LANDSAPING LEGEND

DECID.	EVER GREEN	SYMBOL	SPECIES	STATUS	CLASS	GIRTH	O/A HEIGHT ABOVE G/L	MIN. HEIGHT G/L TO BRANCH	SPREAD	MIN ROOT WIDTH	STAKE
X		BEECH	FAGIS SYLVATICA	CO-DOMT	WHIP A/B	NA	1.2-1.8M	NA	NA	.150MM	NO
X		OAK	QUERCUS ROBUR	CO-DOMT	WHIP A/B	NA	1.2-1.8M	NA	NA	.150MM	NO
X		HAWTHORN	CRATAEGUS MONOGYNA	SUB-DOMT	TALL STD	80-100MM	3.0-3.5M	1.8M MIN	NA	.600MM	1 NO.
X		ASH	FRAXINUS EXCELSIOR	SUB-DOMT	TALL STD	80-100MM	3.0-3.5M	1.8M MIN	NA	.600MM	1 NO.
X		SYCAMORE	ACER CAMPSTRE	OCCASIONAL	TALL STD	80-100MM	3.0-3.5M	1.8M MIN	NA	.600MM	1 NO.
	X	LARCH	LARIX EUROPAEA	OCCASIONAL	NA	NA	1.5-1.8M	NA	.900-1.05MM	.500MM	NO
	X	YEW	TAXUS BACCATA	OCCASIONAL	NA	NA	1.5-1.8M	NA	.900-1.05MM	.500MM	NO
		SHRUBS									
	X	BUXUS SEMPERVIRENS					.300M		NA		
	X	LAUREL					.450M		NA		
		EUONYMOUS EUROPAEUS					.450M		NA		
		HEDRERA HELIX HIBERNICA					NA		.450M		
X		FUCHSIA					.450M		NA		
		ROSA RUBIGINOSA					.450M		NA		
		SAMBUCUS NIGRA					.600M		NA		
		VIBURNUM OPULUS					.450M		NA		

ALL PLANTING TO BE CARRIED OUT IN ACCORDANCE WITH BS 4428 1989
IMPORTED TOPSOIL SHALL CONFORM WITH BS 3882 1965, TEXTURE MEDIUM TO LIGHT, PH 7. 0-7.5, SLIGHTY STONEY

-BOUNDARY LEGEND-

- Screen wall with railing (See detail on site layout)
- Railings (See detail on site layout)
- All remaining fences to be close timber screen fence-1.8m
- All driveways to be tarmacadam
- Site road to Transport NI Standard
- All areas of open space are to be sown out with grass and shown thus
- All remaining gardens are to be sown out with grass and marked thus

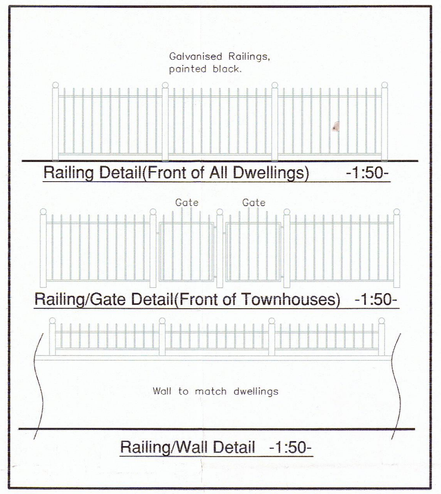
-TREE LEGEND-

- 14 No. Sorbus aucuparia vars 12/14 girth, 3.5/4m high, root balled
- 2 No. Tilia cordata green spire 14/16 girth, 4/4.5m high, root balled
- 15 No. Acer campestre 100/125cm whip, bare root
- 9 No. Quercus robur 100/125cm whip, bare root
- 3 No. Betula pendula 125/175cm whip, bare root
- Hawthorn Hedging 125/175cm whip, bare root

ALL PLANTING TO BE CARRIED OUT IN ACCORDANCE WITH BS 4428 1989 /
IMPORTED TOPSOIL SHALL CONFORM WITH BS 3882 1965, TEXTURE MEDIUM TO LIGHT, PH 7. 0-7.5, SLIGHTY STONEY
SEE SEPARATE MANAGEMENT/MAINTENANCE PLAN

- Existing Trees to be Retained
- Existing Trees to be removed
- Existing Hedge to be removed

-DRAINAGE NOTES-
Foul sewers are to connect into existing mains on Main Street
Storm sewers are to connect into Stream along Southern Boundary



GENERAL SITE NOTE

THIS DRAWING TO BE USED IN CONJUNCTION WITH SITE SECTIONS AND DETAILS. TOPS OF MANHOLES TO FINISH FLUSH WITH ROAD OR FOOTPATH OR FINISHED GROUND LEVEL ALL DRAINAGE TO COMPLY WITH THE SCOTTISH STANDARD SPECIFICATION.

PIPES WITH LESS THAN 1200MM COVER IN ROADS,1000MM IN FOOTPATHS AND 750MM IN GARDENS TO BE SURROUNDED IN CONCRETE.

MANHOLE COVERS AND FRAMES TO COMPLY WITH B.S.497.

MIN. GRADIENT OF HOUSE SEWERS TO BE 1:60 AND TO THE SATISFACTION OF CHIEF BUILDING CONTROL OFFICER IN ACCORDANCE WITH BUILDING

ALL DRIVEWAY GRADIENTS MUST NOT EXCEED 1:12.5 FROM BACK OF FOOTPATH FOR A DISTANCE OF 5M.

ALL DRIVEWAYS TO BE AT RIGHT ANGLES TO PROPOSED ROAD.

INDIVIDUAL SITES AND DRIVEWAY DRAINAGE MUST NOT DISCHARGE DIRECTLY OR INDIRECTLY ONTO THE ROAD OR FOOTPATH.

NO FENCES TO FRONT GARDENS.

K/2014/0496/F

Fermanagh and Omagh District Council
Drawing Number 10

CONSTRUCTION DETAILS
Standard construction details for Private Street Works can be found in the Private Streets Developers Pack Refer to
http://www.roadsni.gov.uk/index/publications/publications-specific_interest_publications/publications-specific-development_control-developers_pack.htm
Construction details and specifications for works carried out on the public road network shall be in accordance with the Design Manual for Roads and Bridges
DRAINAGE DISCHARGE CONSENTS
This planning approval does not give authority to discharge any drainage into a Roads Service drainage system.
DRAINAGE & GULLIES
Precise gully locations must be agreed with Roads Service in advance of installation. Relocated or extra gullies may be deemed necessary on site. Adequate measures shall be taken to prevent surface water runoff from private areas, verges and embankments flowing onto the public/adoptable footway and carriageway
LAYOUTS AND GRADIENT
Road gradients shall be in accordance with the approved longitudinal plan and within the following limits.
Development access must be no steeper than 1:25 for the first 10m from the near edge of the public road.
Development road gradient must be between 1:10 & 1:150.
House driveway gradients must be no steeper than 1:12.5 for the first 5m from the back of the footway or service strip.
Footways have a cross fall of 1:40 towards the road.
Service strips shall be flat, and have no obstacles, infringements or trips.
RETAINING WALLS
Any structures which also include walls retaining more than 1.0m in height must be approved under the DRD, Roads Service Technical Approval of Structures scheme (TAS), if the structure or wall is abutting or within 6 metres of an adoptable road or footway, or the existing road or footway. Approval, in principle, is required prior to any building works commencing.
GROUND CONDITIONS
The standards approved assume normal ground conditions. Where ground conditions are uncertain or soft pockets are identified, geotechnical certification in accordance with the Design Manual for Roads and Bridges shall be required.
FENCES
An approved fence or barrier will be required where the road or footway abuts a steep incline or sudden drop in level.
STREET LIGHTING
Existing Street Lighting columns shall be relocated behind visibility splays and at the back of new or reconstructed footways and verges. The cost of this work is to be borne by the developer. All alterations to Street Lighting shall be agreed with Roads Service Street Lighting Section based at Co Hall, Ballymena.
STATUTORY SERVICES
Statutory Service poles/mini-pillars shall be relocated at the back of new or reconstructed footways and verges or behind the sightlines if greater. The cost of this work is to be borne by the developer.
TRAFFIC SIGNS / ROAD MARKINGS
All traffic signs and road markings are to be provided in accordance with Traffic Signs Manual Chapter 5 2003 and Traffic Signs Regulations (Northern Ireland) 1997 and to the satisfaction of DRD Roads Service prior to adoption
The cost of the provision of traffic signs and road markings is to be borne by the developer
KERBING
Kerb levels shall be agreed with DRD Roads Service prior to any works commencing on the public road network.
AVENUE PLANTING
Any trees provided as avenue planting adjacent to the carriageway or footway shall be contained in 2.0 metre diameter concrete ring or similar approved. Any tree planting which has the potential at maturity to impair any visibility splays must be carefully selected to ensure clear vision between heights of 600mm and 2.0metres above ground level
ROAD WIDENING/ RIGHT TURN LANES
Extents and limits of bituminous resurfacing, position of bituminous wearing course joints and new crown lines shall be agreed and approved by DRD Roads Service prior to any works commencing on the public road network. Any bituminous longitudinal joints associated with the Works shall be kept clear from the wheel tracks of vehicular traffic

Any Roads Service storm drain in the existing footway or verge that is affected by road widening shall be relocated behind the new road edge or kerb. Road Gullies shall be relocated to the new road edge. All road drainage details and works to be agreed with DRD Roads Service prior to works commencing.

NORTHERN IRELAND ELECTRICITY plc IMPORTANT WARNING

THE ELECTRICAL EQUIPMENT SHOWN ON THIS DRAWING REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPERATION. NO GUARANTEE IS GIVEN THAT IT IS WHOLLY ACCURATE OR COMPLETE IT IS THE RESPONCIBILITY OF CONTRACTORS TO AVOID DAMAGE TO ELEC EQUIPMENT INCLUDING THAT WHICH MAY NOT APPEAR ON THE DRAWING. (CABLE POSITIONS ARE APPROXIMATE ONLY).

WHEN CARRYING OUT ANY WORK IN AN AREA WHERE ELECTRICAL EQUIP IS SUSPECTED OF BEING PRESENT YOU ARE STRONGLY ADVISED TO WORK IN ACCORDANCE WITH THE SAFETY PRECAUTIONS IN THE CONSTRUCTION HANDBOOK ISSUED BY THE HEALTH AND SAFETY AGENCY FOR NORTHERN IRELAND.

WORK IN THE VICINITY OF ELECTRICAL EQUIPMENT WHETHER UNDERGROUND OR OVERHEAD CAN INVOLVE THOSE CONCERNED IN CONSIDERABLE DANGER AND THE GREATEST CARE MUST BE EXERCISED NOT TO COME OR TO BRING MATERIALS,EQUIPMENT,APPLIANCES OR TOOLS TOO CLOSE, OTHERWISE WORKMEN AND INDEED OTHER PERSONS NOT DIRECTLY CONCERNED, MAY BE INVOLVED IN A VERY GRAVE RISK WHICH MIGHT LEAD TO A SERIOUS OR EVEN FATAL ACCIDENT.

IF BY ACCIDENT OR THROUGH INADVERTENCE, MATERIALS, EQUIPMENT, TOOLS OR APPLIANCES USED BY YOUR WORKMEN COME INTO CONTACT WITH EQUIP BELONGING TO NORTHERN IRELAND ELECTRICITY plc WHETHER OR NOT THIS IS CARRYING CURRENT AT ANY TIME, WORK IN THE VICINITY SHOULD BE DISCONTINUED FORTHWITH AND A RESPONCIBLE NORTHERN IRELAND ELECTRICITY plc OFFICER ADVISED AS SOON AS POSSIBLE SO THAT CONSIDERATION MAY BE GIVEN AS TO WHAT STEPS IT MAY BE NECESSARY TO TAKE.

UNDER NO CIRCUMSTANCES SHOULD NORTHERN IRELAND ELECTRICITY plc EQUIPMENT BE INTERFERED WITH

BRITISH TELECOMMUNICATIONS PLC IMPORTANT WARNING

INFORMATION CONCERNING THE LOCATION OF BRITISH TELECOMMUNICATIONS PLC TELECOMMUNICATION APPARATUS IS GIVEN FOR YOUR ASSISTANCE AND IS INTENDED FOR GENERAL GUIDANCE ONLY. NO GUARANTEE IS GIVEN OF ITS ACCURACY, IT SHOULD NOT BE RELIED UPON IN THE EVENT OF EXCAVATIONS OR OTHER WORKS MADE NEAR TO BRITISH TELECOMMUNICATIONS PLC APPARATUS WHICH MAY EXIST AT VARIOUS DEPTHS AND MAY DEVIATE FROM THE MARKED ROUTE

FOR FREE ON-SITE APPARATUS LOCATION AND MARKING SERVICE DIAL 100 AND ASK FOR FREEFONE "DIAL BEFORE YOU DIG"

TELECOMMUNICATIONS SHOWN THUS: UNDERGROUND OVERHEAD

APPROXIMATE MINIMUM DEPTHS:
FOOTWAY 350MM
CARRIAGEWAY 600MM

EXCHANGE AREA		MAP REF:
DRAWN	OUR REF:	DATE

N

Landscape Layout
1:500

Fermanagh and Omagh District Council
RECEIVED
21 JAN 2016
File No. K/14/0496/F
LOCAL PLANNING

bds	project	Proposed Housing Development at 101 Main Street, Beragh, Co. Tyrone			
	client	Smallwood Contracts Ltd.			
	dwg title	Proposed Landscape Layout			
	dwg no.	2246-D-016	scale	1:500	
	drawn	A.B.	checked	P.B.	date Jan.'16

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