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 laevigata) 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.

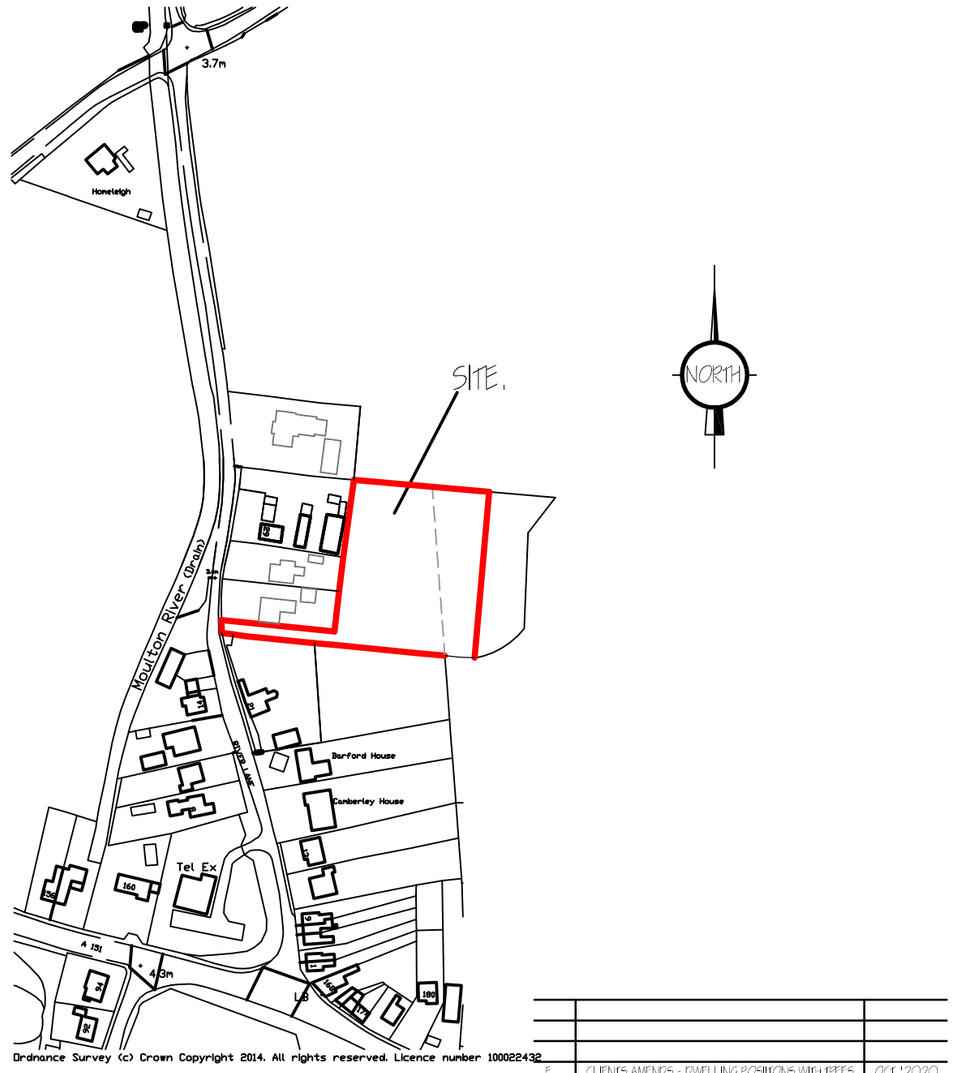
N - Cut back existing trees and bushes to erect 1.8m high close boarded fence,

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



SITE PLAN.
1/500.

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.

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
F	CLIENTS AMENDS - DWELLING POSITIONS WITH TREES	OCT '2020.
E	CLIENTS AMENDMENTS - 3/ 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 GRM
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. F9. Co. UK

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	02F.

Date	Drawn
SEPTEMBER 2018.	S.L.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 ammendments 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, adherance 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 Work 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. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.