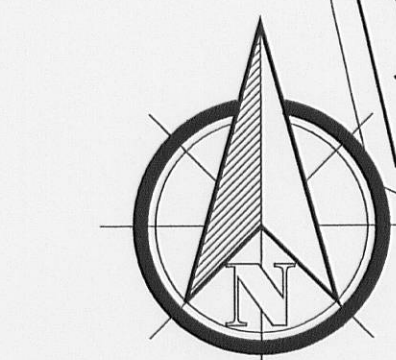


Site Plan - 1:500

Lower Moss Farm
House



Moss Farm



Landscaping Key

- Timber Decking
- Raised Granite Sets
- Residential Access Road (Tarmac - upto 25 Units)
270mm Type 1 GSB Sub-Base below an 85mm DBM Base Course and finished with 30mm CGM Wearing Course and loose fine lime stone chippings. Camber of surface to be 1:40. Edges to be left unfinished with grass verge.
- Domestic Access Road (Gravel - Single Unit)
250mm Type 1 GSB. Edges to be left unfinished with grass verge.
- Bollard Light
- Fire Point
- Foul Drainage (Underground)
- Water Supply (Underground)
- Dry Stone Wall
- Hedgerow Existing - a mix of:-
Hawthorn, Blackthorn, Hazel, Field Maple, Holly, Crab Apple, Gelder Rose, Dog Rose, Wild Privet, Honey Suckle
- Hedgerow Proposed - a mix of:-
60% - Hawthorn / Field Maple,
30% - Hazel / Holly,
10% - Crab Apple / Guelder Rose / Dog Rose / Wild Privet / Honey Suckle
- Hedgerow planting to be at two rows at 0.5mtr spacing's with plants spaced at 0.4 - 0.6mtr ctrs
- Hedgerow plants to be 0+1 / 1+1 and between 40-60cm in height
- Approximately 1190mtrs of hedgerow (Throughout site and to boundaries) = 4768 plants

Trees -	Open Space Heavy QTY	Groupings Std QTY	Hedgerows Whips QTY	Woodland 2 + 1 QTY
As - Ash (Common European) 0 <i>fraxinus excelsior</i> (≥16m / ≥16m / Fast) **	0	0	3	0
Al - Alder (Common) <i>Alnus glutinosa</i> (≥16m / 6-15m / Fast)	1	0	9	0
B - Beech (Common) <i>Fagus Sylvatica</i> (≥16m / 6-15m / Mod)	0	0	0	0
C - Cherry (Wild) <i>Prunus Avium</i> (6-15m / 6-15m / Fast)	0	0	0	0
H - Holly <i>Ilex aquifolium</i> (6-15m / 6-15m / Fast)	0	0	0	0
L - Lime - (Small Leaved) <i>Tilia cordata</i> (≥16m / 6-15m / Mod) **	0	0	0	0
O - Sessile Oak <i>Quercus petraea</i> - (≥16m / ≥16m / slow) **	0	0	11	0
P - Scots Pine <i>Pinus sylvestris</i> (≥16m / 6-15m / Mod)	0	0	5	0
R - Rowan (Mountain Ash) <i>Sorbus aucuparia</i> - (6-15m / 6-15m / Mod)	3	0	0	0
S - Silver Birch <i>Betula pendula</i> (6-15m / 50m / Fast) *	6	0	0	0
Wb - Whitebeam <i>Sorbus Arna</i> (6-15m / 6-15m / Mod)	0	0	9	0
TOTAL	10	0	37	0

- Trees to be planted as designated on plan or as specified below
- Trees in open space to be Heavy Standard (12-14cm) Located as indicated
- Trees group planted in open space to be Standard (6-10cm)
- Trees in hedgerows to be Whips (1 - 1.5mtr) @ irregular 15mtr - 20mtr spacing's
- Trees in woodland to be 1 + 1 (60 - 80cm) @ 3mtr random spacing's
- Woodland trees to be planted in species groupings
- All trees to have straight stems and well shaped heads
- All planting of trees is to be undertaken in accordance with -
 - BS4428:1989 - Code of Practice for General Landscape Operations. BSI British Standards, London.
 - BS3836:1:1992, Nursery Stock - Part 1: Specification for Trees and Shrubs. BSI British Standards, London.
 - BS4043:1989, Transplanting Root-Balled Trees. BSI British Standards, London.
 - BS3998:2010, Tree work. Recommendations, BSI British Standards, London.
- Trees Planted in hedgerows should be protected from trimming by using marker stakes and tree tags.

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

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Avalon RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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PROPOSED SITE PLAN WITH LANDSCAPING

Site: Lower Moss Farm,
Lower Lane,
Longridge

Client: David and Richard Rainford

Date: 19.03.12

Scale: 1:500 @ A1

Project No: RAI/05a Dwg 02

Drawn: RJ/NYB

Amendments: