NOTE;-

ALL SURFACE WATER WILL BE COLLECTED BY CRATE SOAKAWAYS.

ALL FOUL WATER TO BE VIA 150mm PIPEWORK ALONG PRIVATE 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 front of site.

C - Native mixed frontage hedging - 1.2m max height.

D - Private Individual Gravel Drives

E - Tarmac Private Shared Drive

F - Magnolia Tree (Magnolia Liliflora) feathered.

G - Slabbed patio and footpaths

H - Existing neighbours close boarded fence.

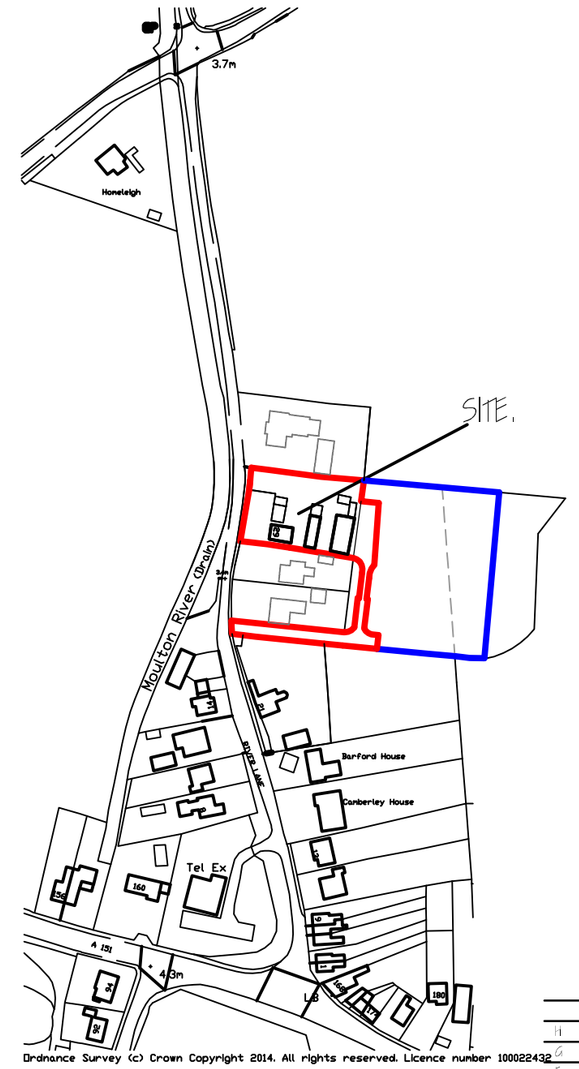
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

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 :-

ALL LEVELS RELATE TO METRES ABOVE O. D. NEWLYN



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LOCATION PLAN
1/2500

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.

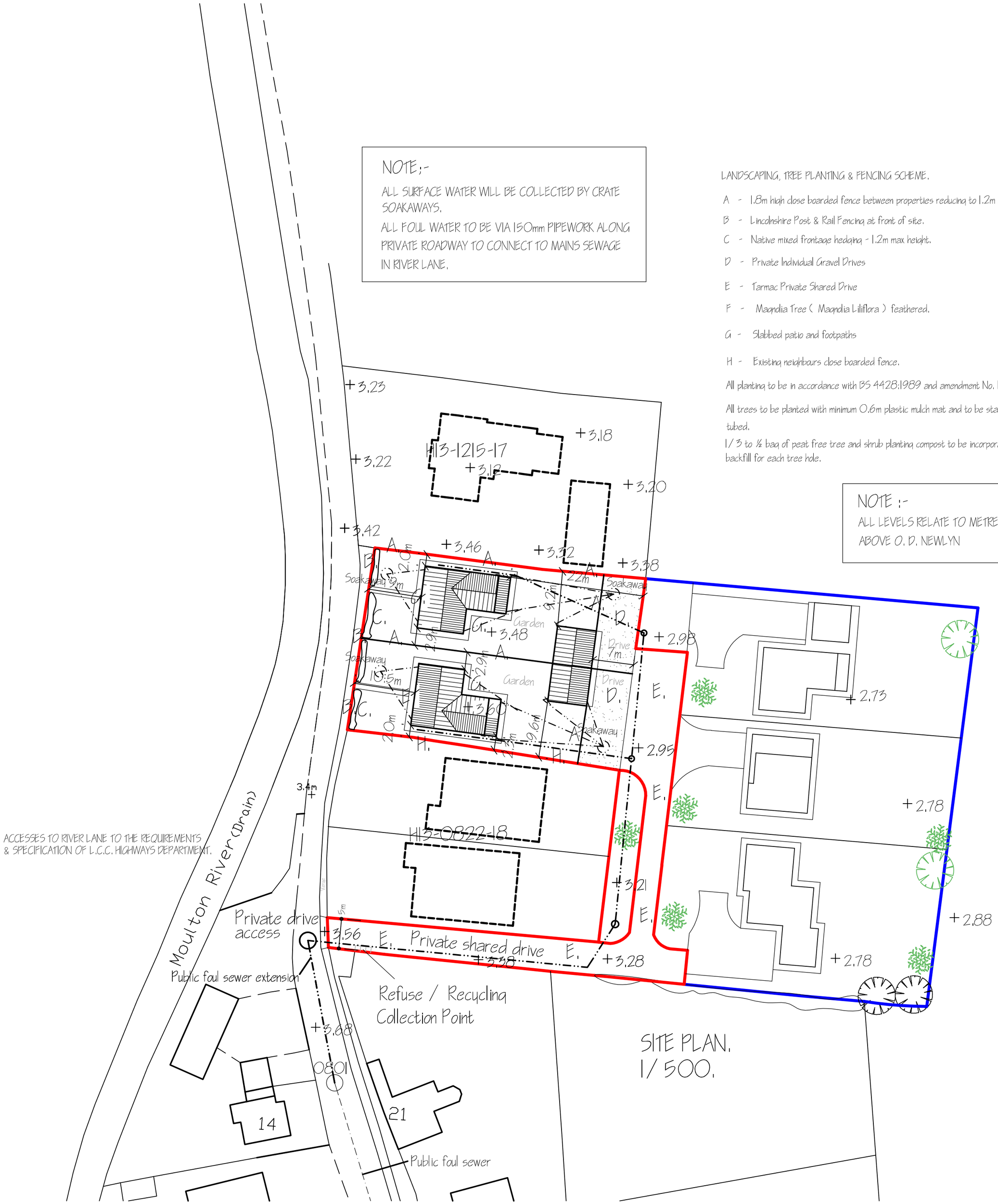
NOTE :-

FINISHED FLOOR LEVELS TO BE AT 3.65 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.

ACCESSES TO RIVER LANE TO THE REQUIREMENTS & SPECIFICATION OF L.C.C. HIGHWAYS DEPARTMENT.



ref:	revision	date
H	REDUCE GARAGES - CLIENTS AMENDMENTS	OCT '2020.
G	BUILDING REGULATIONS AMENDMENTS	JULY '20
F	CLIENTS AMENDMENTS & B/REGS AMENDMENTS	JUNE '2020.
E	BUILDING REGULATIONS APPLICATION	APR '2020.
D	PLANNING APPLICATION	JAN '2020
C	GARAGES & DRIVES ALTERED.	NOV '19.
B	CLIENTS AMENDS - HOUSES DESIGNS	OCT '19.
A	CLIENTS AMENDMENTS	SEPT '19.

G. R. MERCHANT 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.
29 RIVER LANE.
MOULTON.
SPALDING. LINCS, PE12 6NX.

Client
MR R. SPENCELEY.

Drawing
LOCATION & SITE LAYOUT PLANS

Job Ref. 3472-19.
Drawing No. 01H.

Date FEBRUARY 2019.
Drawn SLD.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING

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