



**ROAD SERVICE REQUIREMENTS.**

- VISIBILITY SPLAYS TO BE 2.4M X 70M
- AREAS BETWEEN SIGHT LINES AND ROAD EDGE TO BE LEVELLED TO GRASS VERGE LEVEL.
- WALLS, HEDGES, POLES ETC TO BE KEPT BEHIND SIGHT LINES.
- MINIMUM TURN IN RADIUS 5M.
- MINIMUM EXIT RADIUS 5M.
- MINIMUM WIDTH OF ACCESS 4.8M FOR FIRST 10M.
- THE GRADIENT OF THE ENTRANCE FOR A DISTANCE OF 5M FROM THE BACK OF THE VERGE SHOULD NOT EXCEED 1 IN 12.5.
- ENTRANCE GATES SHALL BE SITED AT LEAST 5M FROM THE EDGE OF THE CARRIAGEWAY AND SHALL BE HUNG SO THAT THEY DO NOT OPEN TOWARDS THE CARRIAGEWAY.
- DRAINAGE TO BE PROVIDED TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE CARRIAGEWAY AND NO CONSTRUCTIONAL WORK TO BE UNDERTAKEN UNTIL THE VISIBILITY SPLAYS AND PARKING SPACE OFF THE CARRIAGEWAY HAS BEEN PROVIDED.

Trees		Girth	Spec	
<b>Semi-Mature Trees</b>				
Acer Sacharrinum	Emerald Queen	18-20cm	RB, Semi Mature	
<b>Extra Heavy Standard Trees</b>				
Malus tchnoskii		14-16cm	RB, EHStandard	
Prunus avium	'Plena'	14-16cm	RB, Heavy Standard	
Sorbus aucuparia		14-16cm	RB, Heavy Standard	
<b>Multi-Stemmed Trees</b>				
Betula jacquemontii		240-300	C.G. Multi-Stem	
Prunus serrula		240-300	C.G. Multi-Stem	
<b>Ornamental Planting</b>				
Species		Height	Spec	Density
Hebe albicans		C3L 20-30cm	Bushy	4/m2
Ceanothus 'Blue Mound'		C3L 30-40cm	Bushy	4/m2
Euphorbia 'Fireglow'		C3L 30-40cm	Bushy	4/m2
Mahonia x media 'Charity'		C3L 40-60cm	Leaders	2/m2
Lavandula 'Vera'		C3L 30-40cm	Bushy	4/m2
Photinia x fraseri 'Red Robin'		C3L 40-60cm	Branched	3/m2
Lonicera nitida 'May Green'		C3L 30-40cm	Bushy	4/m2
Spirea 'Snowmound'		C3L 40-60cm	Branched	3/m2
Potentilla 'Abbotswood'		C3L 30-40cm	Bushy	4/m2
Elaeagnus x ebbingei		C3L 40-60cm	Bushy	3/m2
<b>Hedge planting</b>				
Species	Stock	Height	Spec	Density
Fagus sylvatica	BR	40-60cm	1+1	4/lin m

ALL EXISTING TREES AND PLANTING ARE TO BE MAINTAINED AND SUPPLEMENTED WHERE NECESSARY

THE EX. NATURAL SCREENINGS OF SITE ALONG ENTIRE BOUNDARIES SHALL BE RETAINED AND NO LOPPING, TOPPING, FELLING OR REMOVAL SHALL BE CARRIED OUT UNLESS FOR PROVISION OF VISIBILITY SPLAYS

**GENERAL LANDSCAPE NOTES**

- All landscape works to be undertaken by an ALCI approved landscape contractor and in accordance with landscape specifications. All planting works to be completed during first planting season following completion of the construction works.
- Topsoil Depths spread over prepared subsoil in layers not exceeding 150 mm, each layer firmed before spreading the next. Overall minimum depths after firming and settlement to be:
  - Grass areas 100 mm
  - Shrub/planted areas 500 mm.
- Protection of Existing Vegetation precautions will be taken to protect in the course of works, existing trees and vegetation from malicious or accidental damage.
- Any damaged plant material shall have all cuts made flush leaving no snags. Where there are cuts over 50 mm diameter or bruises or scars on the bark, the injured cambium will be traced back to living tissue and removed. Wounds shall be smoothed so as not to retain water and the treated areas will be coated with approved tree wood paint.
- No soil, spoil, constructional materials or rubbish will be stored or tipped and no construction plant or vehicles will be parked within the spread of existing trees, shrubs or hedges.

**TREE PLANTING**

The planted trees shall be full and well shaped. Trees shall have their crowns thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. Trees shall have a dense and healthy fibrous root system.

The root ball shall be formed through regular transplanting: every 2-3 years minimum. The root ball shall be wrapped in hessian and steel wire netting or other suitable and approved decomposable material.

Tree Pits: 800 x 800 x 600 mm depth, break up subsoil to base by 200 mm, plant tree and backfill excavated topsoil incorporating compost/manure (.035m cube per meter cube of topsoil). Supply and fix 1 no. 2400 x 100 mm dia. stake and tie. Tree sizes as scheduled, supplied root-balled and with 75 mm perforated land-drain to base for irrigation.

**SHRUB/HEDGE PLANTING AREAS**

Container grown shrubs shall conform to the BS 3936: Part1. Shrubs shall be of the minimum size specified in the schedules with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown and with a good root system. Plants shall not be pot bound nor with roots deformed or restricted.

General cultivation, grading, stone pick (50 mm and above), application of a soil conditioner (eg: spent mushroom compost) at 1m3 per 20m2, slow release fertiliser at 70gms/m2, planting of container grown shrubs at an average density of 2 to 5 plants per m2 and application of bark mulch to a depth of 50 mm.

**GRASS SEEDING**

Coburn's 'GreenLawn' mixture (or similar approved) for general amenity areas. Sowing rate 35g per sq.m to all areas as shown on above plan.

**MAINTENANCE**

Initial landscape operations will be undertaken by an ALCI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. Any trees or shrubs dying, damaged or removed will be replaced in the following planting session with plant of similar size and species.

**TREATMENT PLANT:**  
Klargester treatment plant (min. cap. 2.73m3) with sub-soil irrigation for secondary treatment and sampling chamber immediately after the treatment tank to Public Health design.

Effluent from treatment tank via sub-surface irrigation drain of at least 200m and max. fall of 1:200. Parallel drains to be at 2.6m crs. min. to ensure 2m undisturbed ground between them.  
No sub-soil irrigation to be within 7.5m of dwelling.  
Treatment tank to be min. 15m from dwelling.

Hawthorn or other natural species hedge shall be planted in a double staggered row 200mm apart, at 450mm spacing, 500mm to the rear of the sight splays along the front boundary of the site.

**revisions**

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architectural design

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**title**

proposed replacement dwelling and detached garage  
160m west of 267 ballygowan rd dromore  
for waugh farms management ltd

**project**

site plan

1:500  
nov 11  
11-124-01

**scale**  
**date**  
**dwg**