NOTE;-

ALL SURFACE WATER WILL BE COLLECTED BY CRATE SOAKAWAYS.

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

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - 1.8m high close boarded fence between properties reducing to 1.2m at frontage.

B - Lincolnshire Post & Rail Fencing at rear of site.

C - Existing 1.5m high mixed hedge to be retained.

D - Private Individual Gravel Drives

E - Tarmac Private Shared Drive

F - Silver birch (Betula pendula) feathered.

G - Magnolia Tree (Magnolia Liliflora) feathered.

H - Hawthorn (Crataegus laeviqata) feathered.

J - White beam (Sorbus aria) feathered.

K - Shrubbery areas with native species

L - Slabbed patio and footpaths

M - Slabbed Area for Refuse / Recycling Communal Collection Point.

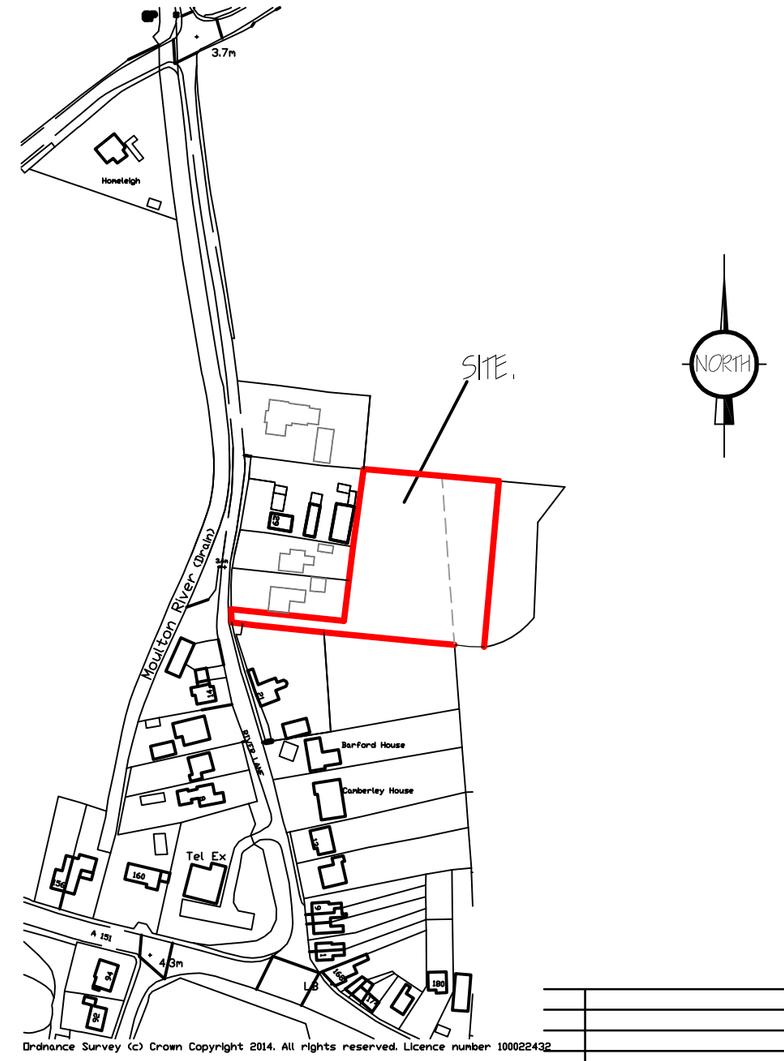
N - Cut back existing trees and bushes to erect 1.8m high close boarded fence,

P - Existing neighbours 1.8m high wall and 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.



LOCATION PLAN
1/2500

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

NOTE :-
FINISHED FLOOR LEVELS TO BE AT 3.30 m ABOVE O. D. NEWLYN. WITH 300mm FLOOD RESILIENT & RESISTANT CONSTRUCTION TO BE USED.

DRIVEWAY CONSTRUCTION :-
The private driveway to be finished with tarmac and constructed so it will be able to support a fully laden Fire Appliance min. 18 Tonnes.



SITE PLAN.
1/500.

SOLID WASTE STORAGE :-
All refuse and recycling to be stored at the properties until day of collection, then it will be taken to the roadside by residents. As the private roadway is more than 30 metres long the householders will be supplied with a small domestic flatbed trolley to take their waste bags from their dwelling to the designated slabbed area near the roadside.

ref:	revision	date
E	CLIENTS AMENDMENTS - B/ REGS AMENDMENTS	JUNE 2020.
D	BUILDING REGULATIONS APPLICATION	MAY '2020.
C	PLOT 3 DESIGN AMENDED	JAN' 2020.
B	PLANNING DETAILS ADDED	NOV '18.
A	BOUNDARY AMENDMENTS	OCT '18.

G. R. MERCHANT I.ENG AMICE FIWO

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Project
RESIDENTIAL DEVELOPMENT.
LAND REAR OF 29 RIVER LANE.
MOULTON.
SPALDING. LINCS, PE12 6NX.

Client
R K WILSON BUILDERS LTD.

Drawing
LOCATION & SITE LAYOUT PLANS

Job Ref.	Drawing No.
3405-18	02E.
Date	**Drawn**
SEPTEMBER 2018.	SLD.

Scales
AS INDICATED.

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