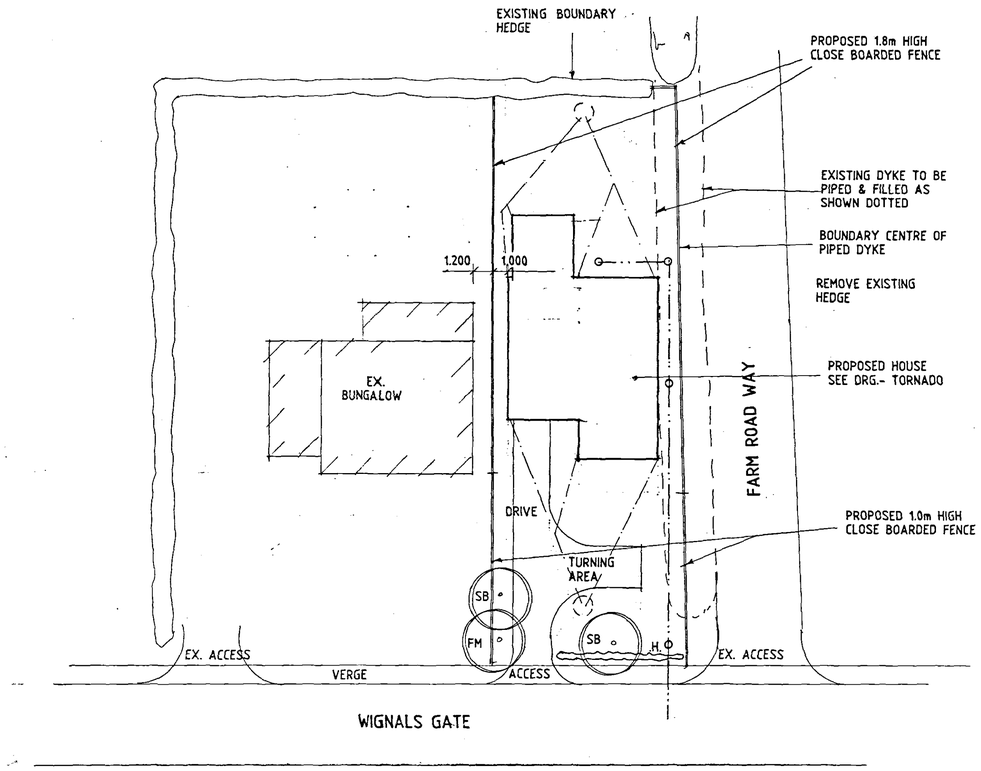

SITE PLAN.

THIS DRG. TO BE READ IN CONJUNCTION WITH TORNADO, TORNADO .2., FB/TI

Dwelling
To be 'Tornado'

External Materials
Brown facing bricks.
Grey double pantile roof tiles.

Access
Existing access to be adjusted as necessary to suit proposal, all to Lincolnshire County Council requirements.

Turning Area
Form turning area as shown, all to Lincolnshire County Council requirements.

Drive
Washed gravel on 100mm well compacted hardcore with edging kerbs.

Landscaping/Screening
Existing rear boundary hedge to remain. Provide new boundary fence as shown.

Foul Drainage
Connect to foul sewer in Wignals Gate, all to Anglian Water requirements.

LANDSCAPING

PLANT TREES AS SHOWN. MIN. HEIGHT ON PLANTING TO BE 2.0m

FM - FIELD MAPLE
SB - SILVER BIRCH

PLANT HAWTHORN HEDGE TO SITE FRONTAGE MARKED .H.

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects 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.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

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 and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, influences to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should confirm 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 Plans. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

AMENDED PLAN
Ref. A4

SHDC
Planning & Development
16 FEB 2005
Ref: 1319/04

D - IMFORMATION ADDED - 8.2.05
C - SUN ROOM ADDED - 23.12.04
B - LANDSCAPING - 15.12.04
A - SITING ALTS - 24.11.04

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED DWELLING ADJ.
47 WIGNALS GATE, HOLBEACH
FOR.

FENBANK BUILDERS

1:200	FB04-003/1
SEPT-04	B.GILHAM

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