All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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LEGEND: DO NOT SCALE

KEY:

- Existing trees to be removed
- Existing trees to be retained
- proposed landscaping
- private drives: 2 coats of tar spray on hardcare with 50% max 6mm diameter chippings rolled into surface with concrete pin kerbs edging and divions. Colour to LPA approval.
- Grass turfing to front gardens (Rear gardens to be seeded)
- Grass seeded open space
- 9 metre easement requirement from brink of drain (Black Sluice Requirement for buildings)
- 6 metre easement requirement from brink of drain (Black Sluice Requirement for trees & fences)
- Vent-Axia Freshvent 100 dB to be agreed by Environmental Health
- Existing sewer pipe to be diverted as indicated (engineer to confirm).

No planting or fencing to be within the 6m ditch easement area as required by Black Sluice Internal Drainage Board.

Hsa type		
A	-	8no. 2B/3P Bungalow 56sqm
B	-	2no. 2B/4P House 69sqm
C	-	4no. 3B/5P House 87sqm
Total		14

SITE AREA = 5066.6 sqm
= 0.506 hectares
= 1.251 acres

Levels to be agreed on site
Paths to front doors to have maximum gradient of 1:12

1m high plastic coated chain mesh fencing with concrete posts. (planning condition 12)

SHDC
Planning & Development
24 JAN 2005
Ref: 0083/05

Revision:	Date:	Description:	Drwn:	Chkd:
E	20.01.05	Chainlink fence added & bubbled note	JR	DT
D	10.12.04	Units 9 & 10 rotated (planner request). Units 11-14 moved (Black Sluice request)	JR	DT
C	03.11.04	bubbled note added and roof hatch to units initial 10 metre private drive width amended	JR	DT
B	25.10.04	Boundary line in accordance with info supplied by J.Faircliffe. Entryroad realigned	JR	DT
A	07.09.04	Boundary line amended and Layout amended to suit	JR	DT
-	02.07.04	Issued to client for comment	JR	DT

a multi-disciplinary practice of:
- architects
- building surveyors
- quantity surveyors
- building services consultants

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Project:
Residential development at
Cowley Road
Donington

Drawing Title:
DEVELOPMENT LAYOUT
AS PROPOSED

Client:
Boston Mayflower Ltd

Drawn:	Checked:	Date:	Scale:	Paper Size
JR	DT	28.06.04	1:200	A1

Job no.	Dwg. no.	Revision:	
30143	102	E	○ Preliminary ○ Design ○ Tender ● Contract ○ Working

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