

A3



Site Layout
Scale: 1:1500



Detailed Site Compound Layout
Not to scale

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Key

- Application Boundary
- Affordable Boundary
- Pedestrian Access
- Vehicular Access
- Parking
- - - Storage Area
- - - Site Compound (heras fencing)
- Office
- Toilet
- Welfare
- Store
- Fire Assembly Point
- First Aid

Rev	Date	Remarks	By	Ch.
G	27.08.20	Haul Road Updated	MC	BW
F	14.08.20	Compound area reduced further	CS	BW
E	06.08.20	Compound area reduced from 5,700sqm	BC	BW
D	06.08.20	Construction access and compound revised	BC	BW
C	22.01.20	Construction access to site revised	BC	CS
B	21.01.20	Construction access to site revised	BC	BW
A	23.10.19	Entrance wall information added	CS	BW



Springfield Properties Plc

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Project
Easterfield
Inverness

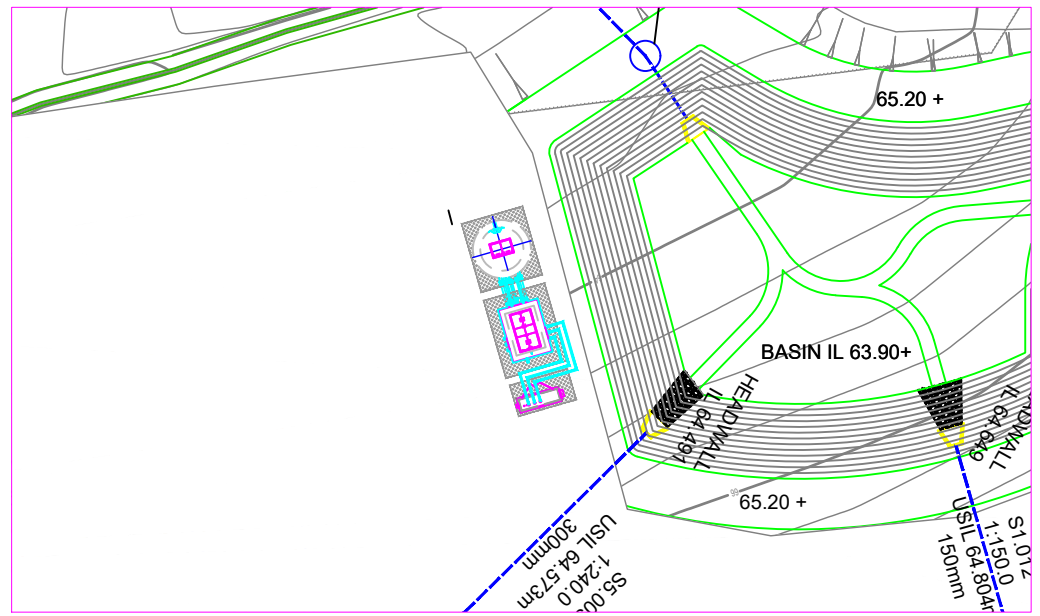
Drawing
Site Plan
Traffic Management Plan

Scale 1:1500/NTS	Date Sep 2019	Drawn by BC	Checked by BW
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Drawing no. IN02_TMP_01	Rev G
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WWPS LAYOUT – SEE ENLARGED DETAIL

NOTE: EXACT WWPS LAYOUT TO BE CONFIRMED BY CIVIL DESIGNERS



GENERAL NOTES:

DRAWING DENOTES MINIMUM HARD STANDING REQUIREMENTS.

ALL WELL DIMENSIONS ARE FOR INFORMATION ONLY. REFER TO PIPEX MANUFACTURING DRAWINGS FOR DETAILS.

AN AREA OF IMPERMEABLE HARD STANDING 1500mm WIDE IS PROVIDED AROUND THE WET WELL OPENING

THERE SHOULD BE A MINIMUM OF 3m BETWEEN THE KIOSK AND WET WELL / VALVE CHAMBER ACCESS COVER OR VENT PIPE

THERE IS A MINIMUM OF 1m OF HARD STANDING IN FRONT OF THE KIOSK

THE DEVELOPER SHOULD UNDERTAKE A FLOODING RISK ASSESSMENT AND IDENTIFY THE OVERLAND OVERFLOW ROUTE FROM THE PUMPING STATION.
(THIS IS TO ENSURE THAT, IN THE CASE OF FLOODING, ANY OVERFLOW FLOW THE PUMPING STATION WILL NOT DISCHARGE TO THE SUDS BASIN (OR CAUSE ALTERNATIVE ENVIRONMENTAL ISSUES DUE TO OFFSITE SPILLS).

THE DEVELOPER SHALL UNDERTAKE A RISK-BASED ASSESSMENT OF LIKELIHOOD OF CRIMINAL DAMAGE, WHERE THERE IS JUSTIFIABLE EVIDENCE OF ABNORMALLY HIGH RISK OF CRIMINAL DAMAGE, APPROVAL SHALL BE OBTAINED FROM SCOTTISH WATER TO UPGRADE THE KIOSK TO A STEEL SECURITY-RATED PRODUCT CERTIFIED TO LPS 1175 SR4 (OR HIGHER);

THE DEVELOPER IS REQUIRED TO CONSTRUCT A 150MM HIGH (ABOVE FINISHED GROUND LEVEL) CONCRETE PLINTH C/W 25MM CHAMFERED EDGES WHICH EXTENDS A MINIMUM OF 125MM BEYOND THE KIOSK WALLS.

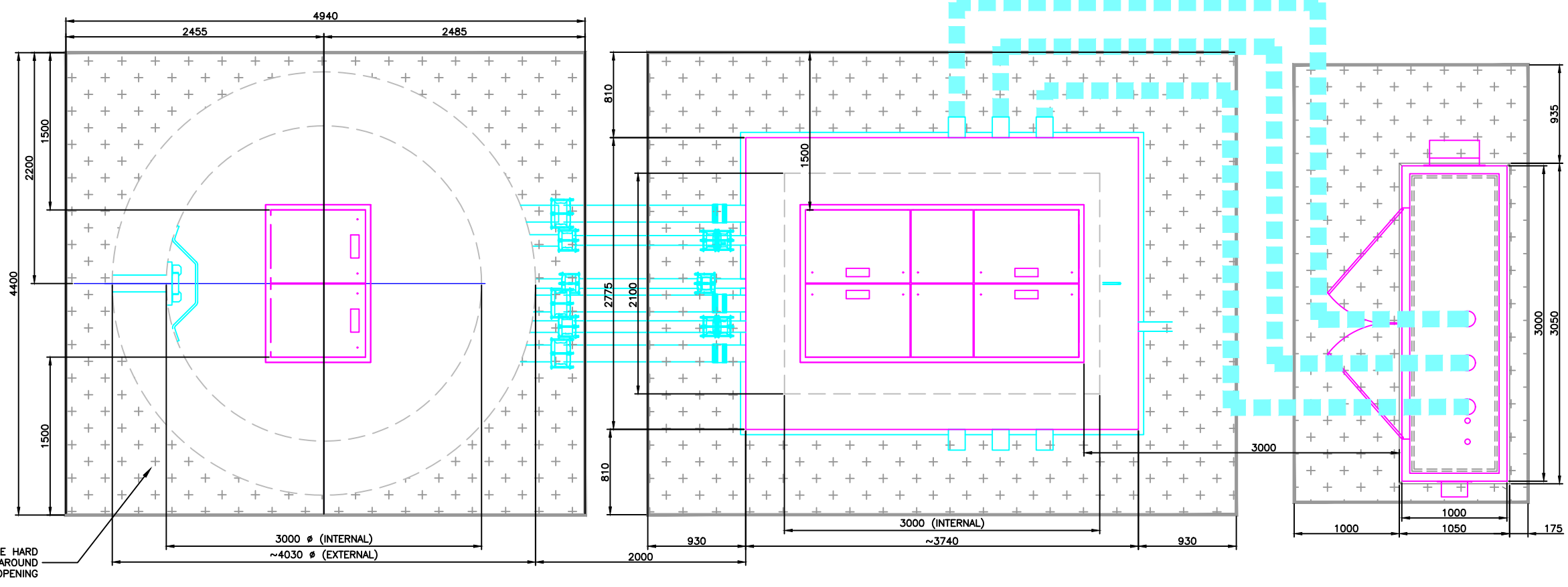
THE DEVELOPER IS REQUIRED TO INSTALL DUCTING FOR THE FOLLOWING:

- DNO'S INCOMING POWER CABLE, ROUTED BETWEEN THE POINT OF SUPPLY AND THE KIOSK PLINTH IN ACCORDANCE WITH THE DNO'S REQUIREMENTS;
- ONE 50MM DIAMETER EARTH DUCT, ROUTED BETWEEN THE POINT OF SUPPLY AND THE KIOSK PLINTH;
- THREE 150MM DIAMETER DUCTS ROUTED BETWEEN THE WET WELL AND VALVE CHAMBER AND KIOSK PLINTH FOR THE PUMP UNIT CABLES, FLOW METER ETC.
- ONE 75MM DUCT BETWEEN THE KIOSK PLINTH AND THE POINT OF CONNECTION WITH THE PUBLIC TELEPHONE NETWORK.

NOTE: DUCTS SHALL CONSIST OF RIGID BLACK OR GREY PVC-U PIPE, COMPLYING WITH BS EN 1401-1 AND BS4660 AND INSTALLED AS PRESCRIBED IN 3.13.4 OF SEWERS FOR SCOTLAND.

KEYED NOTES, DENOTED BY:

- SIZE AND SPEC. TO BE IN ACCORDANCE WITH DNO REQUIREMENTS.



1500mm IMPERMEABLE HARD STANDING PROVIDED AROUND VALVE CHAMBER OPENING

Rev	Description	Drawn	Chk'd	App'd	Date
0A	1ST ISSUE FOR APPROVAL		OK	AS	

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FIFE KY11 8GG
TEL: 0800 0778778

Originated By	Drawn By	Checked By	Approved By
C.KENT	C.KENT	A.SHAH	

Date	Date	Date	Date
14/11/2019	14/11/2019	14/11/2019	

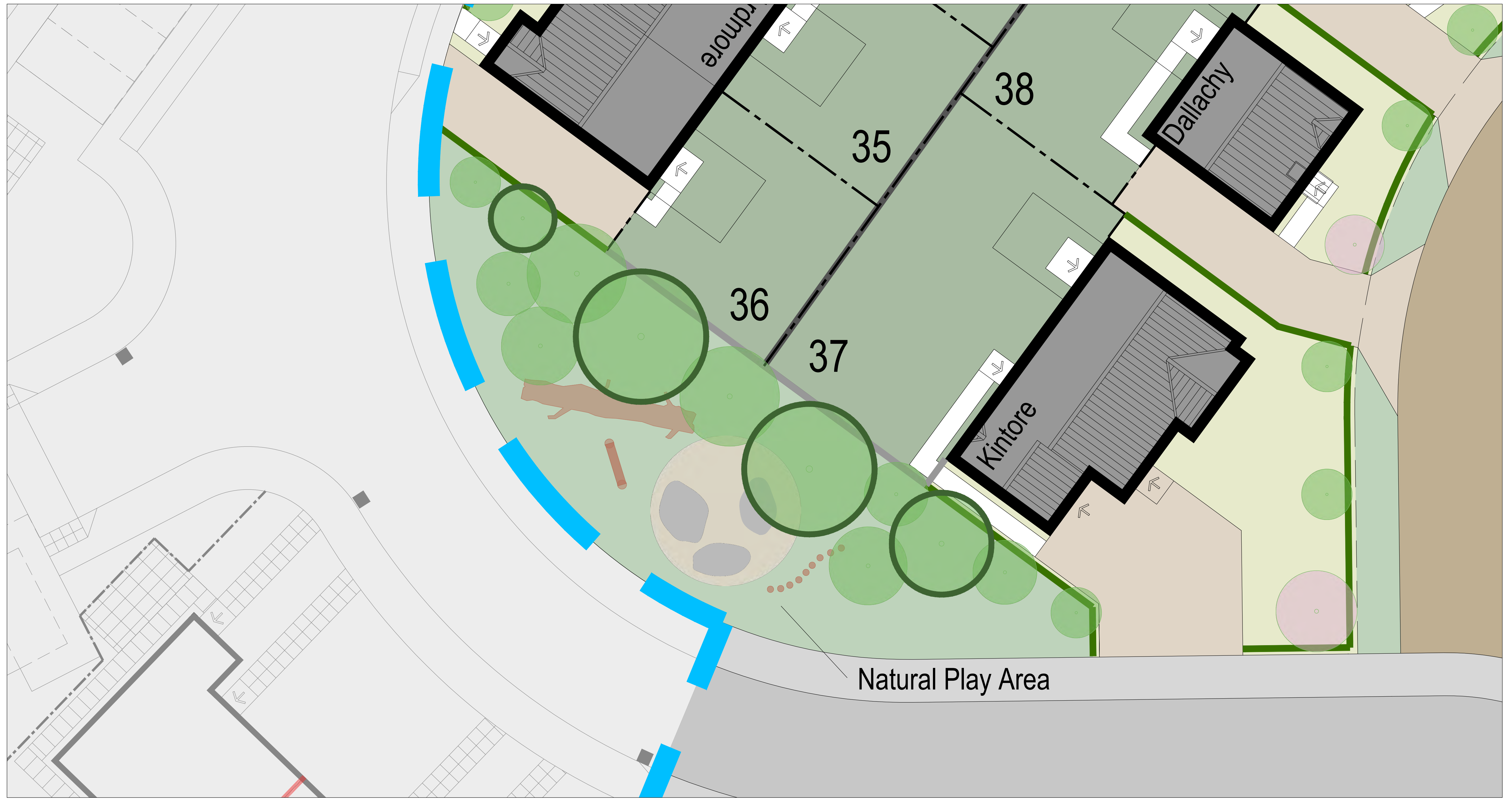
Scale: AS SHOWN FOR INFORMATION

Project Title: **EASTERFIELD, INSHES
SPRINGFIELD PROPERTIES**

Drawing Title: **INDICATIVE SITE LAYOUT INC. WWPS**

ELLIPSE EQUIPMENT No.	TBC
ELLIPSE PLANT No.	TBC
AUTOCODE No.	TBC
Drawing No.	TBC

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- Application Boundary
- - - Affordable Boundary
- - - Tree protection
- Retaining Walls
- Feature Walls
- Denotes Affordable development

Rev	Date	Remarks	By	Ch.
Revisions				



Springfield Properties
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IN02 - Easterfield

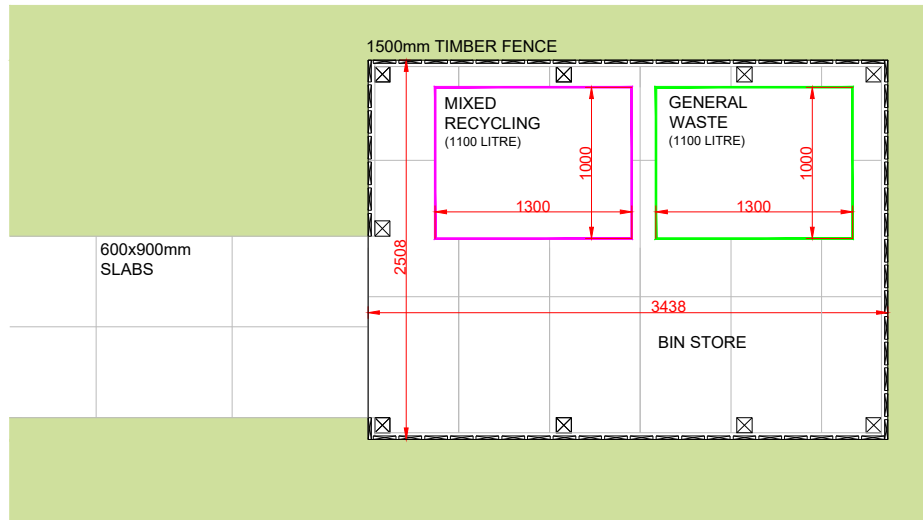
Project
Easterfield
Inverness

Drawing
Detailed Landscaping
Natural Play Areas

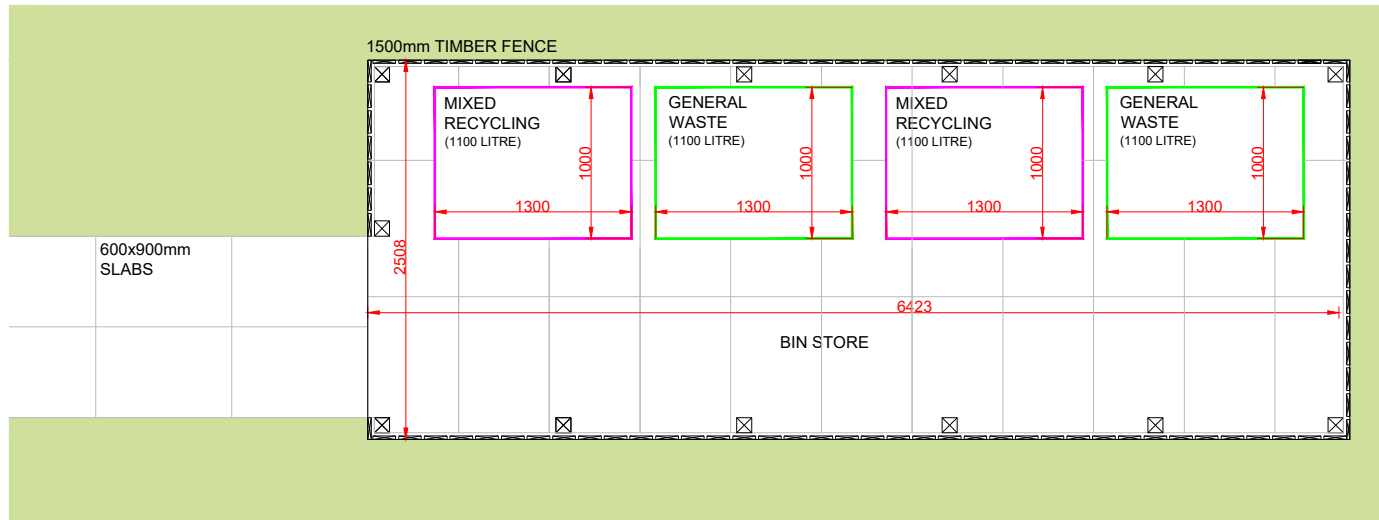
Scale	Date	Drawn by	Checked by
1:100 @ A0	Sept 2020	CS	BW

Drawing no. IN02_SL_PL_01	Rev
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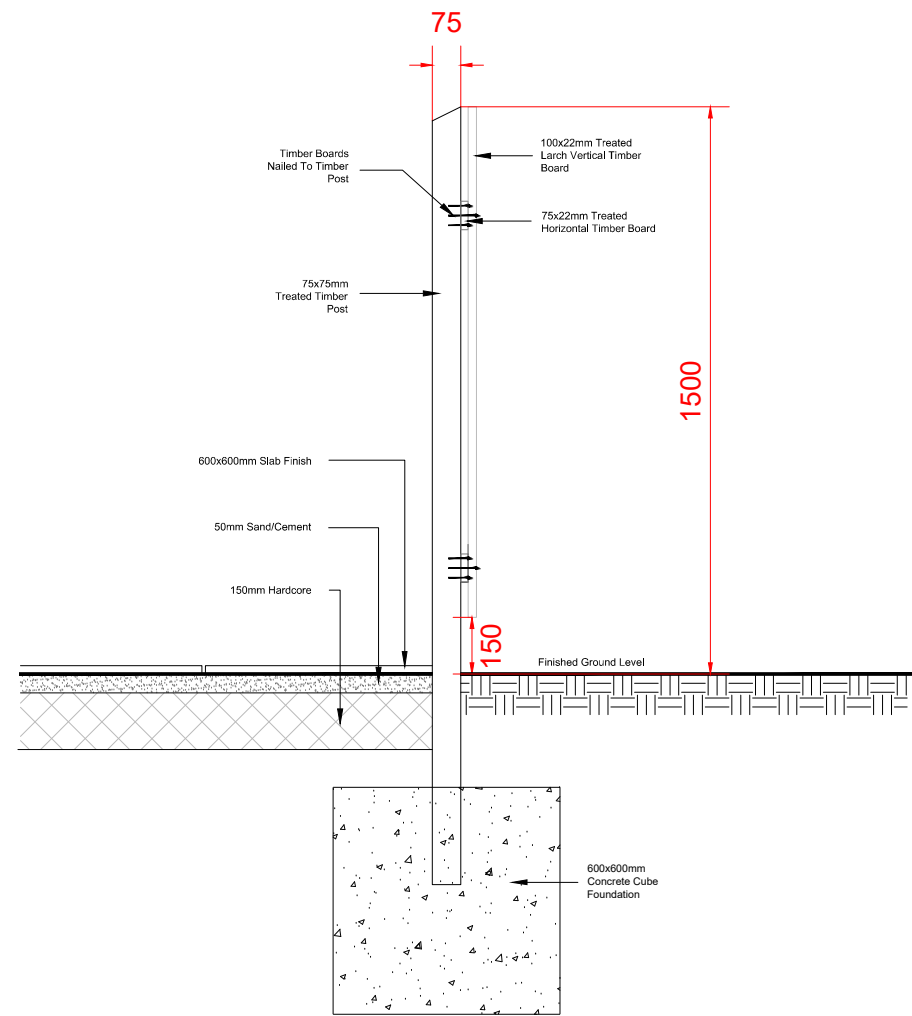
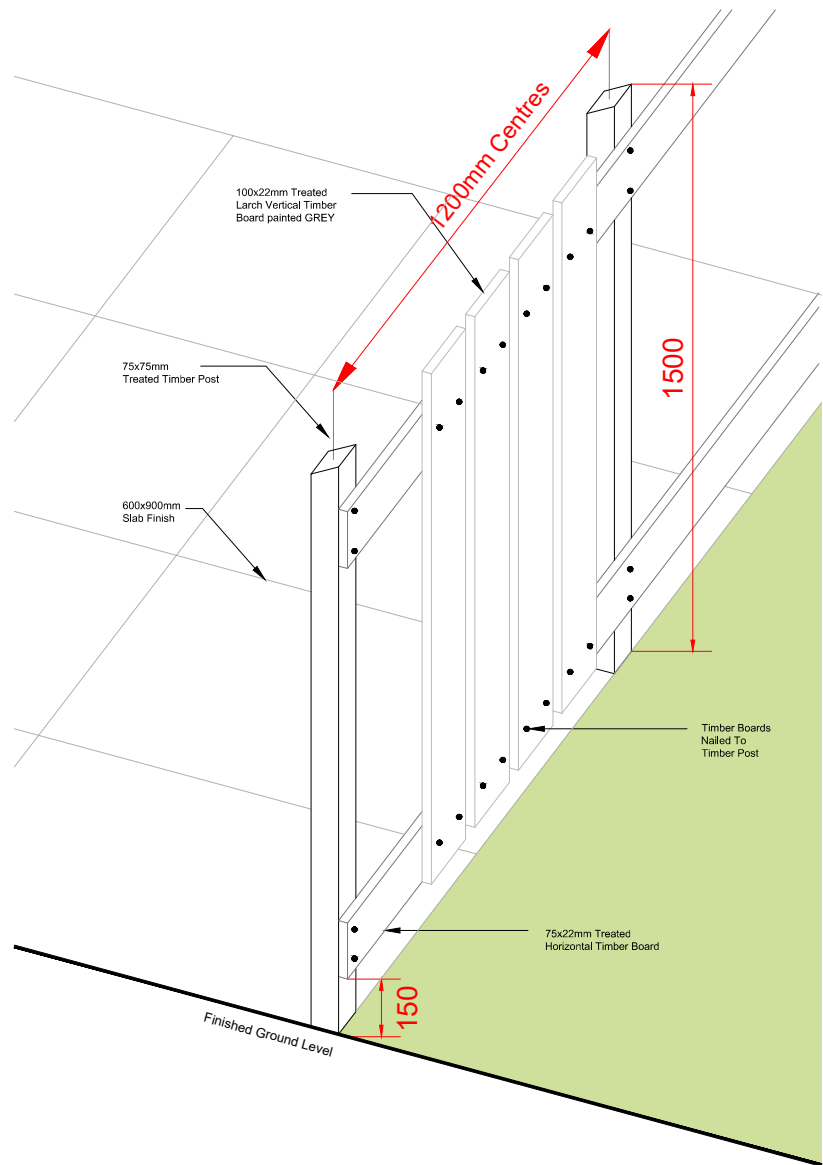
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**DRUMOSSIE BIN STORE LAYOUT
PLOTS 45-48**



**DRUMOSSIE BIN STORE LAYOUT
PLOTS 83-90**



Rev.	Date	Remarks	By	Ch.
Revisions				

Springfield
Springfield Properties Plc

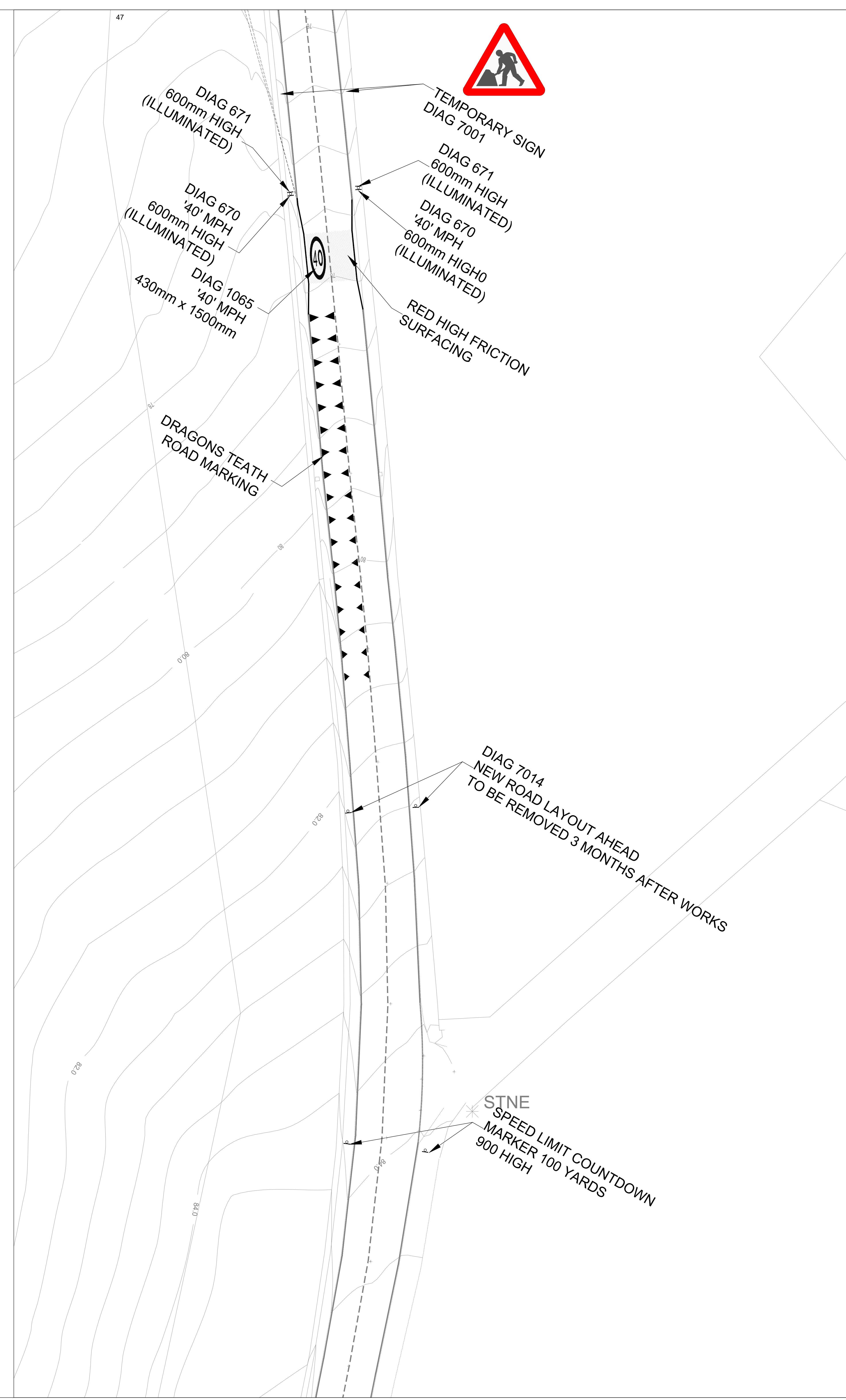
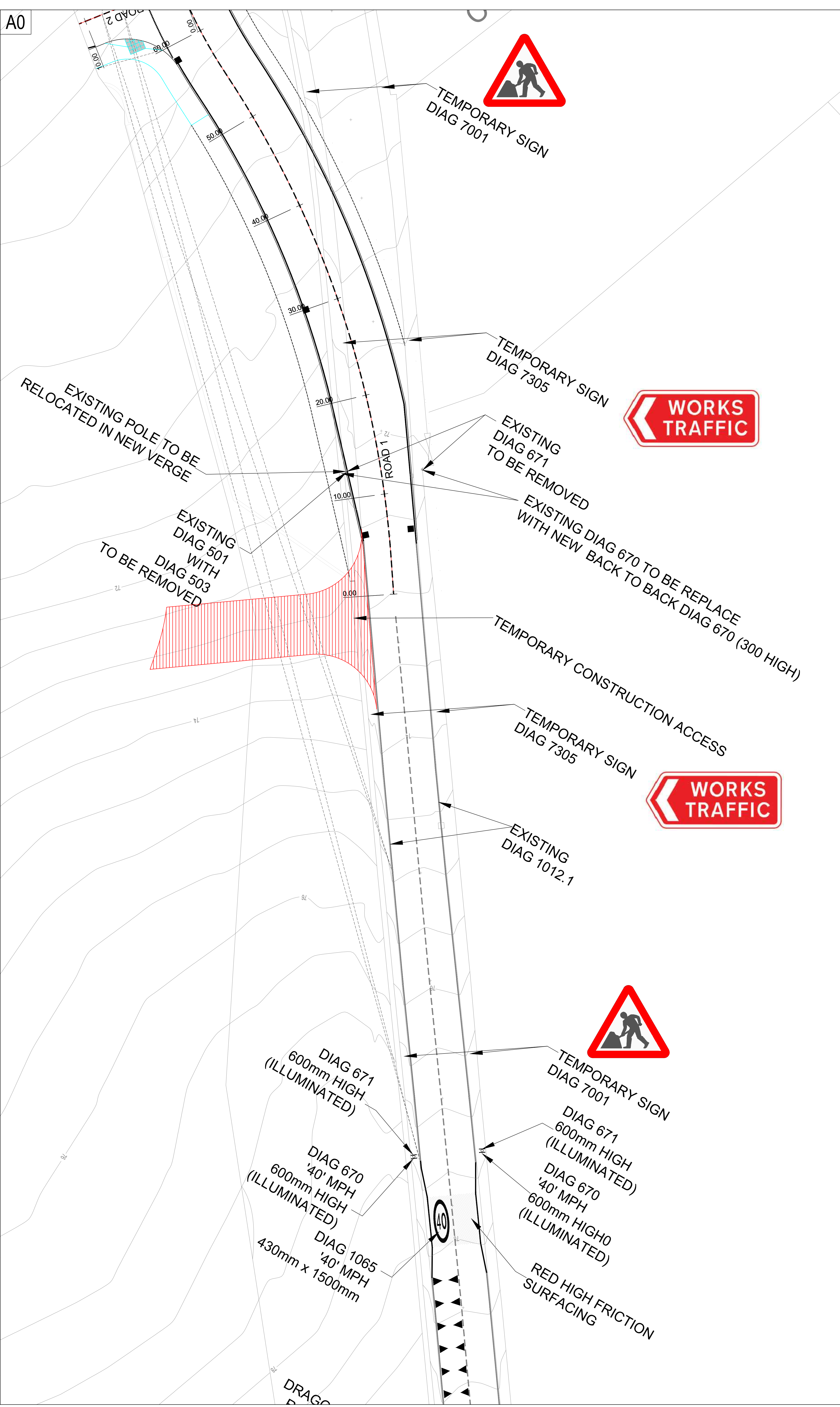
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Project
Easterfield
Inverness
Externals

Drawing
Bin Store
Details and Layout

Scale	Date	Drawn by	Checked by
1:50 / 1:20	08/10/20	KD	BW

Drawing no. IN02_BINSTORE



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Rev	Date	Remarks	By	Ch
Revisions				



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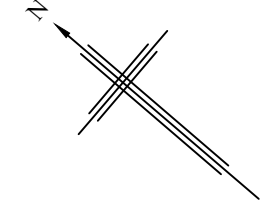
Easterfield

Project
 Easterfield Farm
 Inverness

Drawing
 Temporary Traffic Management Plan

Scale	Date	Drawn by	Checked by
1:200	04.10.19	LS	TS

Drawing no.	Rev
IN02-ENG-100	



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- LEGEND:**
- 69.55 PROPOSED FINISH FLOOR LEVEL
 - 69.40x PROPOSED FINISH GROUND LEVEL
 - PROPOSED LEVEL ACCESS
 - PROPOSED ROAD CENTERLINE
 - 37.663 PROPOSED ROAD CHAINAGE
 - 75.504 PROPOSED ROAD LEVEL
 - PROPOSED RETAINING WALL
 - PROPOSED UNDERBUILDING



A	31.03.20	MINOR AMENDMENTS TO LAYOUT	MC
Rev	Date	Remarks	By

Revisions



Springfield Properties
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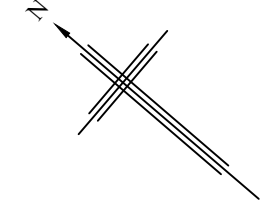
Easterfield

Project
Easterfield Farm
Inverness

Drawing
Proposed Levels Layout









Scale	Date	Drawn by	Checked by
1:250	18.10.19	LS	TS

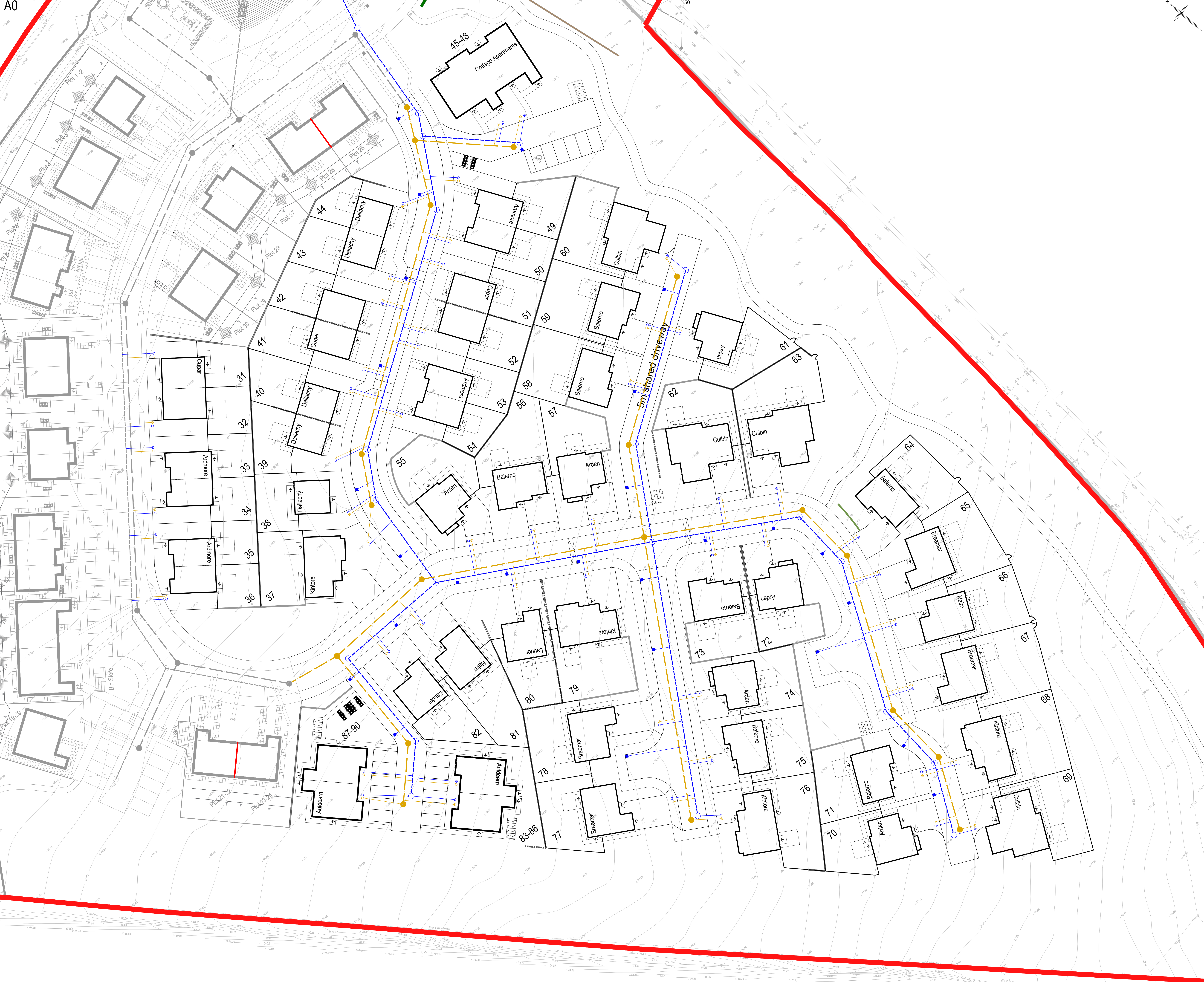
Drawing no.	Rev
IN02-ENG-535	A



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LEGEND:

-  PROPOSED SURFACE WATER SEWER
-  PROPOSED FOUL WATER SEWER
-  PROPOSED ROAD GULLY
-  PROPOSED SURFACE WATER PLOT DRAINAGE
-  PROPOSED FOUL WATER PLOT DRAINAGE
-  EXISTING SURFACE WATER SEWER
-  EXISTING FOUL WATER SEWER
-  EXISTING ROAD GULLY



A	31.03.20	MINOR AMENDMENTS TO LAYOUT	MC
Rev	Date	Remarks	By Ch.



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Easterfield

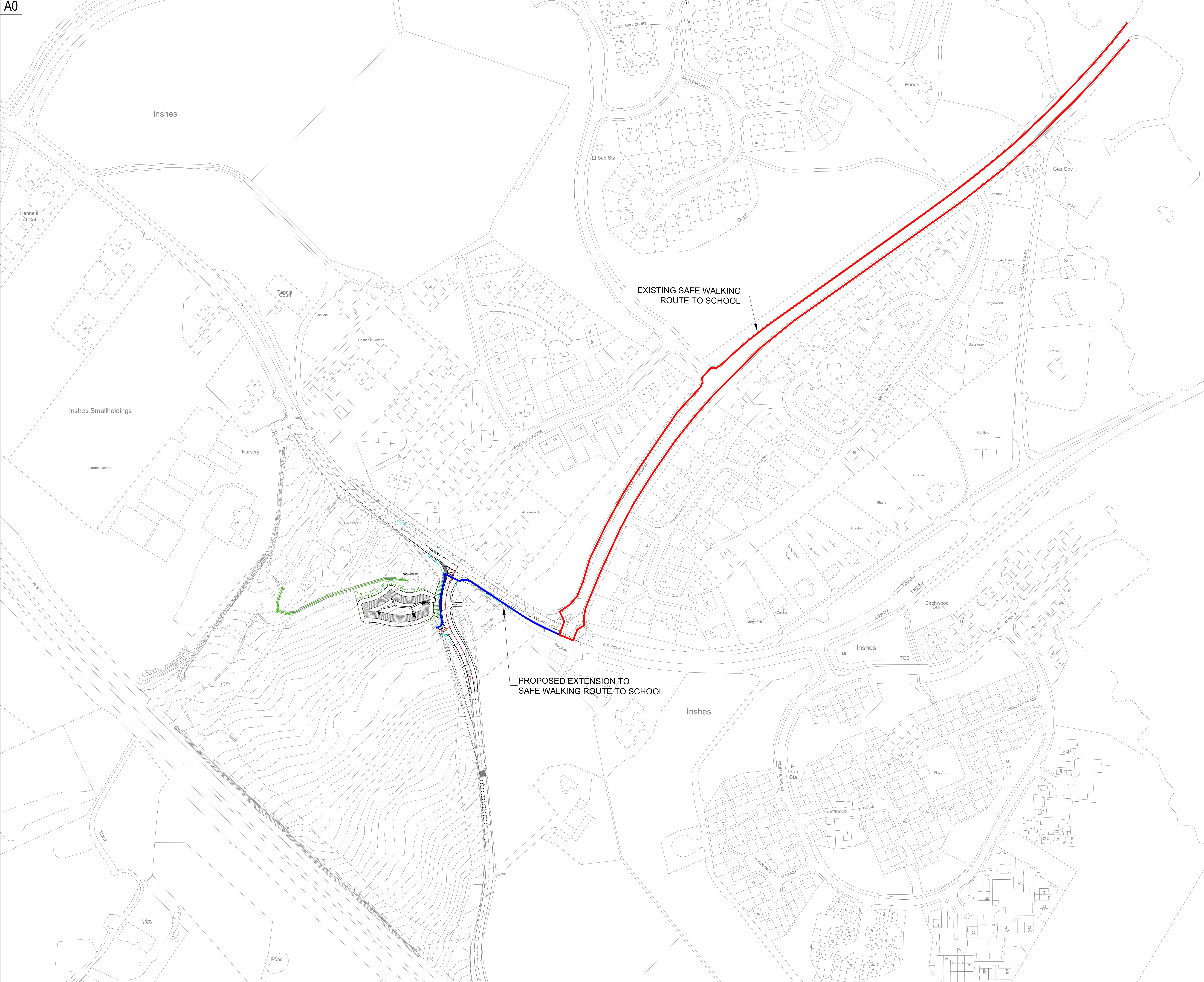
Project
Easterfield Farm
Inverness

Drawing
Proposed Drainage Layout

Scale	Date	Drawn by	Checked by
1:250	18.10.19	LS	TS

Drawing no.	Rev
IN02-ENG-600	A

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EXISTING SAFE WALKING ROUTE TO SCHOOL

PROPOSED EXTENSION TO SAFE WALKING ROUTE TO SCHOOL

Rev	Date	Remarks	By	Ch
Revisions				



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Easterfield

Project
Easterfield Farm
Inverness

Drawing
Safe Walking Route To School

Scale	Date	Drawn by	Checked by
1:1000	04.10.19	LS	TS

Drawing no.	Rev
IN02-ENG-101	



ALIGNMENT ROAD 1										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
SP1-3	0.000	269654.858	843867.194							
IP1-1		269641.012	843865.042	27.000	112.66110		23.37733	11.016	5.566	
TP1-1b	11.016	269645.598	843865.111			89.28377				
TP1-2a	35.698	269670.277	843865.420			89.28377				
IP1-2		269672.658	843865.459	9.000			29.57048	4.645	2.376	
TP1-2b	40.343	269674.733	843864.303			118.85425				
TP1-3a	109.790	269735.558	843850.789			118.85425				
IP1-3		269739.919	843853.367	9.000			57.90103	9.095	4.978	
TP1-3b	118.885	269740.201	843823.418			176.75528				
IP1-4		269740.808	843812.689	45.000			26.83264	21.074	10.734	
TP1-4a	139.959	269738.515	843802.862							
EP1-3	161.826	269727.763	843782.822			203.58812				

ALIGNMENT ROAD 2										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
JP2-1	0.000	269670.628	843865.417							
IP2-1a	16.153	269670.427	843881.569			359.28377				
TP2-1		269670.291	843893.185	20.500			59.07706	21.137	11.617	
TP2-1b	37.291	269680.173	843892.779			58.36082				
TP2-2a	46.272	269687.818	843903.990			58.36082				
IP2-2		269688.376	843904.338	20.000			3.75100	1.309	0.650	
TP2-2b	47.581	269688.909	843904.719			54.60983				
TP2-3a	68.753	269706.169	843916.975			54.60983				
IP2-3		269706.686	843917.344	20.000			3.61715	1.263	0.632	
TP2-3b	70.016	269707.175	843917.738			50.99268				
TP2-4a	81.296	269715.940	843924.838			50.99268				
IP2-4		269727.322	843934.057	34.500			46.00735	27.703	14.647	
EP2-1	108.999	269728.598	843948.644			4.98533				

ALIGNMENT ROAD 3										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
JP3-1	0.000	269710.842	843844.407							
EP3-1	61.769	269681.033	843790.307			208.85425				

ALIGNMENT PRIVATE										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
IPPRIVATE-1	0.000	269710.842	843844.407							
TPPRIVATE-1a	18.263	269719.638	843860.403			28.85425				
TPPRIVATE-1b	21.632	269721.879	843862.897	7.500			25.73558	3.369	1.711	
EPPRIVATE-1	65.297	269757.467	843888.197			54.58983				

ALIGNMENT PRVT 2										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
IPPRVT2-1	0.000	269726.071	843938.378							
TPPRVT2-1a	1.714	269727.683	843937.712	10.000			112.62219			
TPPRVT2-1b	7.294	269731.957	843934.285			144.59129				
TPPRVT2-2a	10.353	269733.700	843934.787			144.59129				
TPPRVT2-2		269735.344	843929.515	9.000			34.40444	5.404	2.786	
TPPRVT2-2b	15.757	269737.959	843928.556			110.18684				
EPPRVT2-1	37.663	269758.539	843920.998			110.18684				

ALIGNMENT PRVT 3										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
IPPRVT3-1	0.000	269645.459	843865.110							
TPPRVT3-1a	19.777	269645.705	843845.341			179.28377				
TPPRVT3-1b	27.432	269642.999	843838.375	10.000			43.89694	7.661	4.035	
EPPRVT3-1	42.052	269632.994	843827.712			223.18077				

ALIGNMENT PRVT 4										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
IPPRVT4-1	0.000	269726.009	843780.521							
TPPRVT4-1	3.170	269728.104	843777.459	3.500			204.12503			
TPPRVT4-2	14.185	269730.858	843772.229	12.250			152.22708			
EPPRVT4-1	32.923	269720.934	843749.670			203.74539				

ALIGNMENT THR 1										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
JPTH1-1	0.000	269733.778	843796.595							
EPTH1-1	11.954	269722.821	843801.378			293.58812				

ALIGNMENT THR 3										
LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL		
JPTH3-1	0.000	269688.288	843803.469							
EPTH3-1	12.000	269677.778	843809.269			298.85425				

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Rev.	Date	Remarks	By	Ch.
C	18.09.20	DRIVEWAYS UPDATED	MC	MC
B	25.08.20	UPDATES TO LINKING STREET AND SIGHTLINE SHOWN	MC	MC
A	31.03.20	MINOR AMENDMENTS TO LAYOUT	MC	MC

Springfield

Springfield Properties
Plc

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Easterfield

Project
Easterfield Farm
Inverness

Drawing
Proposed Road Layout

Scale 1:250	Date 07.11.19	Drawn by LS	Checked by TS
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Drawing no. IN02-ENG-500	Rev C
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Important notes for clients / contractors
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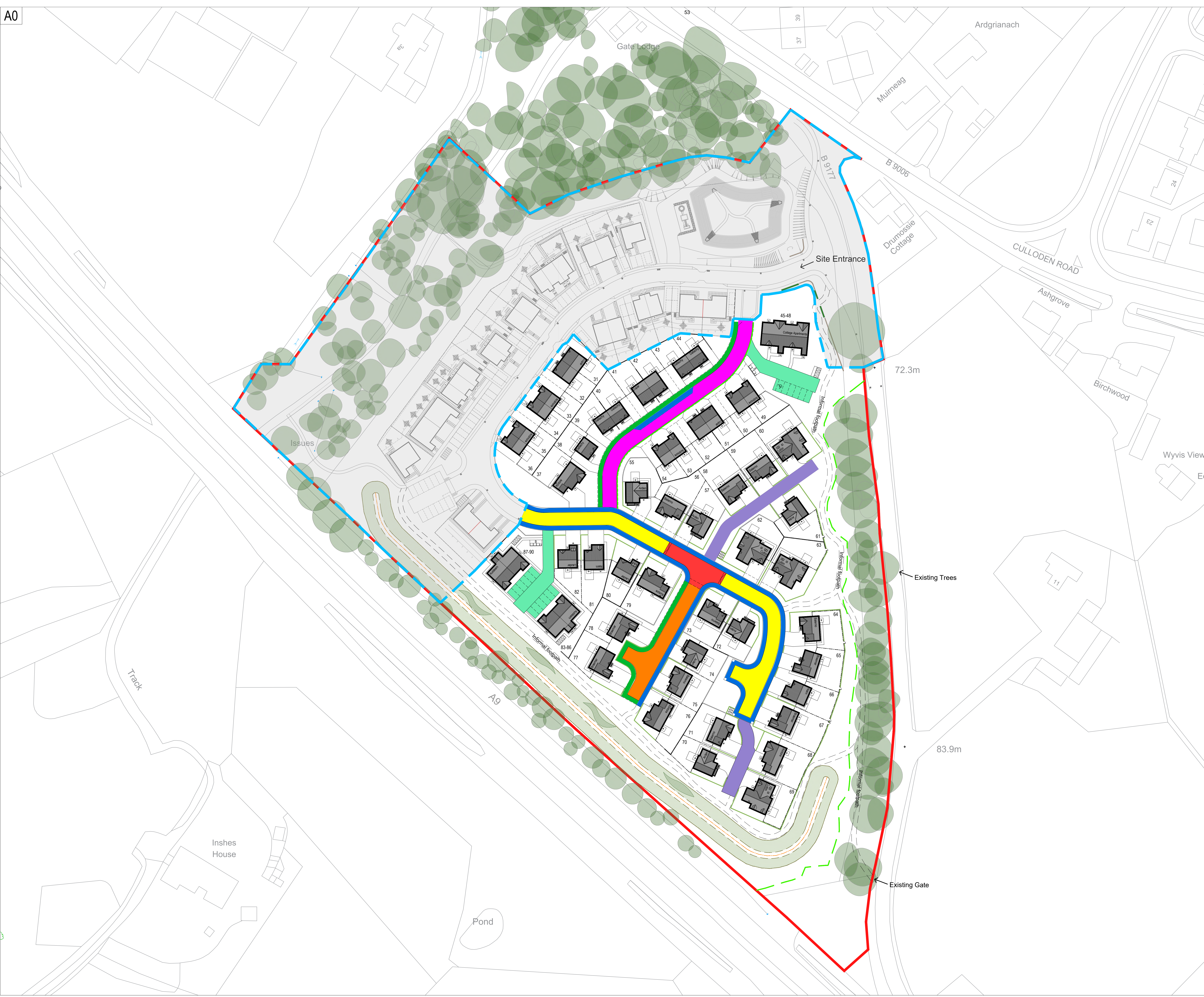
north



- Application Boundary
- Affordable Boundary
- Denotes Affordable development
- Tree protection
- Acoustic Barrier

Road Hierarchy Legend

- Principle Street 5.5m wide
- Linking Street 6m wide with 3.5m pinch point
- Linking Street 5.5m wide
- Private Access Road 5m - 6m wide
- Private Parking Court 4.5m - 6m wide
- Proposed Footpath 2m wide
- Proposed Raised Table/Informal Crossing
- Proposed Service Verge 2m wide
- Proposed Soft Verge 0.5m wide



Rev	Date	Remarks	By	Ch.
D	17.09.20	Informal path added around development as per Access Management Plan, drives and bin stores amended	CS	BW
C	21.08.20	Linking street amended further	CS	BW
B	07.08.20	Linking street amended between plots 37-55	CS	BW
A	30.03.20	Layout amended as per planning/transportation comments	CS	MH

Revisions



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IN02 - Easterfield

Project
Easterfield
Inverness

Drawing
Roads Hierarchy

Scale	Date	Drawn by	Checked by
1:500 @ A0	Oct 2019	CS	BW

Drawing no. IN02_SL_PL_03	Rev D
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north



- Application Boundary
- Affordable Boundary
- Denotes Affordable Development
- Tree Protection
- Acoustic Barrier
- Secure Cycle Storage



Rev	Date	Remarks	By	Ch.
D	17.09.20	Informal path added around development as per Access Management Plan, drives and bin stores amended	CS	BW
C	24.08.20	Linking street amended to 6m carriageway as per transportation comments	CS	SM
B	07.08.20	Linking street amended between plots 37-55, parking dimensions updated	CS	MH
A	30.03.20	Layout amended as per planning/transportation comments	CS	MH



Springfield Properties Plc

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IN02 - Easterfield

Project
Easterfield
Inverness

Drawing
Parking Provision

Scale	Date	Drawn by	Checked by
NTS	Feb 2020	CS	BW

Drawing no.	Rev
IN02_SL_PL_07	D

Accommodation Schedule - Easterfield, Inverness

Name	Type	No.
Private		
Cottage Flat	2 Bed Flat	4
Auldearn	2 Bed Flat	8
Ardmore	3 Bed Semi	8
Arden	4 Bed Det	6
Balerno	4 Bed Det	7
Braemar	4 Bed Det	4
Culbin	4 Bed Det	4
Cupar	3 Bed Semi	6
Dallachy	3 Bed Det	1
Dallachy	3 Bed Semi	4
Kintore	4 Bed Det	4
Lauder	3 Bed Det	2
Nairn	3 Bed Det	2
Overall Site Total:		60

Plot specific character mix

Character Private 1 C-1b

Basecourse: Smooth light-grey render.
 Main finish: Smooth white render.
 Feature masonry: Smooth mid-grey render.
 Feature timber: Ral 7046, mid grey by IT.
 Roof tile: Quinn Rathmore graphite concrete.
 Ridge tile: Quinn apex concrete, terracotta.

Character Private 2 C-02

Basecourse: Smooth grey render.
 Main finish: Smooth white render.
 Feature masonry: Smooth grey render.
 Feature timber: TP3 1.7023 TR, light grey by IT.
 Roof tile: Quinn Rathmore graphite concrete.
 Ridge tile: Quinn apex concrete, terracotta.

Character Private 3 C-01

Basecourse: Smooth grey render.
 Main finish: Smooth white render.
 Feature masonry: Smooth grey render.
 Feature timber: TP 4134 TR, brown by IT.
 Roof tile: Quinn Rathmore graphite concrete.
 Ridge tile: Quinn apex concrete, terracotta.

House External Finishes

- uPVC fully reversible windows in RAL 7016 - Private
- uPVC fully reversible windows in RAL 7015 - Affordable
- Steel house doors by Nordan in RAL 7016
- Steel garage doors by Novoferm in RAL 7016
- uPVC fascia & soffits in RAL 7016 - Private
- uPVC fascia & soffits in RAL 7015 - Affordable
- uPVC rainwater pipes in black

Roads & Driveway Finishes

- Public Carriageways:
- Roads & footpaths to be asphalt to HC Roads standard unless otherwise stated.
 - Paved road surfaces to be 80mm thick block matching serving driveway to HC standards.
 - Service strips to be turfed and maintained by HC.
 - Landscaping within carriageway to be maintained by HC Roads department.
 - All linking streets & speed tables to be tarmac w/red chip


Plot specific finish

- Marshall's Keyblock Vintage, Burnt Ochre (60mm) with Marshall's Keyblock Vintage, Charcoal (60mm) to perimeter.
- Marshall's Keyblock Vintage, Buff (60mm block) with Marshall's Keyblock Vintage, Charcoal (60mm) to perimeter.



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north



- Application Boundary
- Affordable Boundary
- Denotes Affordable Development
- Tree Protection
- Acoustic Barrier

Rev	Date	Remarks	By	Ch.
F	09.10.20	Material Conditions legend updated to reference Highland Council	KD	BW
E	17.09.20	Informal path added around development as per Access Management Plan, drives and bin stores amended	CS	BW
D	24.08.20	Linking street amended to 6m carriageway as per transportation comments	CS	SM
C	20.08.20	C-02 ridge tile colour amended	CS	BW
B	07.08.20	Linking street amended between plots 37-55	CS	BW
A	30.03.20	Layout amended as per planning/transportation comments	CS	MH



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IN02 - Easterfield

Project Easterfield Inverness			
Drawing Material Conditions			
Scale 1:500 @ A0	Date Oct 2019	Drawn by CS	Checked by BW
Drawing no. IN02_SL_PL_04			Rev F

Important notes for clients / contractors
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- - - Application Boundary
- - - Affordable Boundary
- Denotes Affordable Development
- Tree Protection
- Acoustic Barrier
- Indicates block of flats requiring bin storage
- Bin Collection Point
- B Communal Bin Storage for Flats (2 x 1100 litre Galvanised Bins per 4 households)
- Bin Stand for collection from multiple plots off shared private road
- Refuse Bin Collection swept path

Rev	Date	Remarks	By	Ch.
E	06.10.20	Communal Bin Store amended following planning comments	KD	BW
D	17.09.20	Informal path added around development as per Access Management Plan, drives and bin stores amended	CS	BW
C	24.08.20	Linking street amended to 6m carriageway as per transportation comments	CS	SM
B	07.08.20	Linking street & location of Bin collection points amended	CS	BW
A	30.03.20	Layout amended as per planning/transportation comments	CS	MH



Springfield Properties
Plc

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IN02 - Easterfield

Project
 Easterfield
 Inverness

Drawing
 Bin Collection

Scale	Date	Drawn by	Checked by
1:500 @ A0	Feb 2020	CS	BW

Drawing no.	Rev
IN02_SL_PL_06	E



PLANTING SCHEDULES:

Heavy Standard Trees

Abb	Species	Common Name	Girth	Height	No.
BP	Betula pendula	Silver Birch	6 - 8cm	2.5 - 3.0m	13
	Betula pendula	Silver Birch	1.75 - 2.0m	1.75 - 2.0m	13
	Betula pendula 'fastigata'	Silver Birch	10 - 12cm	3.0 - 3.5m	2
	Betula pendula	Silver Birch	8 - 10cm	2.5 - 3.0m	3
SA	Sorbus Aucuparia	Rowan	6 - 8cm	2.5 - 3.0m	27
	Sorbus Aucuparia	Rowan	1.75 - 2.0m	1.75 - 2.0m	3
	Sorbus Aucuparia 'fastigiata'	Rowan	10 - 12cm	3.0 - 3.5m	3
QP	Quercus Petraea	Sessile Oak	6 - 8cm	2.5 - 3.0m	9
	Quercus Petraea	Sessile Oak	6 - 8cm	1.75 - 2.0m	6
	Quercus Petraea	Sessile Oak	10 - 12cm	3.0 - 3.5m	3
PS	Prunus Schmittii	Cherry	10 - 12cm	3.0 - 3.5m	2
SC	Sorbus Commixta 'Embley'	Japanese Rowan	10 - 12cm	3.0 - 3.5m	7
FS	Fagus Sylvatica	Beech	8 - 10cm	0.8 - 1.0m	749
	Fagus Sylvatica	Beech	8 - 10cm	2.5 - 3.0m	4
AI	Alnus incana 'Laciniata'	Grey Alder	10 - 12cm	3.0 - 3.5m	4
CB	Carpinus Betulus	Hornbeam	10 - 12cm	3.0 - 3.5m	5
PA	Prunus Amanogawa	Cherry	10 - 12cm	3.0 - 3.5m	3
CM	Crataegus Monogyna	Hawthorn	0.6 - 0.8m	0.6 - 0.8m	38
QR	Quercus Robur	English Oak	8 - 10cm	2.5 - 3.0m	5
AG	Alnus Glutinosa	Black Alder	1.75 - 2.0m	1.75 - 2.0m	3

Conifers

Abb	Species	Common Name	Height	No.
PS	Pinus Sylvestris	Scots Pine	1.25 - 1.5m	3
PO	Picea Omorika	Serbian Spruce	1.0 - 1.25m	3
LD	Larix Decidua	European Larch	1.25 - 1.5m	1
TC	Tsuga Canadensis	Eastern Hemlock	1.0 - 1.25m	2

HEDGES

Species	Common Name	Spacing	Height
Prunus laurocerasus	Laurel	300mm double row	600mm
Lingustrum ovalifolium	Privet	300mm double row	600mm

SHRUB BEDS AND HERBACEOUS BORDERS

SHRUBS	Species	Common Name	Height	Spacing	Mix
	Hypericum Hidcote	Rose of Sharon	30 - 40cm	0.5m	5%
	Cistus 'Silver Pink'	Rock Rose	30 - 40cm	0.5m	10%
	Lavandula angustifolia 'Hidcote'	Lavender	20 - 25cm	0.5m	10%
	Potentilla fruticosa 'Yellow Bird'	Shrubby Cinquefoil	25 - 30cm	0.5m	5%
	Potentilla fruticosa 'Hopleys Orange'	Shrubby Cinquefoil	25 - 30cm	0.5m	5%
	Potentilla fruticosa 'Abbotswood'	White	40 - 60cm	0.5m	10%
	Rosa White 'Max Graf'	Grandcover Rose	30 - 40cm	0.5m	10%
	Forsythia Intermedia	Forsythia	30 - 40cm	0.5m	5%

HERBACEOUS

Species	Common Name	Size	Spacing	Mix
Carex montana	Grasses	1L	0.5m	5%
Carex morrowii 'Variegata'	Grasses	1L	0.5m	5%
Decentra spectabilis 'Gold Heart'	Bleeding Heart	1L	0.3m	10%
Echinacea purpurea 'White Swan'	Cone Flower	1L	0.3m	10%
Geranium 'Black Beauty'	Cranes-bill	1L	0.3m	5%
Polemonium reptans	Jacobs Ladder	1L	0.3m	10%
'Stairway to Heaven'				
Spirea Japonica	Spirea Pink	1L	0.5m	5%
Lavendula	Lavender	1L	0.6m	5%
Echinacea 'Sunseekers Orange'	Cone Flower	1L	0.6m	5%
Weigela Pink Poppet	Weigela	1L	0.5m	5%
Buddleia Empire Blue	Buddleia	1L	0.5m	5%
Philadelphus	Mock Orange	1L	0.5m	5%

Acoustic Woodland Shrubs - Bund Planting

Species	Common Name	Spacing	No	Mix
Corylus Avellana	Common Hazel	1.5m	219	30%
Ilex Aquifolium	Common Holly	1.5m	146	20%
Juniperus Communis	Common Juniper	1.5m	146	20%
Pinus Mugo	Mountain Pine	1.5m	146	20%
Rosa Canina	Dog Rose	1.5m	73	10%

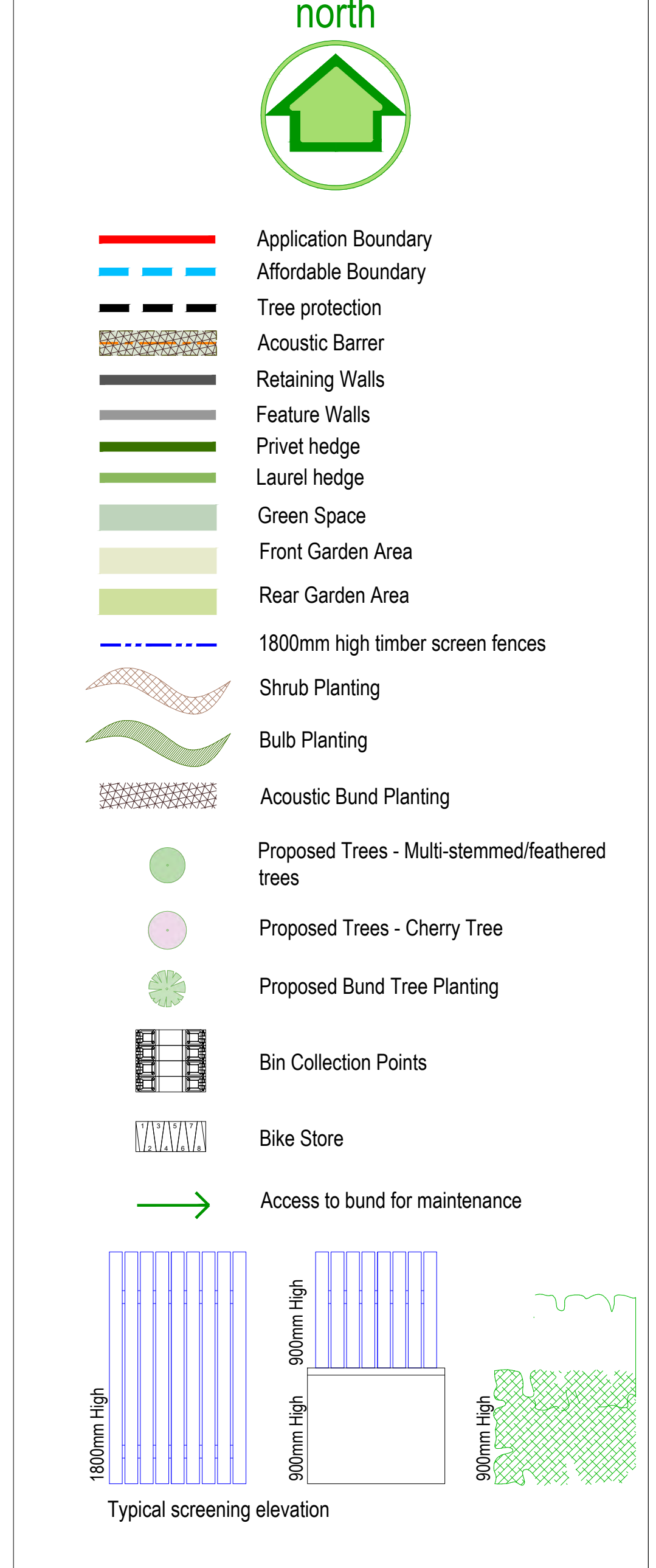
BULB PLANTING

To be planted in large single species groups:

Total area: 202.5m² Number of bulbs: approximately 2,990

Species	Common Name	Density
Allium ursinum	Wild Garlic	15/m ²
Crocus spp	Dutch Crocus	15/m ²
Fritillaria meleagris	Snakes Head	15/m ²
Galanthus nivalis	Snowdrop	15/m ²
Hyacinthoides non-scripta	Bluebell	15/m ²
Narcissus pseudonarcissus 'Iobularis'	Wild Daffodil	15/m ²

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Rev	Date	Remarks	By	CW
F	16.11.20	Acoustic Bund Planting added to legend	KD	SM
E	13.11.20	Bund shrub planting updated	KD	SM
D	12.11.20	Substation relocation	KD	SM
C	10.11.20	Shrub planting on Bund highlighted	CS	BW
B	06.11.20	Landscaping amended to match approved drawings	CS	BW
A	05.02.20	Section and bund information added	CS	BW

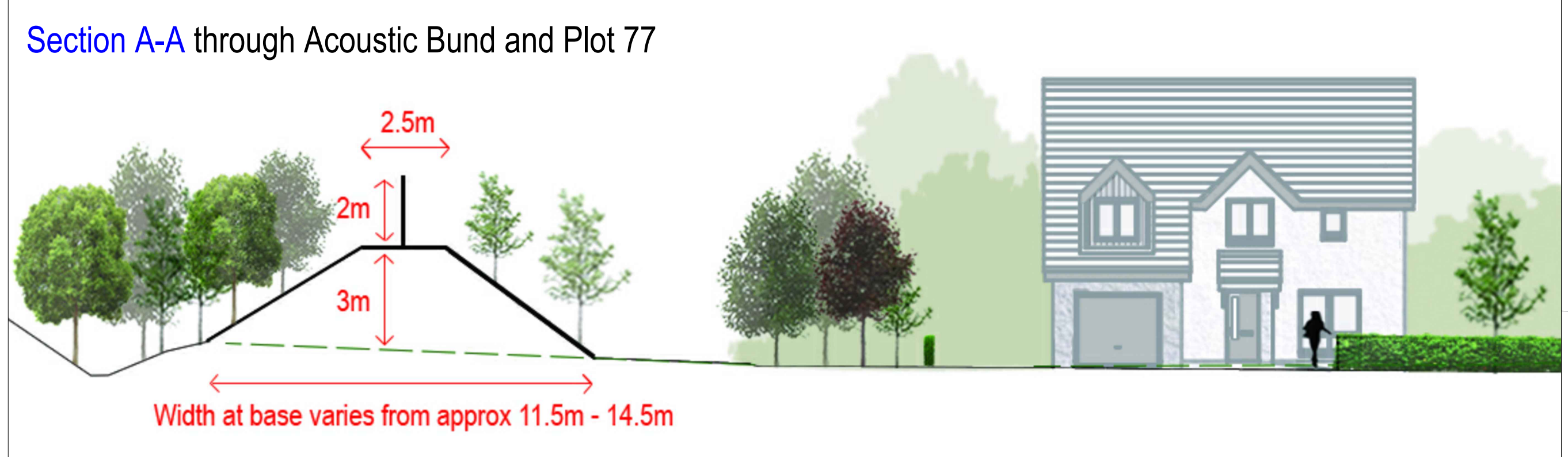
Springfield

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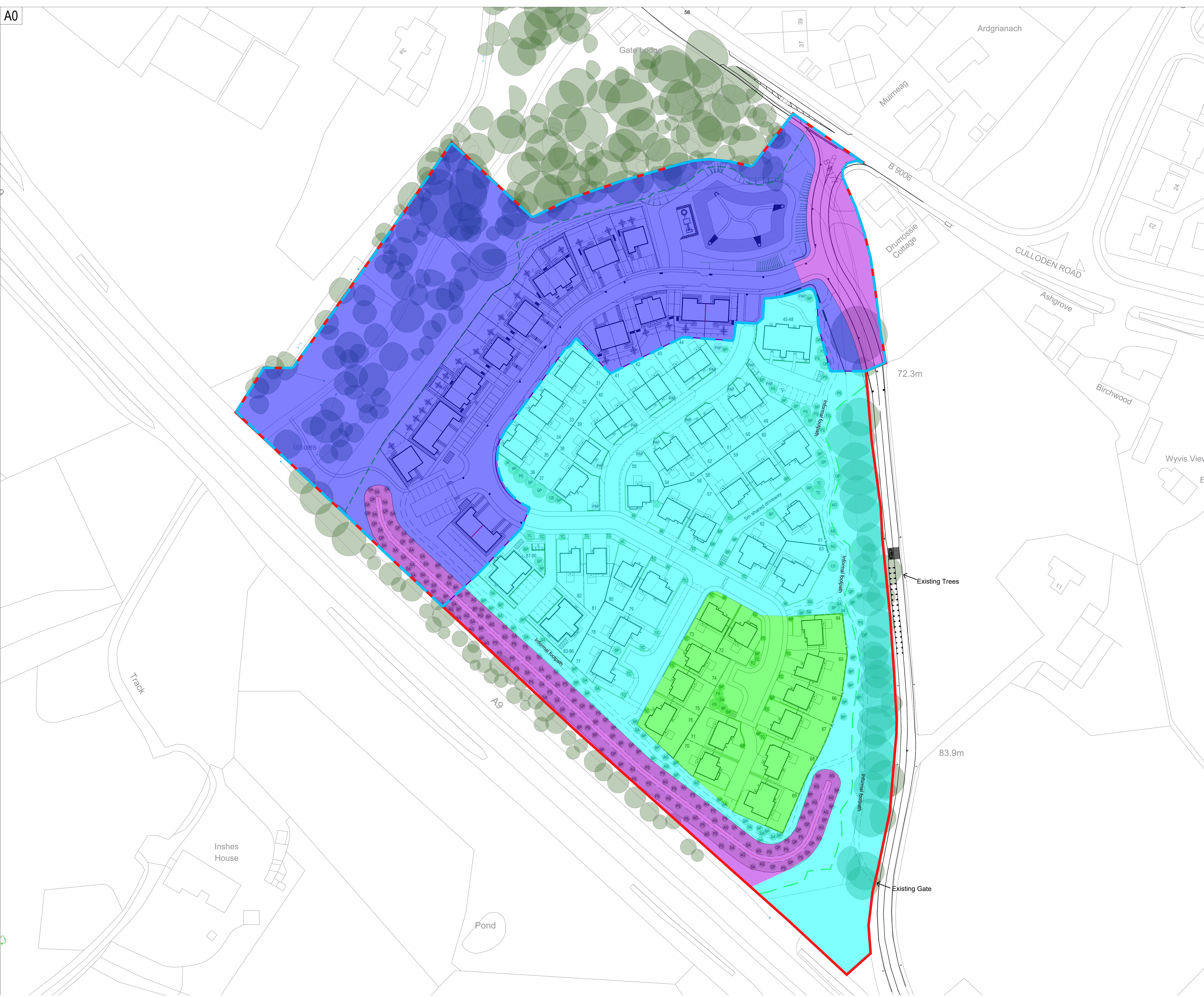
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IN02 - Easterfield

Project Easterfield Inverness	Drawing Landscaping Layout
Scale 1:500 @ A0	Date Oct 2019
Drawn by CS	Checked by BW
Drawing no. IN02_SL_PL_02	Rev F



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- Application Boundary
 - Affordable Boundary
 - Acoustic Barrier
- Phasing
- Phase 1a
New site entrance roadway & junction
Acoustic Bund & Barrier
Landscaping
 - Phase 1b
30no Affordable units & infrastructure
Landscaping
 - Phase 2
47no Private units & infrastructure
Landscaping
 - Phase 3
13no Private units & infrastructure
Landscaping

Rev	Date	Remarks	By	Ch.
E	05.11.20	Phasing updated following Transportation comments	CS	BW
D	17.09.20	Informal path added around development as per Access Management Plan, drives and bin stores amended	CS	BW
C	24.08.20	Linking street amended to 6m carriageway as per transportation comments	CS	SM
B	07.08.20	Linking street amended between plots 37-55	CS	BW
A	30.03.20	Layout amended as per planning/transportation comments	CS	MH



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Plc

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IN02 - Easterfield

Project
Easterfield
Inverness

Drawing
Phasing Layout

Scale	Date	Drawn by	Checked by
1:500 @ A0	Feb 2020	CS	BW

Drawing no.	Rev
IN02_SL_PL_05	E



PLANTING SCHEDULES:

Heavy Standard Trees

Abb	Species	Common Name	Girth	Height
AG	Acer griseum	Maple	10 - 12cm	2.5 - 3.0m
TCG	Tilia cordata 'Greenspire'	Lime	18 - 20cm	4.0 - 5.0m
AC	Acer campestre	Maple	6 - 8cm	2.0 - 2.5m
FS	Fagus sylvatica	Beech	30 - 35cm	2.5 - 3.0m

TREES

Abb	Species	Common Name	Girth	Height
AC	Acer campestre	Maple	6 - 8cm	2.0 - 2.5m
BP	Betula pendula	Silver Birch	10 - 12cm	1.0 - 1.5m
TCG	Tilia cordata 'Greenspire'	Lime	18 - 20cm	4.0 - 5.0m
AG	Acer griseum	Maple	10 - 12cm	2.5 - 3.0m
FS	Fagus sylvatica	Beech	30 - 35cm	2.5 - 3.0m
PA	Prunus avium	White Cherry	20 - 25cm	2.5 - 3.0m
PAP	Prunus avium 'Plena'	Pink Cherry	10 - 12cm	2.5 - 3.0m

HEDGES

Species	Common Name	Spacing	Height
Prunus laurocerasus	Laurel	300mm double row	600mm
Lingustrum ovalifolium	Pivot	300mm double row	600mm

SHRUB BEDS AND HERBACEOUS BORDERS

SHRUBS	Species	Common Name	Height	Spacing	Mix
	Hypericum Hidcote	Rose of Sharon	30 - 40cm	0.5m	5%
	Cistus 'Silver Pink'	Rock Rose	30 - 40cm	0.5m	10%
	Lavandula angustifolia 'Hidcote'	Lavendar	20 - 25cm	0.5m	10%
	Potentilla fruticosa 'Yellow Bird'	Shrubby Cinquefoil	25 - 30cm	0.5m	5%
	Potentilla fruticosa 'Hopleys Orange'	Shrubby Cinquefoil	25 - 30cm	0.5m	5%
	Potentilla fruticosa 'Abbotswood'	White	40 - 60cm	0.5m	10%
	Rosa White 'Max Graf'	Grandcover Rose	30 - 40cm	0.5m	10%
	Forsythia Intermedia	Forsythia	30 - 40cm	0.5m	5%

HERBACEOUS

Species	Common Name	Size	Spacing	Mix
Carex montana	Grasses	1L	0.5m	5%
Carex morrowii 'Variegata'	Grasses	1L	0.5m	5%
Decentra spectabilis 'Gold Heart'	Bleeding Heart	1L	0.3m	10%
Echinacea purpurea 'White Swan'	Cone Flower	1L	0.3m	10%
Geranium 'Black Beauty'	Cranes-bill	1L	0.3m	5%
Polemonium reptans 'Stairway to Heaven'	Jacobs Ladder	1L	0.3m	10%
Spirea Japonica	Spirea Pink	1L	0.5m	5%
Lavendula	Lavender	1L	0.6m	5%
Echinacea 'Sunseekers Orange'	Cone Flower	1L	0.6m	5%
Weigela Pink Poppet	Weigela	1L	0.5m	5%
Buddleia Empire Blue	Buddleia	1L	0.5m	5%
Philadelphus	Mock Orange	1L	0.5m	5%

BULB PLANTING

To be planted in large single species groups:

Total area: 202.5m2 Number of bulbs: approximately 2,990

Species	Common Name	Density
Allium ursinum	Wild Garlic	15/m ²
Crocus spp	Dutch Crocus	15/m ²
Fritillaria meleagris	Snakes Head	15/m ²
Galanthus nivalis	Snowdrop	15/m ²
Hyacinthoides non-scripta	Bluebell	15/m ²
Narcissus pseudonarcissus 'lobularis'	Wild Daffodil	15/m ²

BUND PLANTING

Shrubs:

Species	Common Name	Spacing
Cytisus Scoparius	Common Broom	1.0m
Ulex Europaeus	Gorse	1.0m
Crataegus	Hawthorn	1.5m
Buddleia Empire Blue	Buddleia	1.0m
Weigela Pink Poppet	Weigela	1.0m

Bulb Planting

Species	Common Name	Density
Narcissus	Wild Daffodil	15/m ²

Note: All amenity areas, landscaped areas, SuDs + acoustic bund to be maintained by 'Screen Autumn' as part of the development maintenance programme.

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north

- Application Boundary
- Affordable Boundary
- Denotes Affordable development
- Tree protection
- Acoustic Barrier
- Retaining Walls
- Feature Walls
- Privet hedge
- Laurel hedge
- Green Space
- Front Garden Area
- Rear Garden Area
- 1800mm high timber screen fences
- Shrub Planting
- Bulb Planting
- Proposed Trees - Multi-stemmed/feathered trees
- Proposed Trees - Cherry Tree
- Proposed Trees - Mature Tree
- Bin Collection Points
- Bike Store
- Access to bund for maintenance

Typical screening elevation

Rev.	Date	Remarks	By	Ch.
Revisions				

Springfield Properties Plc

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IN02 - Easterfield

Project
Easterfield
Inverness

Drawing
Landscaping Layout

Scale	Date	Drawn by	Checked by
1:500 @ A0	Oct 2019	CS	BW

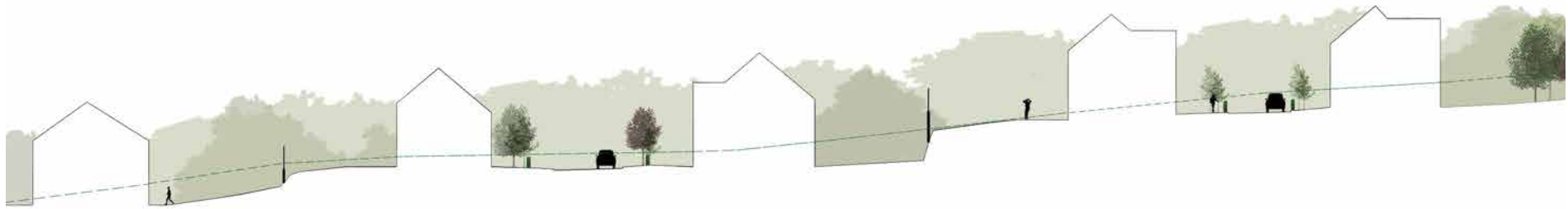
Drawing no. IN02_SL_PL_02

Rev

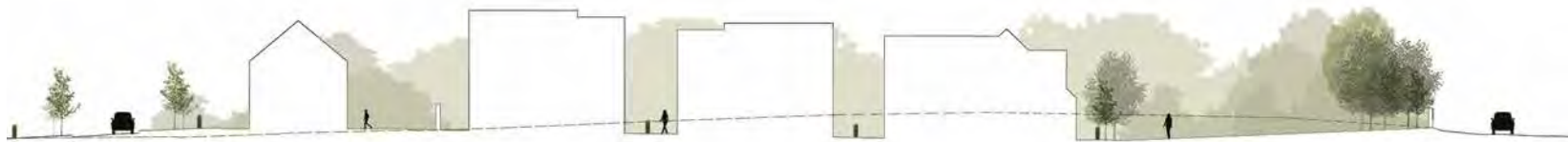
Site Sections



Section A-A



Section B-B



Section C-C





