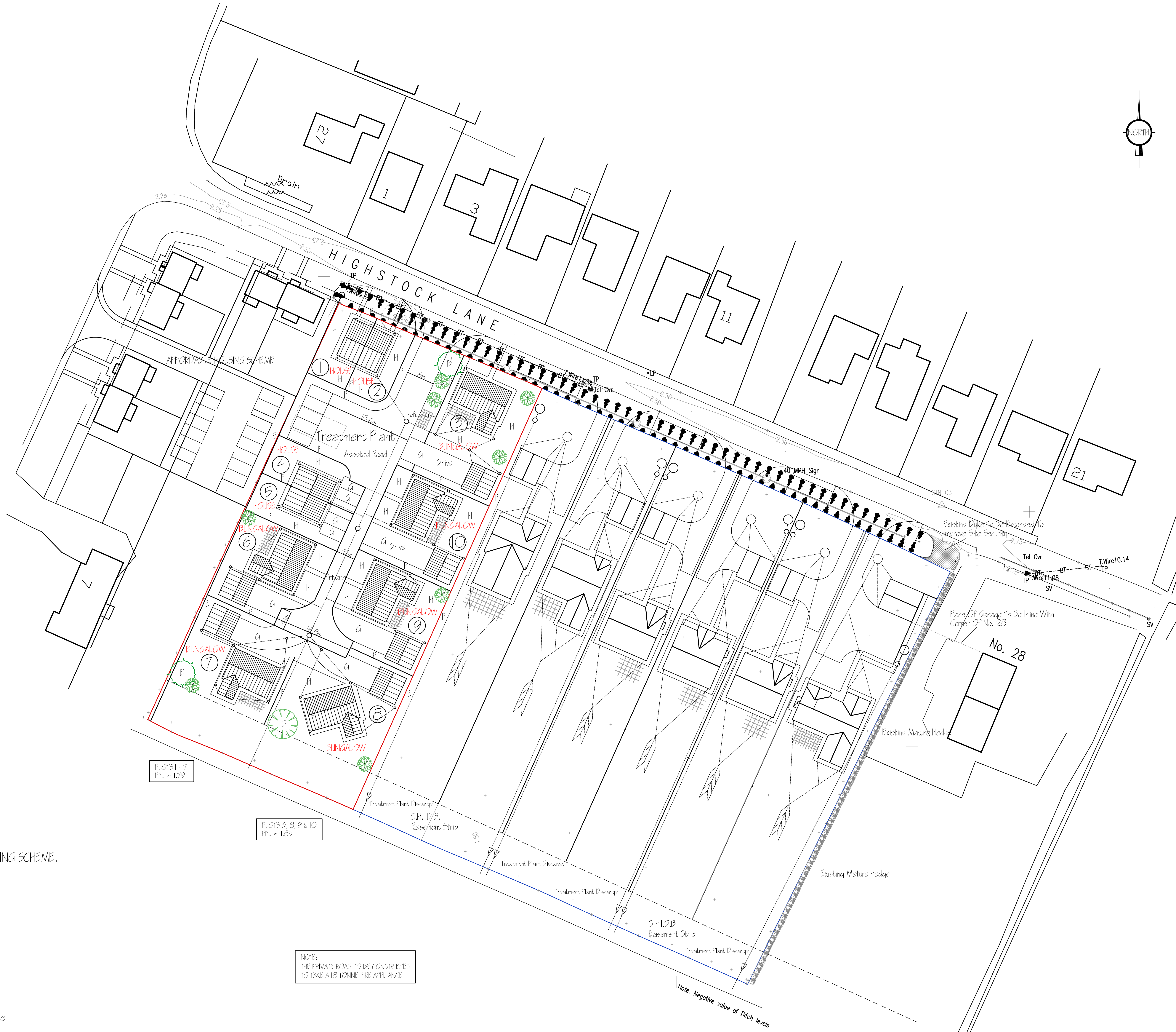
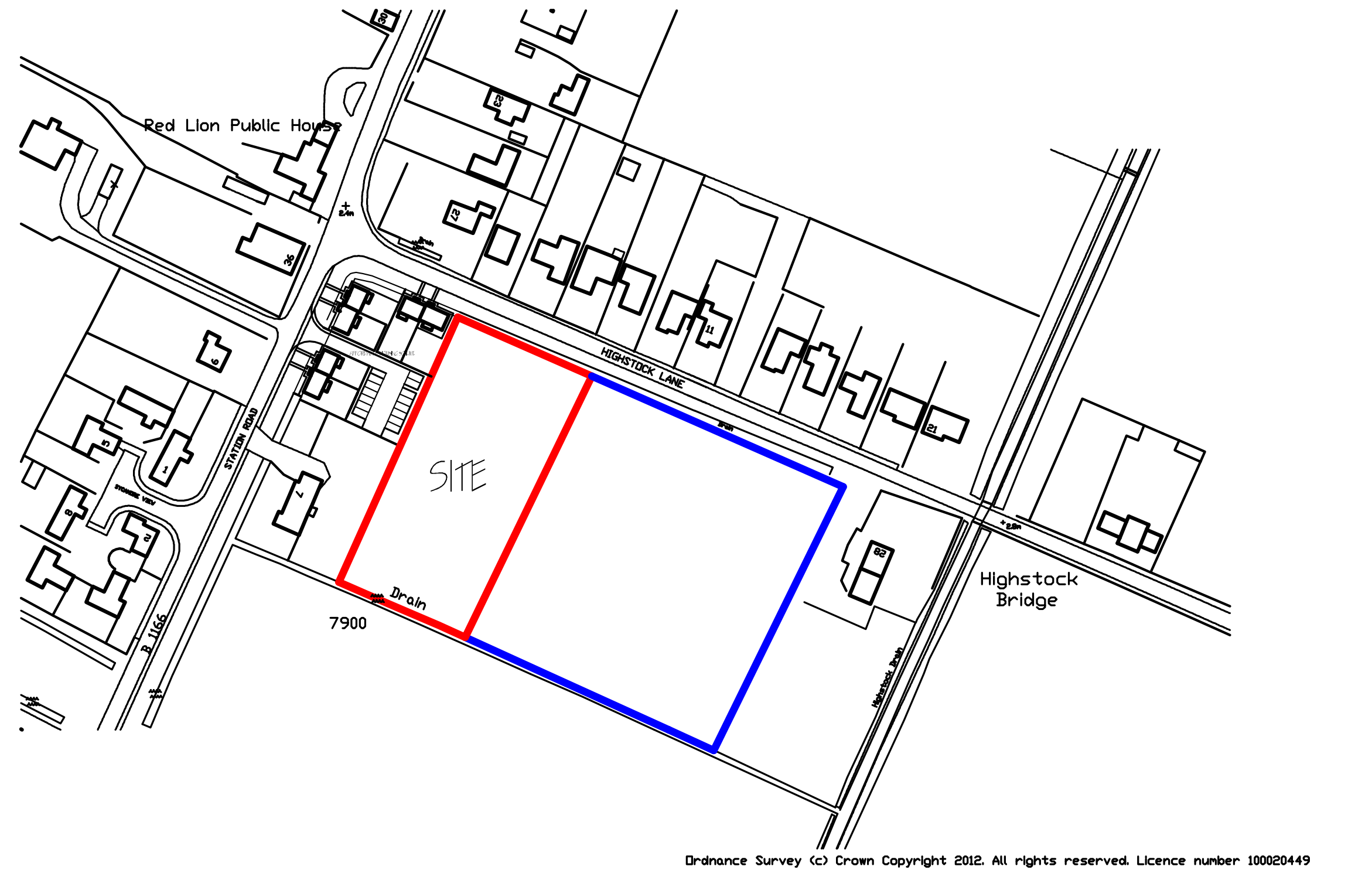


PLOTS 1 - 7
FFL = 1.79

PLOTS 3, 8, 9 & 10
FFL = 1.85

NOTE:
THE PRIVATE ROAD TO BE CONSTRUCTED
TO TAKE A 18 TONNE FIRE APPLIANCE

SITE PLAN 1:500



Ordnance Survey (c) Crown Copyright 2012. All rights reserved. Licence number 100020449

LOCATION PLAN.
1/ 2500.

LANDSCAPING, FENCING & TREE PLANTING SCHEME.

A - MIXED HEDGE
  (a) Hawthorn (Crataegus Monogyna)
  (b) Beech (Fagus Sylvatica)
  (c) Blackthorn (Prunus Spinosa)
  (d) Buckthorn (Rhamnos Cathartica)

B - SILVER BIRCH - Feathered
C - HAWTHORN - Feathered
D - WHITEBEAM - Feathered

E - Lincolnshire Wooden Post & Rail Fence
F - 1.8m High Wooden Close Boarded Fence
G - Gravel Driveway
H - Grass

Planting of Hedge to be double row staggered. Distance between plants to be 300mm. Distance between rows to be 450mm. All as specified by The Woodland Trust.

All planting to be in accordance with BS 4428:1989 and amendment 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 ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

NEW ACCESSES TO THE REQUIREMENTS & SPECIFICATION OF THE L C C HIGHWAYS.

ref:	revision	date
E	FIRE OFFICERS AMENDMENTS	DEC '2020.
D	PLANNING APPLICATION	NOV 2020
C	CLIENT AMENDMENTS	NOV 2020
B	CLIENT AMENDMENTS	OCT 2020
A	CLIENT AMENDMENTS	OCT 2020

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT.
Off HIGHSTOCK LANE.
GEDNEY HILL.
SPALDING. LINC'S.

Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Drawing
LOCATION & SITE LAYOUT PLANS.

Job Ref. 3146-17.
Drawing No. 300E
Date MARCH 2017.
Drawn SLD.
Scales AS INDICATED.

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any 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 discovered 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. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G R Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independant Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbors boundaries.