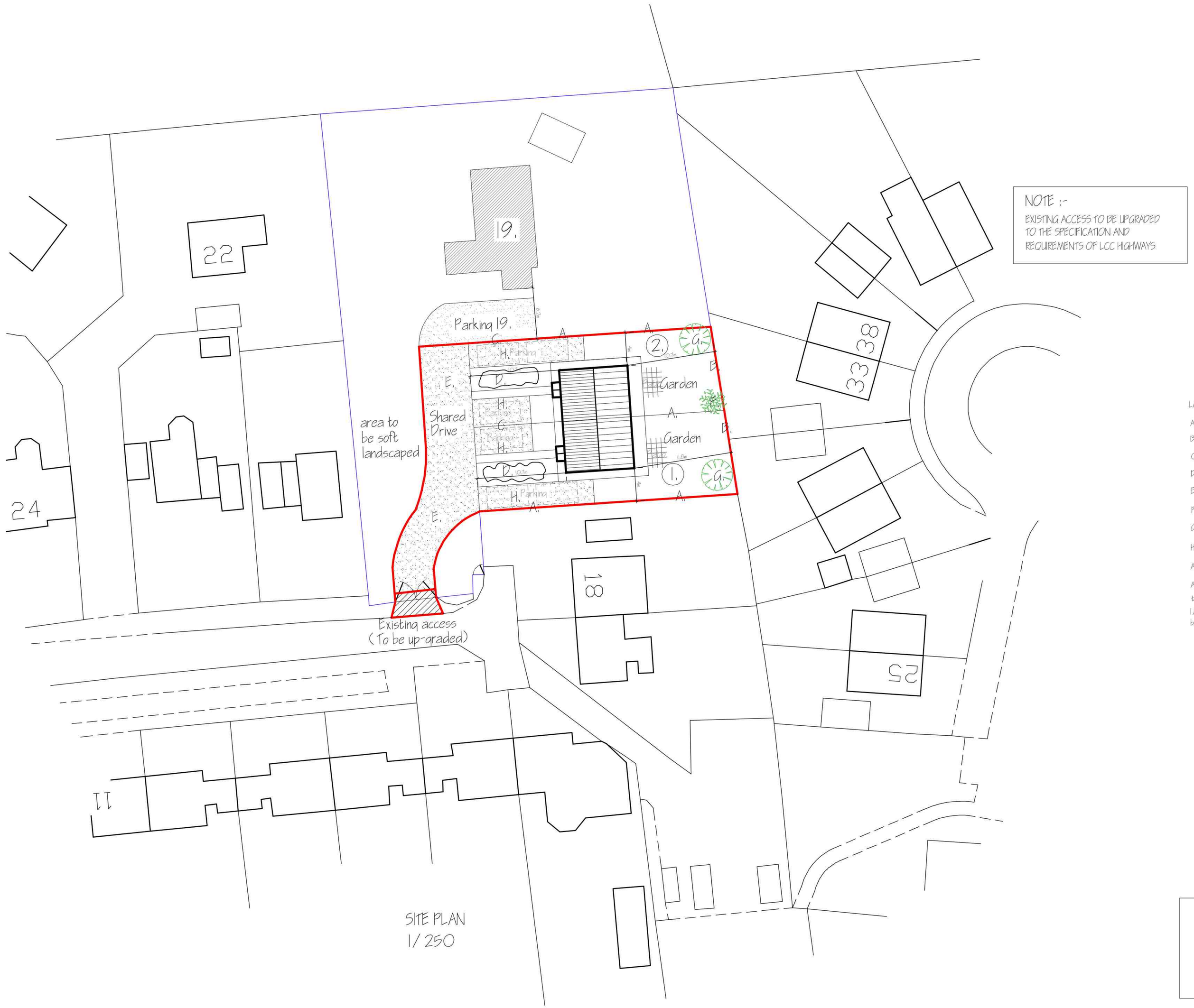
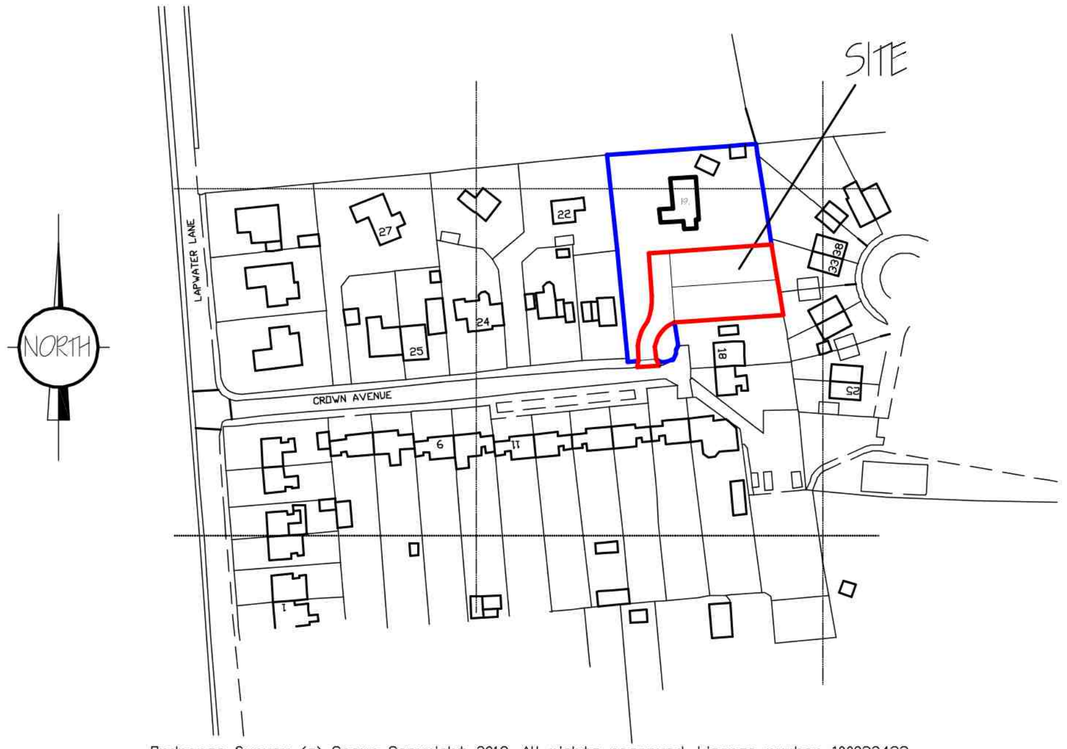


SITE PLAN
1/250

NOTE :-
EXISTING ACCESS TO BE UPGRADED TO THE SPECIFICATION AND REQUIREMENTS OF LCC HIGHWAYS



Ordnance Survey (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

LOCATION PLAN
1/1250

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - Proposed 2.0m high close boarded fence

B - Existing close boarded fence

C - Proposed 1.2m high close boarded

D - Shrubbery areas with native species

E - Shared gravel driveway and turning area

F - Whitebeam (Sorbus Aria) - Standard

G - Silver Birch (Betula Pendula) - Standard

H - Gravel Drive

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.

NOTE :-
FINISHED FLOOR LEVELS TO BE AT 4.3m OD WITH 0.6m OF FLOOD RESISTANT CONSTRUCTION (DEMOUNTABLE DEFENCES) AND 0.9m OF FLOOD RESILIENT CONSTRUCTION ABOVE FINISHED FLOOR LEVEL.

NOTE;-
ALL SURFACE WATER WILL BE COLLECTED BY CRATE SOAKAWAYS TO THE FRONT & REAR OF THE SITE.
ALL FOUL WATER TO BE VIA 150mm PIPEWORK TO CONNECT TO PRIVATE PACKAGE TREATMENT PLANTS.

refn	revision	date
D	HRA AMENDMENTS	MAR '2020.
C	LCC HIGHWAYS AMENDS - PLANNING	FEB '2020.
B	CLIENTS AMENDMENTS - BOUNDARY FENCING.	JAN' 2020.
A	CLIENTS AMENDMENTS	JAN' 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.
ADJ 19 CROWN AVENUE.
HOLBEACH ST MARKS.
LINC'S. PE12 8EU.

Client
MR & MRS J PRICE.

Drawing
LOCATION & SITE LAYOUT PLAN.

Job Ref.	Drawing No.
3568-19.	06D.
Date	**Drawn**
JANUARY 2020.	S.D.

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, adherence 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 Street 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 to be appointed by the client to co-ordinate health and safety 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.