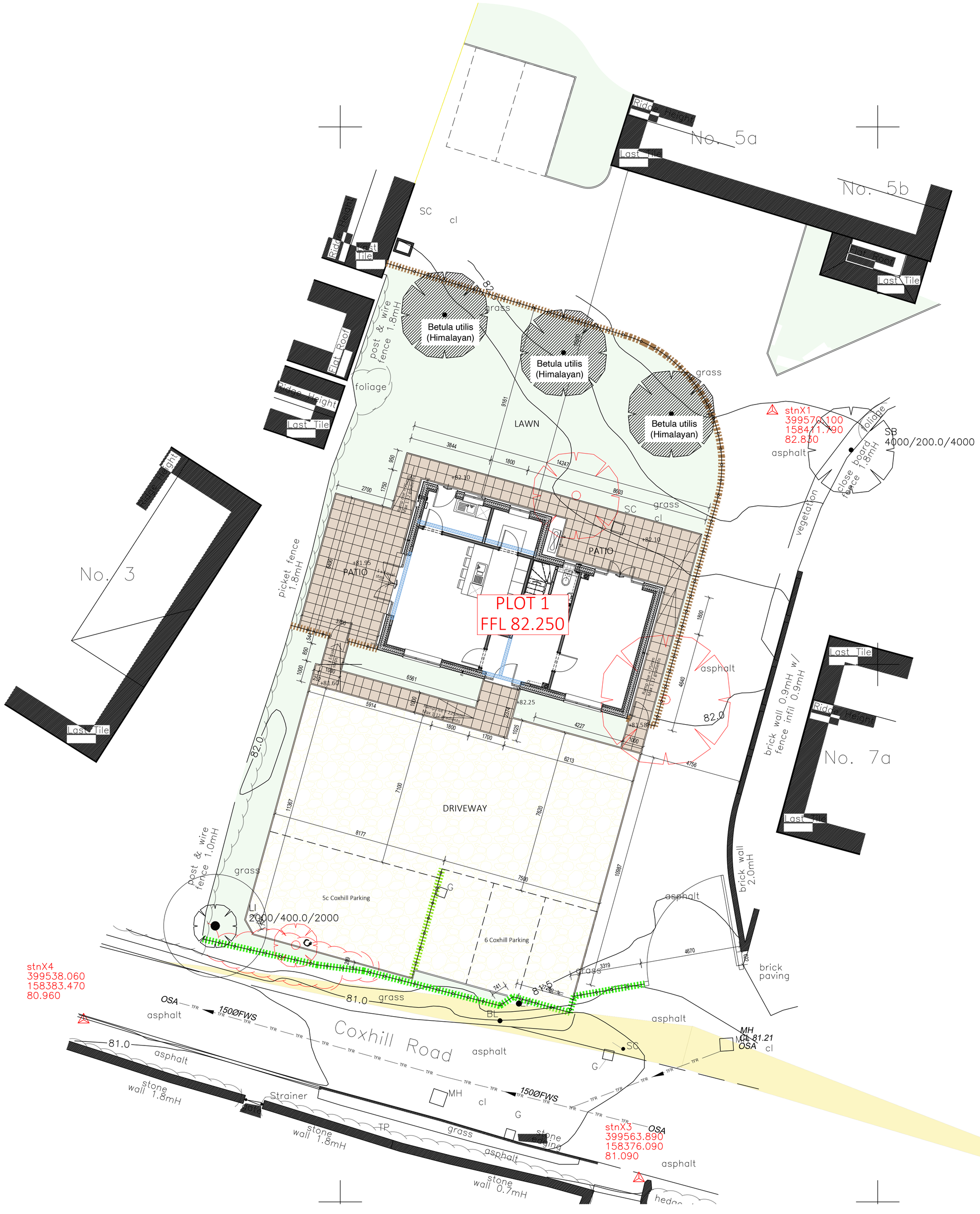


N158425

N158400

N158375

SITE PLAN LEGEND -

- Lawn or soft landscaping.
- Timber fencing to Clients choice.
- Timber 1m high picket fencing to Clients choice.
- 450x450mm paving slabs to Clients choice.
- Gravel to Clients choice.
- Handrail to Clients choice.
- Water - 25mm MDPE pipe @ 750mm depth.
- Electric - 50mm twin-walled black duct with pull cord.
- Fibre - 50mm twin-walled green duct with pull cord.
- Foul sewage run.

PLANTING LEGEND -

Garden border spaced 50cm apart.

Verbena Bonariensis (spacing 50cm)
Sesleria autumanlis (autumn moor grass)
Erigeron karvinskianus
Gaura lindheimeri
Salvia
Stipa tenuissima (mexican feather grass)
Perovskia
Lavender

3No. Betula utilis (Himalayan)

GENERAL PLANTING SPECIFICATION: All planting stock shall comply with the requirements of the BS3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National Plant Specification. The supply and planting of trees to be in accordance with BS8545: 2014 (+A1:2026).

Any trees and shrubs lifted between mid-October and mid-March to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions.

All planting operations shall be carried out in accordance with BS4428:1989. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery.

Imported topsoil: All imported topsoil is to comply with the current BS3882: 2015, and is to be supplied, stored and spread in accordance with Annex N of the above BS except where otherwise stated in the contract documents. The soil shall be free from perennial weeds, seeds and all foreign matter.

Classification: Topsoil GRADE in accordance with BS3882: 2015 (as above) for all tree and shrub planting. It is to be supplied from a natural source and name suppliers as approved by the Client's representative. Full certification to be provided for all imported topsoil. if test criteria falls short of the BS3882: 2015 the topsoil will be rejected.

Texture: Sandy loam or Sandy clay loam

ph: 6-7.5

Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
- Detrimental to healthy plant growth
- Corrosive, explosive or flammable
- Hazardous to human or animal life

In all areas to receive topsoil, do not use subsoil contaminated with the above materials.

Depth of topsoil: The following depths of topsoil should be supplied:
- Tree pits 600mm
- Shrub beds 400mm
- Grass 150mm

Trees and large shrubs: 40 litres of peat free tree planting compost is to be incorporated in the backfill of all tree pits. Trees are to be staked with double low stakes. 1500mm long. 750mm into the ground and the tree secured by one tree tie. All trees are to be mulched 1 metre diameter round the tree with 75mm deep with medium grade bark mulch.

Hedging and shrub beds: Excavate 450mm deep and break up the base of the planting beds. Provide and lay 400mm deep topsoil in accordance with BS3882:2015. Cultivate to this depth and incorporate 100mm of approved compost. Supply plants in accordance with BS3936-1:1992 and plant in accordance with BS4428:1989. Plant all hedging in double staggered rows. Supply and lay medium grade ornamental bark mulch 75mm deep to all shrub beds.

Grass: Cultivate areas and provide topsoil if required for minimal 150mm depth,cultivate to a fine tilth. All stones greater than 30mm in any one dimension shall be carted off site to tip

Turf: Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized running board. Turf grown on any nylon matting will not be accepted. Lay turf stretcher bond close butted, and make good joints with screed sand/topsoil. The finished level of turf to be 50mm higher than hard surfaces. Water in.

Grass seed: is to be spread in two directions at a rate in accordance with the suppliers instruction or if not specified at 50 grams per square metre. Grass seed areas to be lightly raked to ensure seed is evenly incorporated into the upper 10mm of soil.

Maintenance: All plants are to be maintained until established. Shrub beds are to be kept weed free. Any additional weed growth round the base of the plant removed. The bark mulch is to be topped up annually to 75mm and the planting beds kept free of litter. Face back shrubs overhanging hard surfaces.

Hedging: Hedging to be clipped evenly at least once a year and at a consistent height according to species or as directed by client.

Watering: Water mixed planting and hedges in dry periods at a rate of 10 litres per square metre.

Annual maintenance for trees:
- All plants are to be maintained until established
- Ensure there are no weeds or rubbish around the trees at all times
- Newly planted trees are to be watered during April - September
- The interval between watering is to be fortnightly with additional visits if there has not been rainfall within a weekly period
- Trees should be watered twice monthly during the summer months for the first 2 years unless there is adequate rainfall to fully hydrate the surrounding ground
- Fork over panned down areas
- Maintain mulched areas at specific depth, topping up as necessary to maintain. 75mm cover
- Check each stake and tie, where fitted and adjust, re-fix or renew as necessary to ensure no damage occurs to any tree and check each stake is supporting its tree in the intended manner
- Check that each tree is growing healthily and remove all dead wood, damaged or diseased branches. Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to the contractor's tip
- Any wounds shall be neatly pared back to sound wood in accordance with BS3998: 2010 'Recommendations for Tree Work'. Re-firm trees which have been loosened by the wind or frost
- Remove all stakes and tree ties after two years or after the trees have rooted successfully

Replacement Planting: Replace any tree or plant within a five year period that fails to thrive or is below specification.

Notes

* These drawings are for planning & building regulations approval only.

* Any works carried out prior to the necessary approvals being granted are carried out at the clients own risk.

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* Party Wall - where work involves alterations to a party wall or works close to a boundary, it is the owners responsibility to comply with the necessary notices etc. required by the Party Wall Act. 1996. Notices to be served at least two months before work commences.

* General Notes - the contractor must comply in all respects with current building regulations & relevant building standards & practice whether specifically stated on this drawing or not.

* Before the start of work all site measurements, angles & levels must be checked by the contractor in the event of any inaccuracies on this drawing no liability or responsibility will be accepted once work has started.

* Only the materials on this drawing are to be used. Any substitutions must be of a similar quality & standard as that stated. All materials are to be used in accordance with manufactures instructions unless otherwise directed.

* All construction projects large and small are subject to the CDM Regulations (2015). If the development will be for a domestic Client or less than 30 days in duration then the responsibility for Health and Safety is then passed onto the Main Contractor. In all cases the Client may devolve the responsibility to a CDM Planning Supervisor, who will act on the Clients behalf. Please refer to Panning Supervisor for advice.

* Before starting work you need to check if any asbestos is present, in Commercial properties there should be a plan/register - Ask to see it. You need to check that the plan covers the area of the building that you will be working in and if you are doing refurbishment work that it includes a survey that tells you what types of asbestos is present and its condition. If there is no Register or survey or the report is not clear - Do not start work

FOR CONSTRUCTION

do not scale this drawing. check all dimensions on site. this drawing is only to be used on the site for which designed all materials specified are subject to confirmation on site prior to works commencing. figured dimensions and levels to be used. any inaccuracies must be notified to Poulsom Architectural Design and Planning Services. detail drawings and large scale drawings take precedence over smaller drawings.

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PRELIMINARY		TENDER	
PLANNING		CONSTRUCTION	✓

Revision Description
RevA 23.01.26 Incoming services added to drawing.
RevB 04.02.26 Parking arrangement amended.
RevC 02.04.26 Porch canopy removed. Planting notes added.
RevD 13.04.26 Porch made central.

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Drawing No. 364-204
Rev - d

Client Name -
Site - Sc Coxhill Lane, Potterne, Devizes, Wiltshire, SN10 5PH
Drawing Title - Proposed site plan
Scale - 1:100 @ A1
Date - January 2026
Drawn - RP