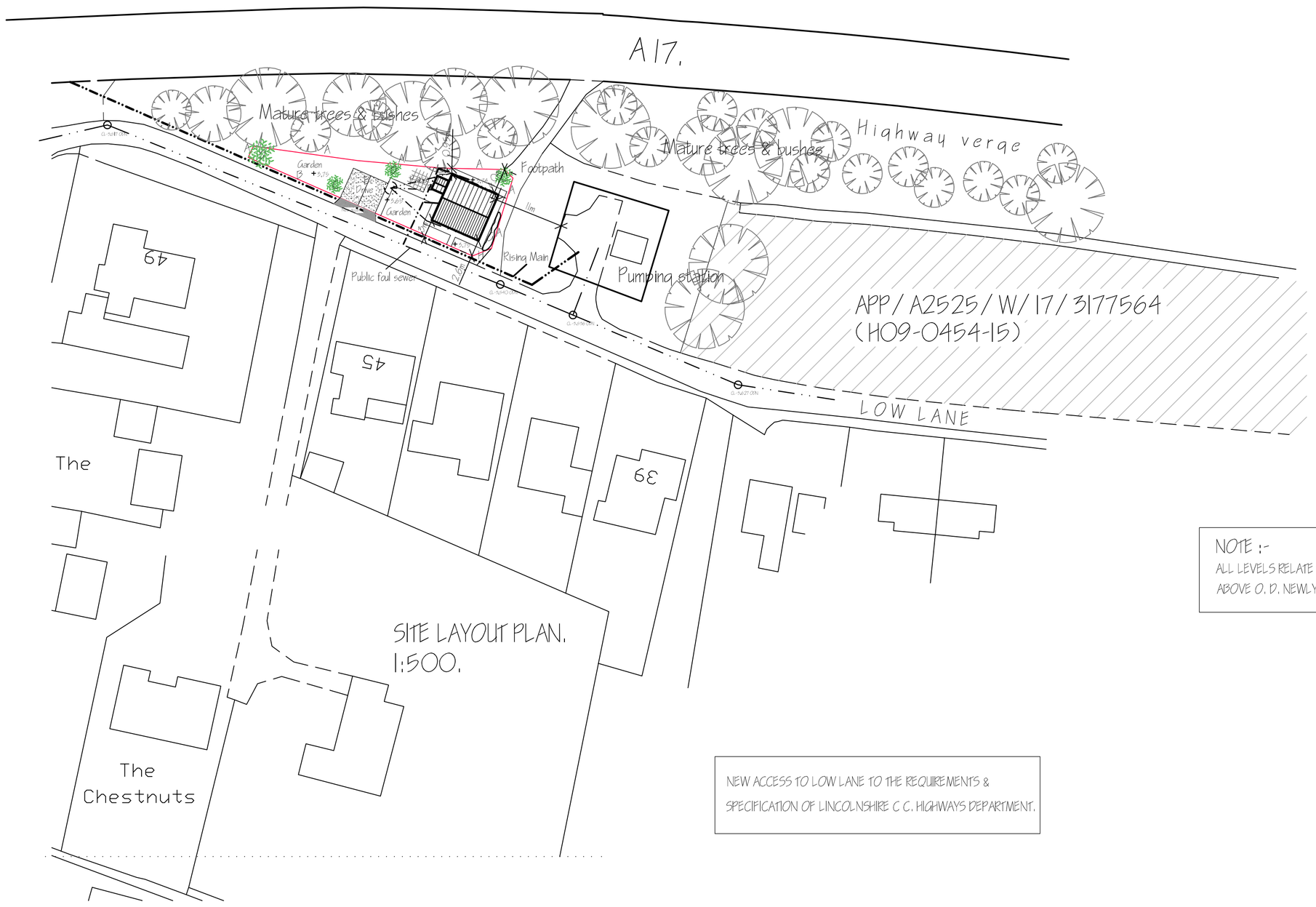
NOTE;-

ALL SURFACE WATER WILL BE COLLECTED BY CRATE SOAKAWAYS.

ALL FOUL WATER TO BE VIA 150mm PIPEWORK ALONG TO CONNECT TO MAINS SEWAGE IN LOW LANE.

SITE AREA - 0.03 Hectares.

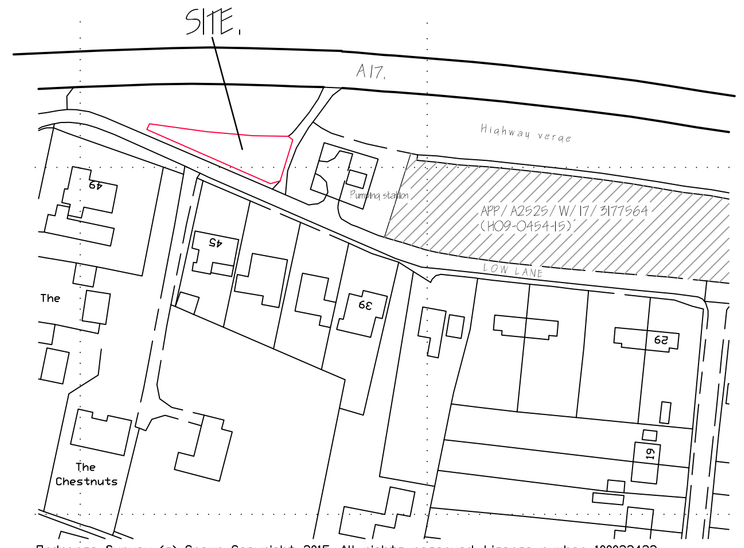


SITE LAYOUT PLAN.
1:500.

NOTE :-

ALL LEVELS RELATE TO METRES ABOVE O. D. NEWLYN

NEW ACCESS TO LOW LANE TO THE REQUIREMENTS & SPECIFICATION OF LINCOLNSHIRE C C. HIGHWAYS DEPARTMENT.



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LOCATION PLAN.
1:1250.

MATERIAL SCHEDULE

WALLS :- WIENERBERGER RED GAULT FACING BRICK
ROOF :- SANDTOFT DOUBLE PANTILE - RUSTIC
WINDOWS & DOORS:- WHITE UPVC
RAINWATER GOODS :- BLACK UPVC

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - PROPOSED 1.8m ACOUSTIC FENCE - DENSITY 10kg/ m2.
B - PROPOSED 1.8m HIGH CLOSE BOARDED FENCE ALONG ROADSIDE TO NEW DRIVEWAY
C - SILVER BIRCH (BETULA PENDULA) - FEATHERED
D - WHITEBEAM (SORBUS ARIA) - FEATHERED
E - GRAVEL DRIVE.
F - SLABBED PATIO AND FOOTPATH.
G - SHRUBBERY AREA
H - PROPOSED 1.2m HIGH CLOSE BOARDED FENCE

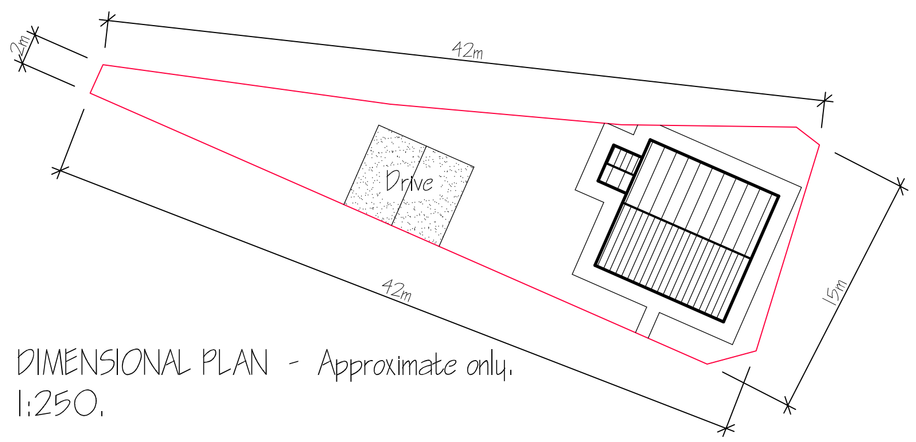
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

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 4.00 m ABOVE O. D. NEWLYN. WITH 300mm FLOOD RESILIENT & RESISTANT CONSTRUCTION TO BE USED.



DIMENSIONAL PLAN - Approximate only.
1:250.

ref:	revision	date
E	PATH ADDED TO PARKING - 3 / 18.05	APR '19.
D	HEDGE WALL ADDED.	APR '19.
C	BUILDING REGULATIONS APPLICATION.	MAR '19
B	PLANNING APPLICATION DETAILS	DEC '18.
A	CLIENTS AMENDMENTS	NOV '18

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

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Project
RESIDENTIAL DEVELOPMENT
OFF LOW LANE,
HOLBEACH,
SPALDING, LINC'S. PE12 7PW.

Client
MR. & MRS. R. KENT.

Drawing
SITE & LOCATION PLANS

Job Ref.	Drawing No.
3269-17.	05E.
Date	**Drawn**
OCTOBER 2018.	S.D.

Scales
1/ 50.1/ 100.

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