

Eaves 143.77

Ridge 145.31

Eaves 143.89

Ridge 145.96

Eaves 145.63

Ridge 149.18

Eaves 145.74

Ridge 151.41

141

145

125

LANDSCAPING SPECIFICATION

Denotes new tree planting

T1 Rowan (sorbus aucuparia)

T2 Cherry (prunus accolade)

All trees to be standards (10 - 12cm girths)

- Indicates shrub planting

S1
Broom (cytisus scoparia) 25%
Viburnum (viburnum bodnatense) 25%
Barberry (berberis darwinii) 25%
Buddleia (buddleia davidii) 25%

S2
Firethorn (pyracantha atalantioides) 20%
Ivy (hedera helix golden heart) 20%
St. John's Wort (hypericum hidcote) 40%
Periwinkle (vinca major) 20%

All proposed shrubbed areas to be planted with densities of max 4no. plants per m² to allow for adequate coverage in accordance with good horticultural practice to BS 4428

All driveway and courtyard finishes as indicated

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

WFM 1 denotes wild flower meadow planting. Seed mix to be Emorsgate Seeds EM2 standard general purpose meadow mixture.

Planting
Seeds sow at a rate of 25-50g/m2. Care should be taken to ensure sowing density is not too heavy, as this can lead to overcrowding and an imbalance in establishing the planting
Seeding shall be carried out in the first seeding seasons (March-April or August-September) following the occupation of the buildings or the completion of the development, whichever is the sooner.
Maintenance
Meadow planting should be cut after the peak flowering period (June and July) i.e. August. All cuttings should be collected and composted i.e. cuttings should not be left to build up over the meadow.

All (other) site boundary treatments as indicated

Form private drive to county council specification with tarmacadam finish bound at edges with precast concrete edging kerbs set on concrete foundations

Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection, to coincide with the canopy of the tree where possible, of a 2.3m protective barrier in accordance with BS5837:2005. Within these fenced areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. When scaffolding within the RPA the ground should remain undisturbed and protected by geotextile fabric and sole butting scaffold boards on a compressible layer.

REVISIONS		
A	12-06-20	plot 22 gate entrance relocated
B	28-09-20	drawing re-plotted
C	21-10-20	boundaries re-plotted to suit title plan
D	12-11-20	plot 10 omitted; plot 18 repositioned; existing site entrance retained
E	18-12-20	plot 10 reinstated and repositioned, plot 18 designed & repositioned; plot 9 repositioned

1:50 1m 2m 3m 4m 5m
1:100 2m 4m 6m 8m 10m
1:200 5m 10m 15m 20m
1:500 10m 20m 30m 40m 50m

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LOCATION
Land adjacent Maple Avenue, Ripley, Derbyshire, DE55 3PY

PROJECT
Proposed Residential Development

TITLE
Production Drawing - Sheet 1 of 23
Proposed Landscaping Site Block Plan

PAPER SIZE	SCALE	DATE
ISO A1 (594.00 x 841.00 MM)	1:200	Jan 2019

DRAWING NUMBER	REVISION
DB/RB/18/45/100	E

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