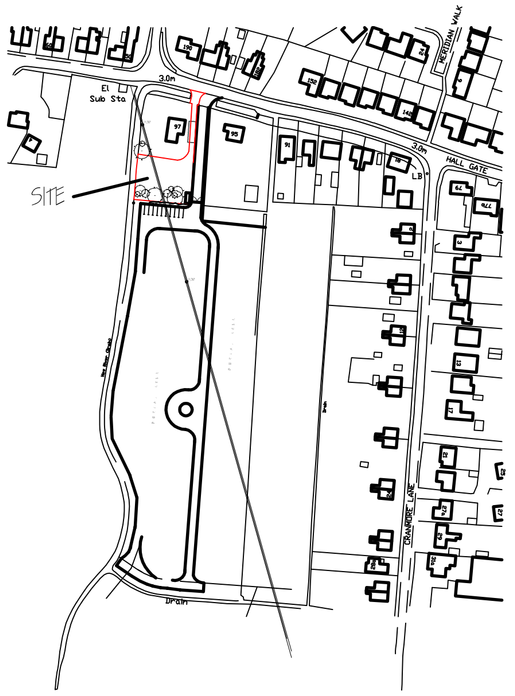
NOTE :-
THE EXISTING ACCESS TO WIGNALS GATE TO BE TO THE SPECIFICATION & REQUIREMENTS OF LCC HIGHWAYS DEPARTMENT.

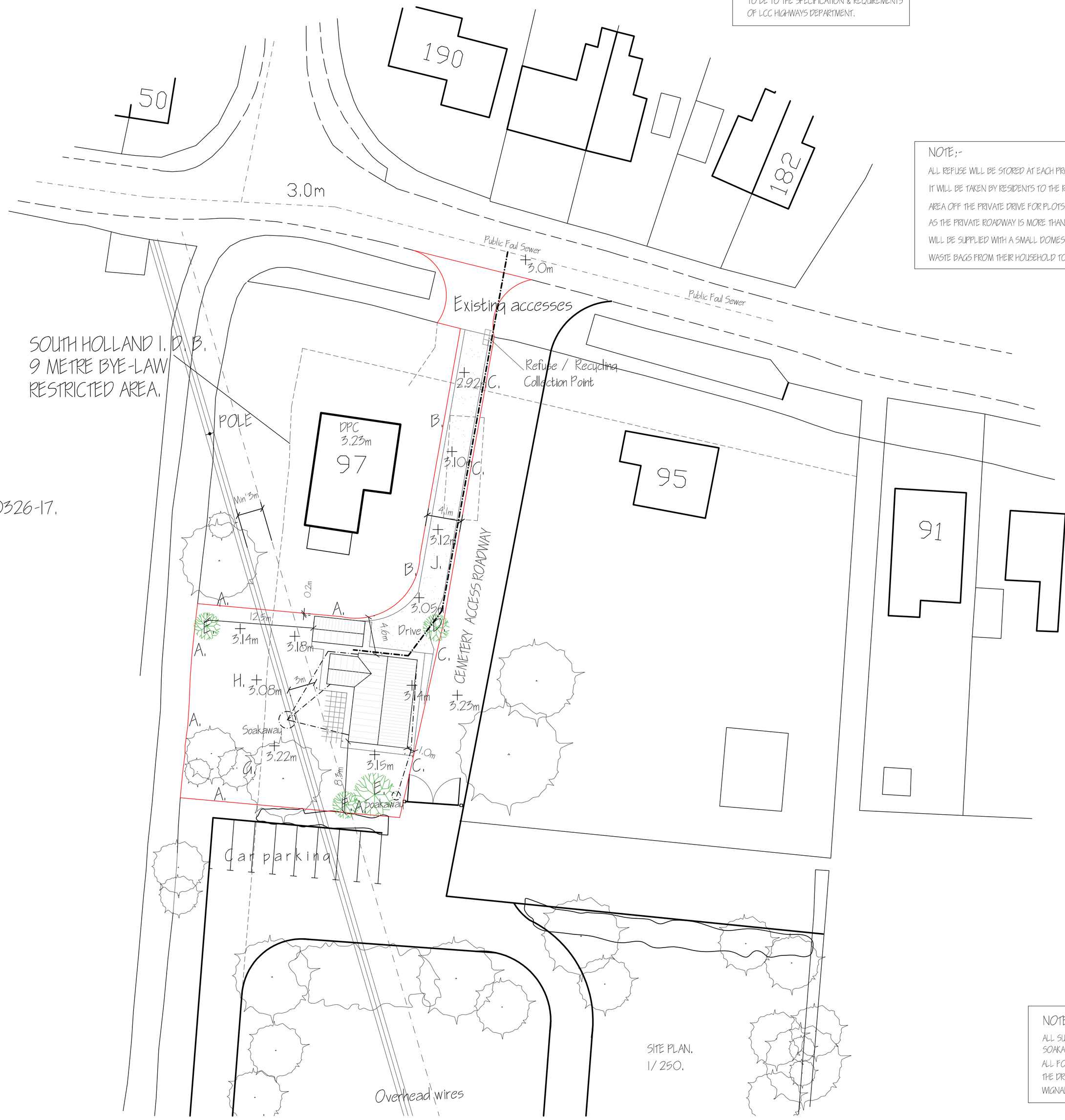
NOTE ;-
ALL REFUSE WILL BE STORED AT EACH PROPERTY, UNTIL COLLECTION DAY WHEN IT WILL BE TAKEN BY RESIDENTS TO THE ROADSIDE OR DESIGNATED SLABBED AREA OFF THE PRIVATE DRIVE FOR PLOTS 4, 5 &6.
AS THE PRIVATE ROADWAY IS MORE THAN 30 METRES LONG PLOTS 4, 5 & 6 WILL BE SUPPLIED WITH A SMALL DOMESTIC FLATBED TROLLEY TO TAKE WASTE BAGS FROM THEIR HOUSEHOLD TO THE ROADSIDE.

NOTE :-
FINISHED FLOOR LEVELS TO BE AT 3.30 m ABOVE O. D. NEWLYN. FLOOD RESILIENT & RESISTANT CONSTRUCTION TO BE USED.

NOTE :-
ALL LEVELS RELATE TO METRES ABOVE O. D. NEWLYN



LOCATION PLAN.
1/ 2500.



H09-0326-17.

SITE PLAN.
1/ 250.

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - Proposed 1.8m High Close Boarded Fence
B - Existing 1.2m High Post & Rail Fence
C - Existing 1.5m High Post & Rail Fence
D - Magnolia Tree (Magnolia Lilliflora) standard.
E - Silver birch (Betula pendula) feathered.
F - Hawthorn (Crataegus laevigata) feathered.
G - Existing trees to be retained but pruned.
H - Lawn
J - 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 ;-
ALL SURFACE WATER WILL BE COLLECTED BY CRATE SOAKAWAYS TO THE REAR OF THE SITE.
ALL FOUL WATER TO BE VIA 150mm PIPEWORK ALONG THE DRIVE TO CONNECT TO MAINS SEWAGE IN WIGNALS GATE.

refn	revision	date
B	CLIENTS AMENDMENTS	APR 2020.
A	REFUSE / RECYCLING AREA MOVED.	DEC '19.

G. R. MERCHANT LTD.
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Tel: 01406 490800
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E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT..
Rear of 97 HALLGATE.
HOLBEACH.
SPALDING. LINCS. PE12 7HS.

Client
D. MALYON.

Drawing
SITE & LOCATION PLANS

Job Ref.	Drawing No.
3223-17	02B.
Date	**Drawn**
MARCH 2019.	SLD.

Scales
(AS STATED).

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 indicative only and must be confirmed by a site investigation. The Architect cannot be held liable for adverse 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 Permission and Building Regulation Approval and is not to be relied upon in any other circumstances. The contractor is to take account of all statutory requirements. The Employer or any representative thereof, is to 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 BSA certificate or European equivalent. The Principal Contractor shall be responsible for ensuring that all operations are carried out and adopts all measures necessary to enforce 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 Independent Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details, and any work which may be reasonably implied therefrom. Any discrepancies found within the drawing or details is to be brought to the attention of the Architect before work proceeds. It is the responsibility of the client to ensure that the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.