



EV LEGEND

Electric vehicle charging point on paved area behind parking space (FOR COMMUNAL AREA BY FLAT BLOCK) or position for dedicated plot (FOR INDIVIDUAL HOUSES). Free standing posts to be used where parking is located further than 7.5m from plot. To be installed in accordance with BS EN 61851 & should have a minimum nominal rated output of 7kW

LANDSCAPE LEGEND

Structured Landscaped Trees (10m c/c)
Flag Poles (10m c/c)
Re-filled Landscape areas
Chester Steel Bollards (BX 14 4523) to be 1600 centres as per COOP spec
7 x 5 (2100x1500) Sheds

LEGEND

SURFACE TYPES
Bituminous Carriageway
Bituminous Footway
Grasscrete
Hoggin Self Binding Gravel Footpath
BLOCK PAVING
Omega Burnt Oak laid 90°
BLOCK PAVING
Brindle Block Paving
PRIVATE PAVING
Private Paving Spec TBC
ADDITIONAL PAVING
450 x 450mm Additional customer extra paving
Private landscape to Landscape Architects Details.
POS landscape to Landscape Architects Details.
20mm dia gravel to Landscape Architects Details.
Concrete Base.

FENCING TYPES
1800mm closeboard fence with timber posts
1200mm post and 4 rail fence
1200mm high metal railing with metal posts.
Denotes post and rail side of fence
Plot allocated parking space - provide signage to end of space to delineate plot ownership.
White line marking to parking spaces
Unit Entrance
Unit Rear Exit
Lockable Rear Garden.
Air Source Heat Pump Location. To allow 300mm min. to rear of unit and 500mm min. to front of unit for maintenance & servicing.

GENERAL NOTES

Refer to XXX Civil Engineers drawings for further information on the following:
- Level information
- External works details
- Finishes and Kerbing plan
- Drainage information for drainage details.

This drawing is to be read in conjunction with Andrew Hastings Landscape Consultants Ltd landscaping drawings.

All landscape works to be carried out in accordance with the relevant current British Standards (including current revisions of 4428, 3936 & 5837); National Planting Specifications Guidelines; Horticultural Trades Association Standards (including 'Handling and establishing landscape plants' part 1, 2 & 3); CSE 'Plant Handling' Standards & COSHH Regulations.

The agreed landscape works will take place and be finalised on completion or during building works and, for bare rooted stock, during the first planting season after completion of building works or prior to sale of any individual plots, whichever is the sooner. Note: specific timings are not required. Confirming that the setting out and maintenance of landscape feature protection and the implementation of landscape schemes will be regularly and professionally monitored by the relevant competent person.

The landscape will be managed in perpetuity; it will be competently managed and monitored and follow best landscape management practice principles. It will follow a maintenance schedule sufficient to keep it well maintained, safe, tidy and in a good state of repair. The maintenance schedule will be drawn up and kept available for inspection and will include written schedules detailing (as applicable) the: Minimum number of maintenance visits p.a. Replacement of dead, dying or dangerous trees. Replacement of dead, dying shrubs. Replacement of distressed/falling turf. Weeding planted areas and topping up mulch. Spot treatment of planted and grassed areas. Irrigation of planted areas. Grass cutting. Tying of beds & pruning shrubs and trees. Removal of tree/shrub stakes, ties and guards when plants are stable/mature enough to no longer require support/protection. Leaf litter clearance. Litter clearance, including the safe picking and removal of animal faeces. Wildflower area maintenance, including cutting timetable, height of cut and arisings (hay) removal. Weed treatment, sweeping, snow clearance and tidying of hard landscaped areas. The repair or replacement of defective hard landscape, fencing, gates and street furniture, including graffiti removal. The regular inspection and emptying of dog and litter bins (time tabled to avoid overfilling).

All service access covers, manholes and ironworks to be aligned with block paving and (where feasible) coordinated with surface finishes.

LIGHTING LEGEND
WALL MOUNTED LIGHT
DOWN LIGHT
LIGHTING COLUMN AND LANTERN
Note: Please refer to Williams Lighting Consultants Ltd. Drawing WLC926-1300-001 for specification.

Rev. No.	Date	Amendment	Initial
T28	11.09.24	TENDER ISSUE. Flat Block drainage revised	CA
T29	27.09.24	TENDER ISSUE. Rear double doors to COOP Store repositioned. ATM & Bollards moved. FS to commercial unit 2 kitchen area repositioned, all as per clients instruction. Bin store locations for plots 22/23 revised as per site.	DP
T30	12.11.24	TENDER ISSUE. EV charges for plots 1 and 9 positioning updated.	CA
T31	12.05.25	TENDER ISSUE. Additional path and gate added to rear of Flat Block.	CA
T32	13.05.25	TENDER ISSUE. Driveways to plots 31 & 32 corrected and patio to plot 19 indicated.	CA
T33	13.06.25	TENDER ISSUE. Plot 26 & 27 fence lines adjusted as per site.	CA

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NOTES
1. Site verify all dimensions prior to construction
2. Report all discrepancies to the Drawing Originator immediately
3. This drawing is to be read in conjunction with all relevant documents and drawings

PRINT IN COLOUR

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CHBC Architecture

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Client:
HILLS BUILDING GROUP RESIDENTIAL

Project:
**HEATH ROAD
EAST BERGHOLT**

TENDER

Drawing:
**EXTERNAL WORKS PLAN
SHEET 1 OF 2**

Scale:
1:500 @ A1

Date:
JUNE 2022

Drawn By:
JM

Checked By:
JM

Drawing No:
22.7960.800

Rev. No:
T33

THIS DRAWING IS A COPYRIGHT
All dimensions to be checked on site or in the workshop before work commences.
Only figured dimensions to be worked to. Any discrepancies to be reported to the drawing originator.