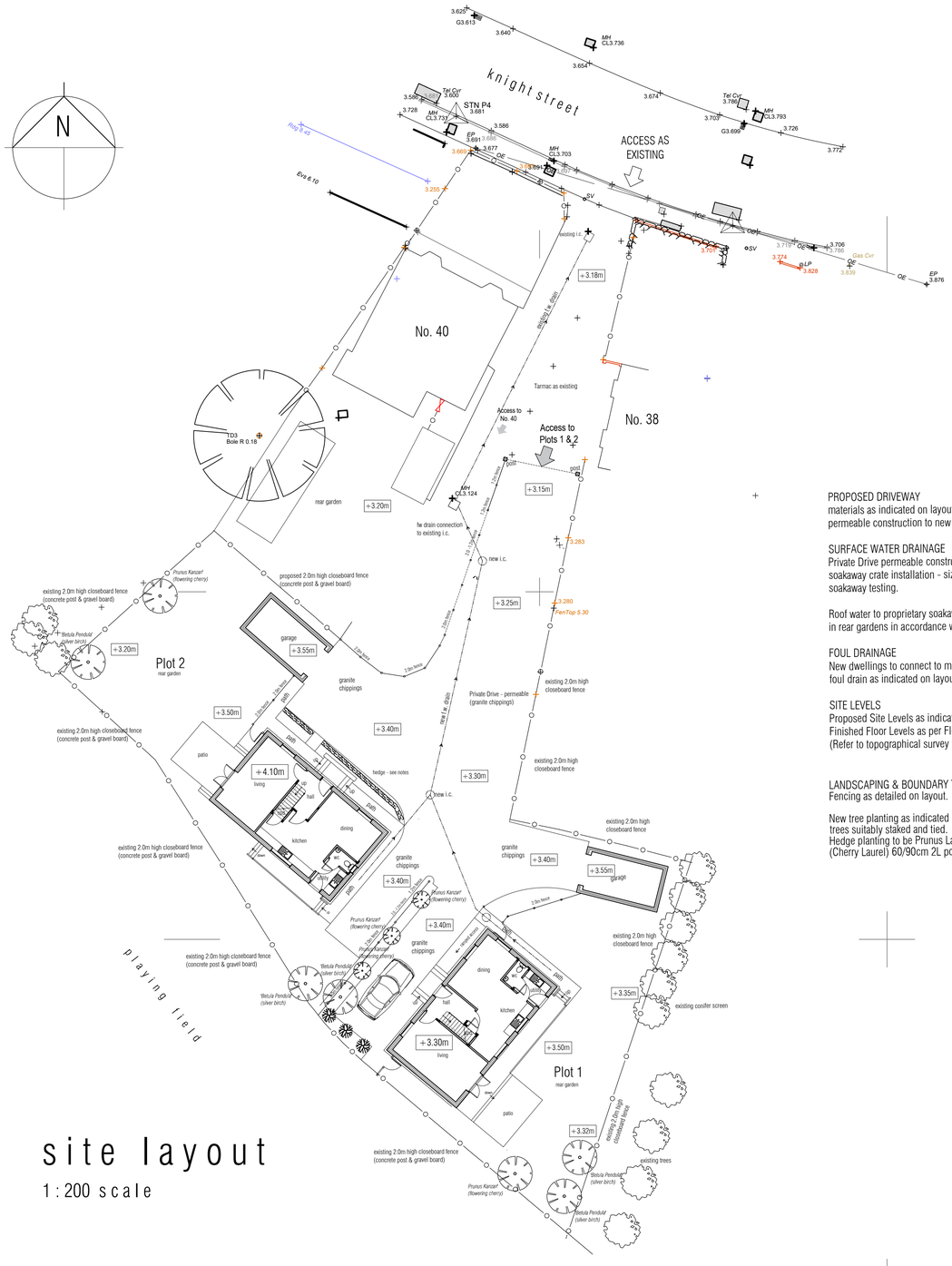


site layout

1 : 200 scale

PROPOSED DRIVEWAY
materials as indicated on layout
permeable construction to new private driveway.

SURFACE WATER DRAINAGE
Private Drive permeable construction with proprietary soakaway crate installation - sizing subject to site soakaway testing.

Roof water to proprietary soakaway crate installation located in rear gardens in accordance with Building Regulations.

FOUL DRAINAGE
New dwellings to connect to main sewer via existing foul drain as indicated on layout.

SITE LEVELS
Proposed Site Levels as indicated on layout.
Finished Floor Levels as per Flood Risk Assessment.
(Refer to topographical survey for existing levels)

LANDSCAPING & BOUNDARY TREATMENT
Fencing as detailed on layout.

New tree planting as indicated on plan - 1.8 to 2.4m high trees suitably staked and tied.
Hedge planting to be Prunus Laurocerasus ' Rotundifolia' (Cherry Laurel) 60/90cm 2L pots @3 to 5 plants per metre.

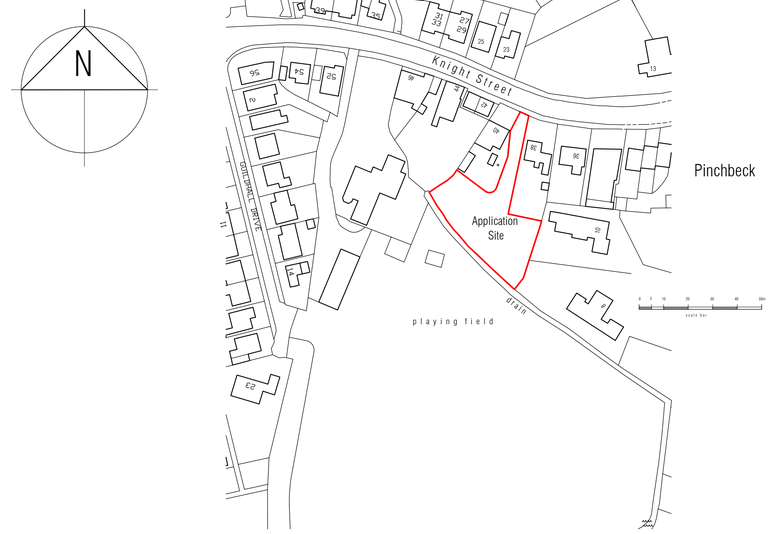
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by M.L.P. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
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.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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 independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



site location

1 : 1250 scale

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revision	date	init.	revision details.

Project
Proposed Residential Development
Rear of No.40 Knight Street Pinchbeck
for S.R. & A.V. Willson (amended scheme)

Drawing
Location Plan
Site Layout

date May 2020
scale(s) 1 : 1250 & 1:200 @ A1
DRG. No. WILL / revpl / 01