

FOOTPATH ALONGSIDE MILL LANE

A 1.5 metre wide footpath and off-street parking area to be constructed in accordance with details to be agreed with Lincolnshire County Council, Highways Department and Local Planning authority to comply with Condition 4 of outline planning permission H07/0893/96 which states:

"Prior to the construction of any dwelling a 1.5 metre wide footpath shall be provided along the whole of the site frontage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: to provide safe access for the residents of the approved properties alongside this 'B' road to allow them to stand clear of the carriageway in safety".

LANDSCAPING & TREE PLANTING SCHEME

- A WHITEBEAM (SORBUS ARIA LUTESCENS) FEATHERED
- B HAWTHORN (CRATAEGUS OXYCANTHOIDES) FEATHERED
- C SILVER BIRCH (BETULA PENDULA) FEATHERED
- D FIELD MAPLE (ACER CAMPESTRE) FEATHERED
- E GREEN BEECH HEDGE (FAGUS SYLVATICA)
- F CONCRETE POST & WIRE BOUNDARY FENCES

All planting to be in accordance with BS 4428:1989 and amendments No. 1 (1991)

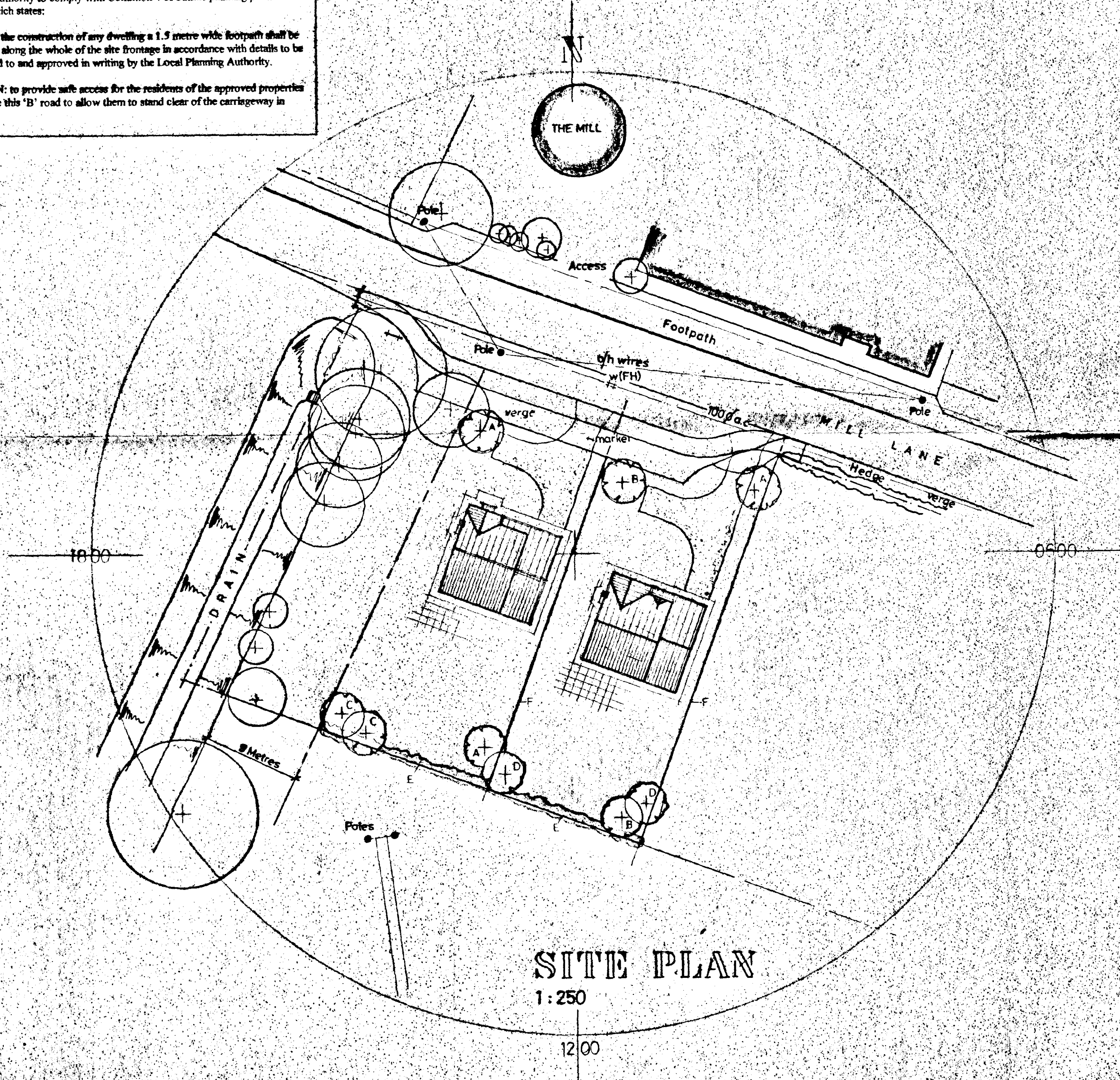
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

SEPTIC TANK

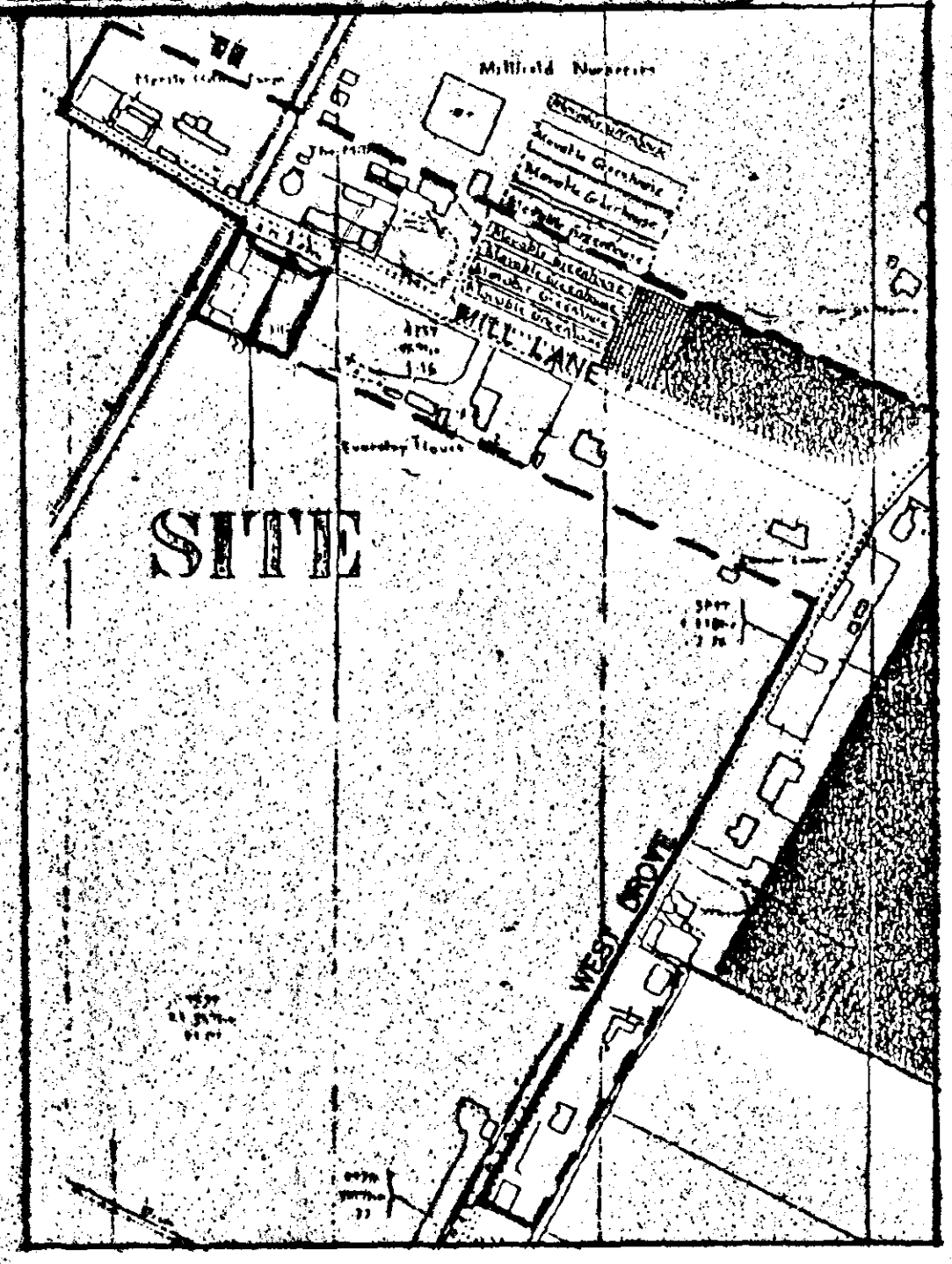
Connect foul water drains to 800 gallon capacity 'Klargester' type septic tank constructed in accordance with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Environment Agency do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.



SITE PLAN

1:250



LOCATION PLAN

1:2500

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be encountered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
119 SEP 1997
Ref: 1005/97

G. R. MERCHANT
I.ENG AMICE, F.W.O.,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
MILL LANE
GEDNEY HILL

CLIENT:
M. & S. ALLEN

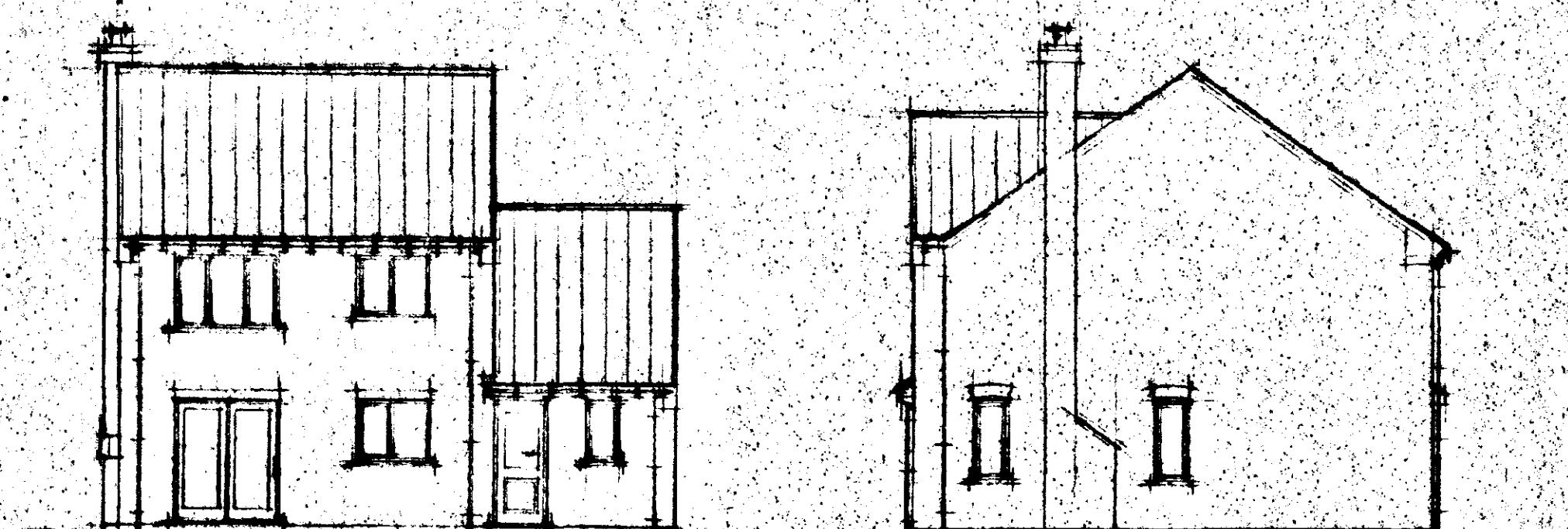
SCALES: 1/250 1/2500 DATE: AUG 1997

DRAWING No.: M & S.01
REVISIONS:



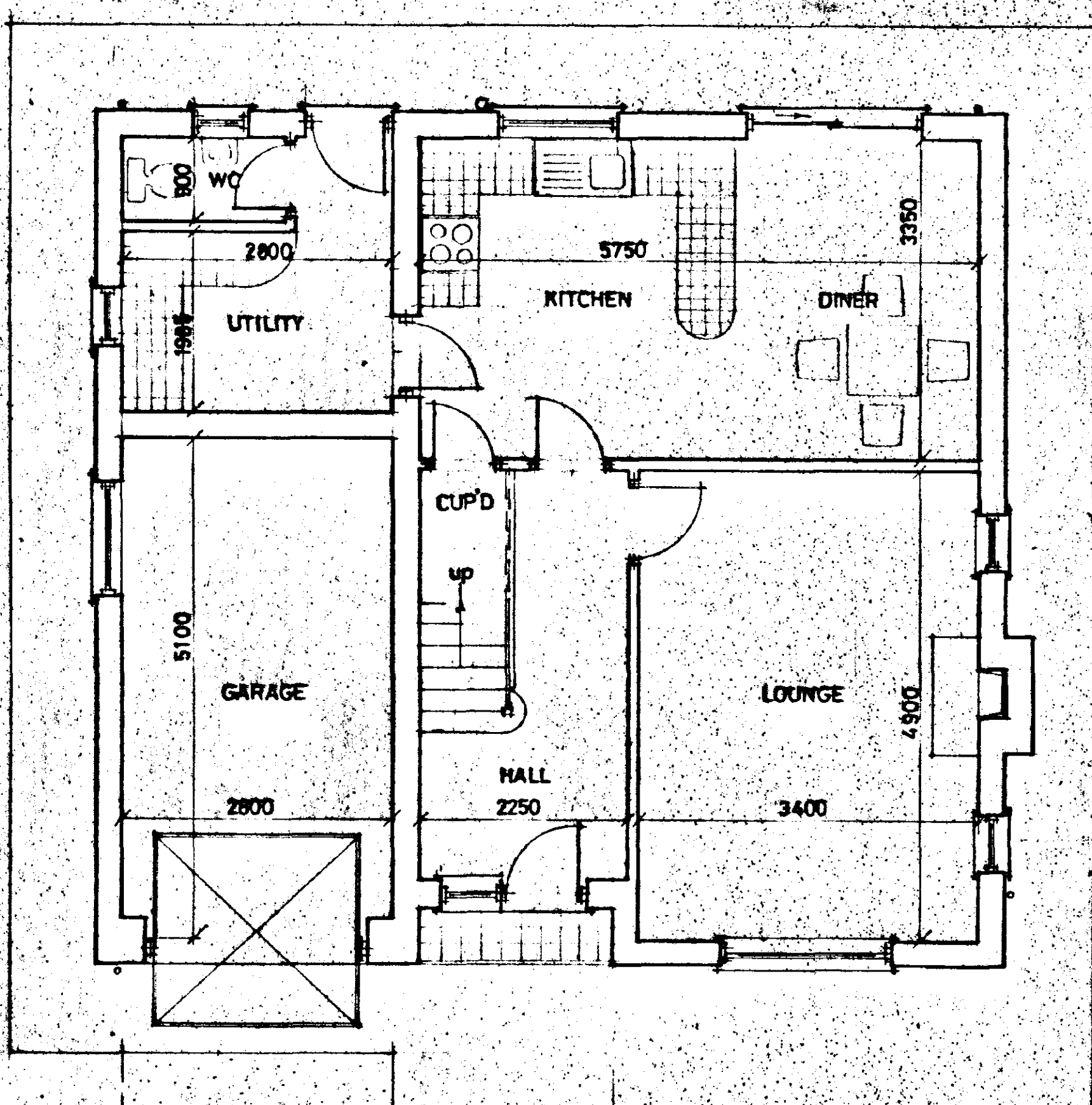
FRONT

SIDE

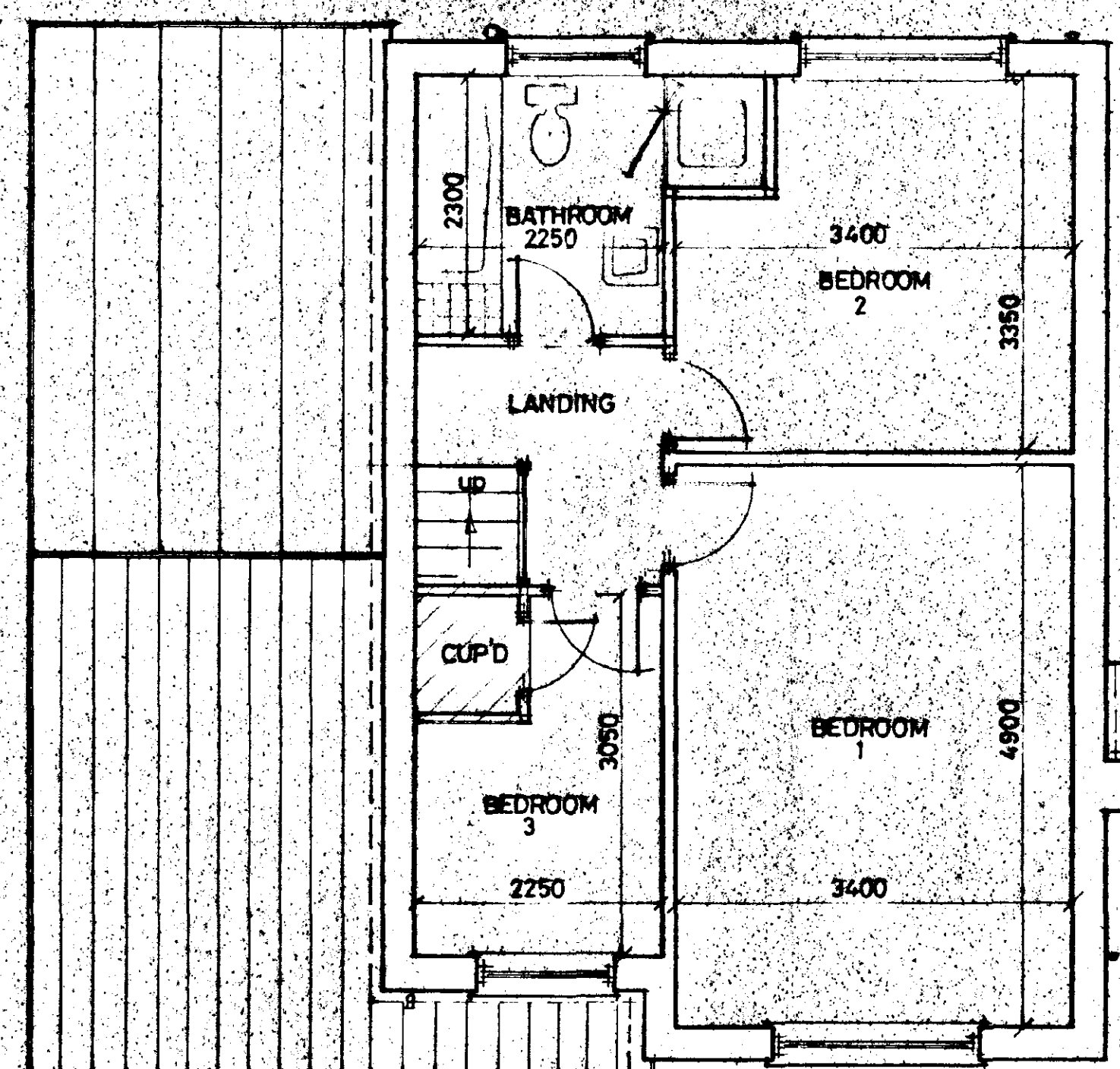


REAR

SIDE



GROUND FLOOR



FIRST FLOOR

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 SEP 1997
Ref: 1005/97

G. R. MERCHANT
IENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
3 BEDROOM HOUSE & GARAGE
MILL LANE
GEDNEY HILL

CLIENT:
S. ALLEN

SCALES:
1/50 1/100

DATE:
AUG 1997

REVISIONS:

DRAWING No.:
SA.01

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