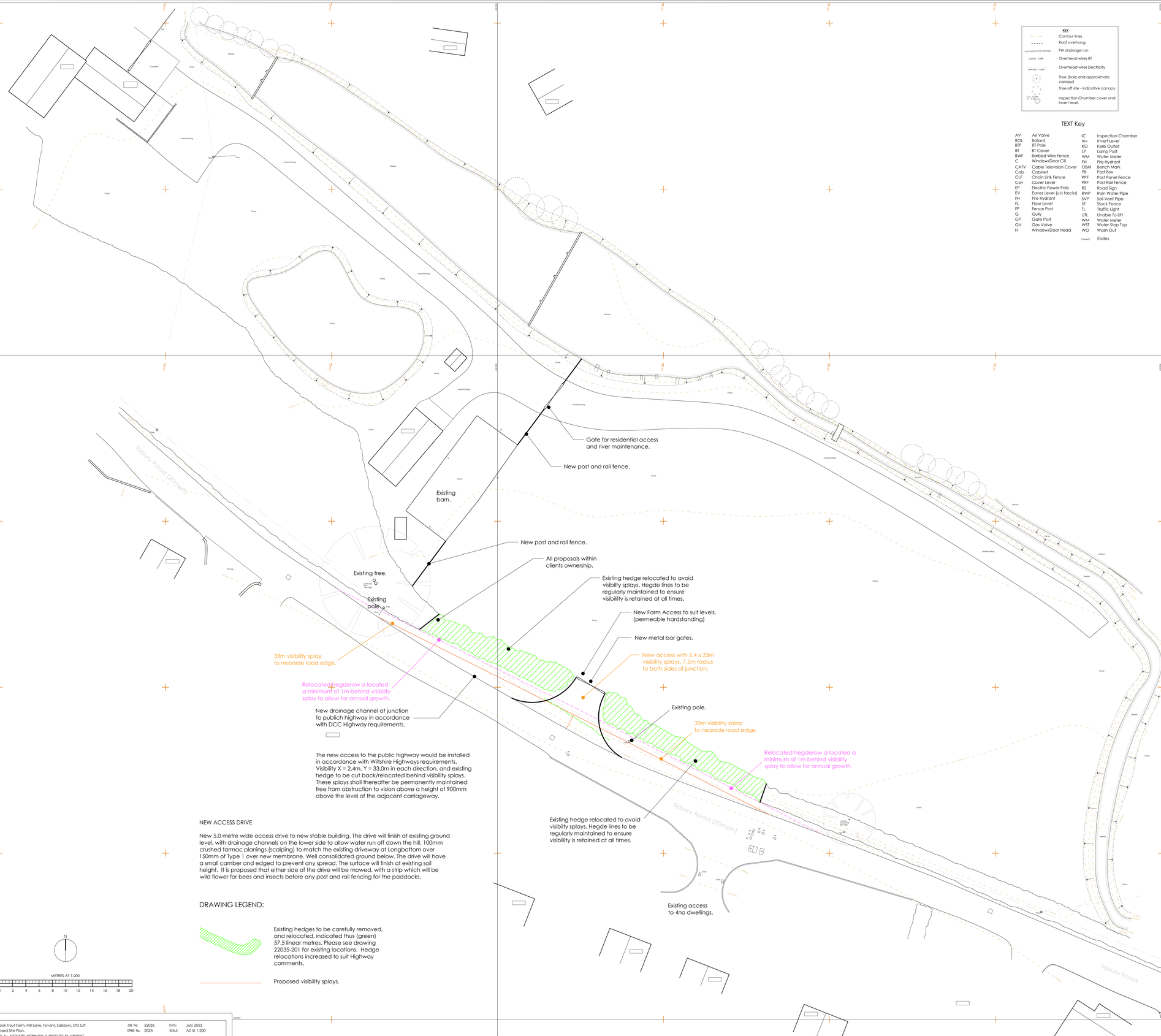

KEY

- Contour lines
- Roof overhang
- FW drainage run
- Overhead wires BT
- Overhead wires Electricity
- Tree (bole and approximate canopy)
- Tree off site - indicative canopy.
- Inspection Chamber cover and invert level.

TEXT Key

AV	Air Valve	IC	Inspection Chamber
BOL	Bollard	Inv	Invert Level
BTP	BT Pole	KO	Kerb Outlet
BT	BT Cover	LP	Lamp Post
BWF	Barbed Wire Fence	WM	Water Meter
C	Window/Door Cill	FH	Fire Hydrant
CATV	Cable Television Cover	OBM	Bench Mark
Cab	Cabinet	PB	Post Box
CLF	Chain Link Fence	PPF	Post Panel Fence
Cov	Cover Level	PRF	Post Rail Fence
EP	Electric Power Pole	RS	Road Sign
EV	Eaves Level (u/s fascia)	RWP	Rain Water Pipe
FH	Fire Hydrant	SVP	Soil Vent Pipe
FL	Floor Level	SF	Stock Fence
FP	Fence Post	TL	Traffic Light
G	Gully	UTL	Unable To Lift
GP	Gate Post	WM	Water Meter
GV	Gas Valve	WST	Water Stop Tap
H	Window/Door Head	WO	Wash Out
			Gates

MAINTENANCE SCHEDULE

Maintenance schedule to be implemented for the first 12 months following installation of the landscaping
of the landscaping scheme to include all new landscaping.

Visit the site at fortnightly intervals between April and September inclusive and monthly intervals from October to March, to attend to all communal grass and planted areas.
Hand weed and tidy through all areas and remove all weeds, fallen leaves and horticultural litter and rubbish. Apply Enmag granular fertilizer throughout the planted areas and tree bases each March in accordance with manufacturers recommendations.
Ensure plants are carefully firmed into the ground especially after frost. Prune off any dead, dying or diseased wood back to good wood.
Adjust the spacing of shrubs as necessary subject to growth rate in order to provide a balanced appearance with separate shrub groups.
Inspect and apply adequate insecticides to plants as necessary to combat pest and disease attack, consult with local authority to gain approval for materials proposed.
Carry out watering as appropriate during each visit and weekly during prolonged dry periods.
Ensure that barch mulch to keep topped up to the required 75mm.
Cut the grass on every visit to a maximum length of 30mm and remove clippings.
Keep all grass edges nicely trimmed adjocent to trees, shrub areas and kerbs.
Inspect stakes and tines of all trees and loosen if necessary to avoid constriction.
Ensure stakes are firm in the ground.
Sweep and remove debry and litter from paths and kerb edges.
Replace any plant that fails to establish, with a matching species, during the following November.

SPECIFICATION FOR LANDSCAPE WORKS:

1) All plant stock to be in accordance with relevant British Standard 3926 part 2.
2) Handling and Planting: Plant material to be handled, supplied and planted in accordance with the committee on Plant supply and Establishments publications. In all cases plant material
should comply with the relevant British Standard.
3) Species: Plants to be supplied to be exactly true in name.
4) Delivery of plants: Ensure that adequate protection is given to all plants and their root system
to preclude failure due to lack of moisture or exposure during transportation to the site, and between
delivery and planting.

PREPARATION

Cultivate by hand or mechanical means in order to create a workable filth ready for planting. Enmag granular fertilizer will be incorporated into the top soil.

EXISTING HEDGES

Existing hedges to be carefully removed and seperated for re-location/re-planting as per drawings 02A and 038. Hedges to be replanted as soon as possible from removal. New hedges to be used where required to increase hedge density.

TREE / HEDGE PLANTING

1) Tree/hedge pits: Excavate in positions marked on the drawing.
The base of the pit is to be broken up to a depth of 150mm.
2) Backfill: Should comprise of excavated material and 20L Tree and Shrub planting compost evenly, well firmed around the root and finished soil level should correspond to water mark of tree. Any surplus material to be removed from the area.
3) Staking: Each to tere to be supported by a straight, round, treated stake well driven and cleanly cut
off below the crown of the tree, Secure with Rubber ties and spacer blocks at the top and bottom stake.
4) Pruning: Following planting, the crown of each tree to be lightly pruned to remove any damaged twigs
or buds to promote even vigorous growth.

SHRUB PLANTING

1) Set out: Evenly within the planted areas in accordance with the drawing and schedule giving due
consideration to the future growth.
2) Planting: Should be in a pit that comfortably acomodates the root or container. Each plant to be
placed in an upright balanced stance and reture backfill. Well heeli-in to ensure no-air pockets are
left and leeave plant firm.
3) Pruning: Deciduous material to be cut back by 30% to encourage rapid bushy establishment.
4) Completion: Beds should be edged neatly, kerbs and adjacent areas forked over and left neat/tidy.

MULCH

Place a 50mm layer of bark mulch over all planted areas. Fork over and leave neat and tidy.

PROGRAMME

Planting scheme to be implemented at the latest during the November-March planting season following practical completion of the development.

New modular soakaways will be located a minimum of 5 metres from the proposed property to ensure the efficient discharge of surface water. All new hard-standings to be permeable in form to allow the natural dissipation of surface water.

A site meeting will be arranged between the once appointed building/groundwork contractors and the Councils Tree Officer, prior to commencement. These agreed measures will be implemented for the duration of the construction development, and prior consent will be sought for their careful removal on completion.

KEY	SPECIES	SIZE
	FIELD HEDGE	
Field Hedge	50% Crataegus monogyna 20% Acer campetre 10% Prunus spinosa 5% Rosa canina 15% Fagus sylvatica	All planted at 90-120cm in height. Set out in a double staggered row at 450mm cc. In random species mix.
	SHRUB BORDER	
Shrub Border	Pyracantha Orange Glow Photinia Red Robin Escallonia Crimson Spire Elaeagnus ebbingii	All planted at 60-90cm in height. Set out in random species groups of 3no. at 2/sq m.

All new planting, types and locations are subject to the approval of the Tree and Landscape Officers comments.

SURFACE WATER DRAINAGE (SUDS)

New surface water drainage from extension to existing dwelling to be taken to new modular soakaway in rear garden, minimum 5.0 metres from buildings.

Driveways and hardstandings, etc. to be constructed using permeable paving system so that surface water discharges directly to ground within site. Surface water from non permeable surfaces will discharge within the site to soakaways in order that surface water is not discharged into the sewer or public system.

All surface water drainage to new soakaways, as above designed by Polypipe specialists calculations. Proprietary cells wrapped in geotextile membrane, to specialists design and details, in accordance with the latest Approved Documents and Approval by Building Control prior to construction. Soakaways to be located a minimum of 5.0m metres from any buildings (where possible) Surface water diverted through below ground surface water pipework to soakaways. Maintenance to be carried out in accordance with manufacturers recommendations to ensure its continued long term function within the site. Should any soakaway fail it will be removed and cleaned or replaced to ensure sufficient drainage is provided.

Surface Water Flooding
The design and layout of all new buildings, and the development of car parking and hard standing, will incorporate appropriate Sustainable Drainage Systems (SUDS) capable of ensuring that the level of surface water leaving the site is no greater than that prior to the development, and ensuring the quality of local water.

The new access to the public highway would be installed in accordance with Wiltshire Highways requirements. Visibility X = 2.4m, Y = 33.0m in each direction, and existing hedge to be cut back/relocated behind visibility splays. These splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

NEW ACCESS DRIVE

New 5.0 metre wide access drive to new stable building. The drive will finish at existing ground level, with drainage channels on the lower side to allow water run off down the hill. 100mm crushed tarmac planings (scalping) to match the existing driveway at Longbottom over 150mm of Type 1 over new membrane. Well consolidated ground below. The drive will have a small camber and edged to prevent any spread. The surface will finish at existing soil height. It is proposed that either side of the drive will be mowed, with a strip which will be wild flower for bees and insects before any post and rail fencing for the paddocks.

DRAWING LEGEND:

Existing hedges to be carefully removed, and relocated, indicated thus (green) 57.5 linear metres. Please see drawing 22035-201 for existing locations. Hedge relocations increased to suit Highway comments.

Proposed visibility splays.

N

METRES AT 1:200

0 2 4 6 8 10 12 14 16 18 20

PROJECT: Millbrook Trout Farm, Mill Lane, Fovant, Salisbury, SP3 5JP.
DRAWING: Proposed Site Plan.
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JOB No: 22035 DRNG No: 202A DATE: July 2023 SCALE: A0 @ 1:200

R & S CONSULTANTS LTD
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS
THE OLD COACH HOUSE, BARTON HILL, SHAFTESBURY, DORSET, SP7 8DQ.
RICHARD 07887763526 BEN 07792224875