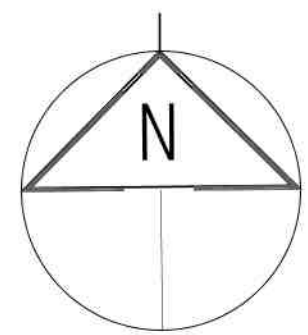
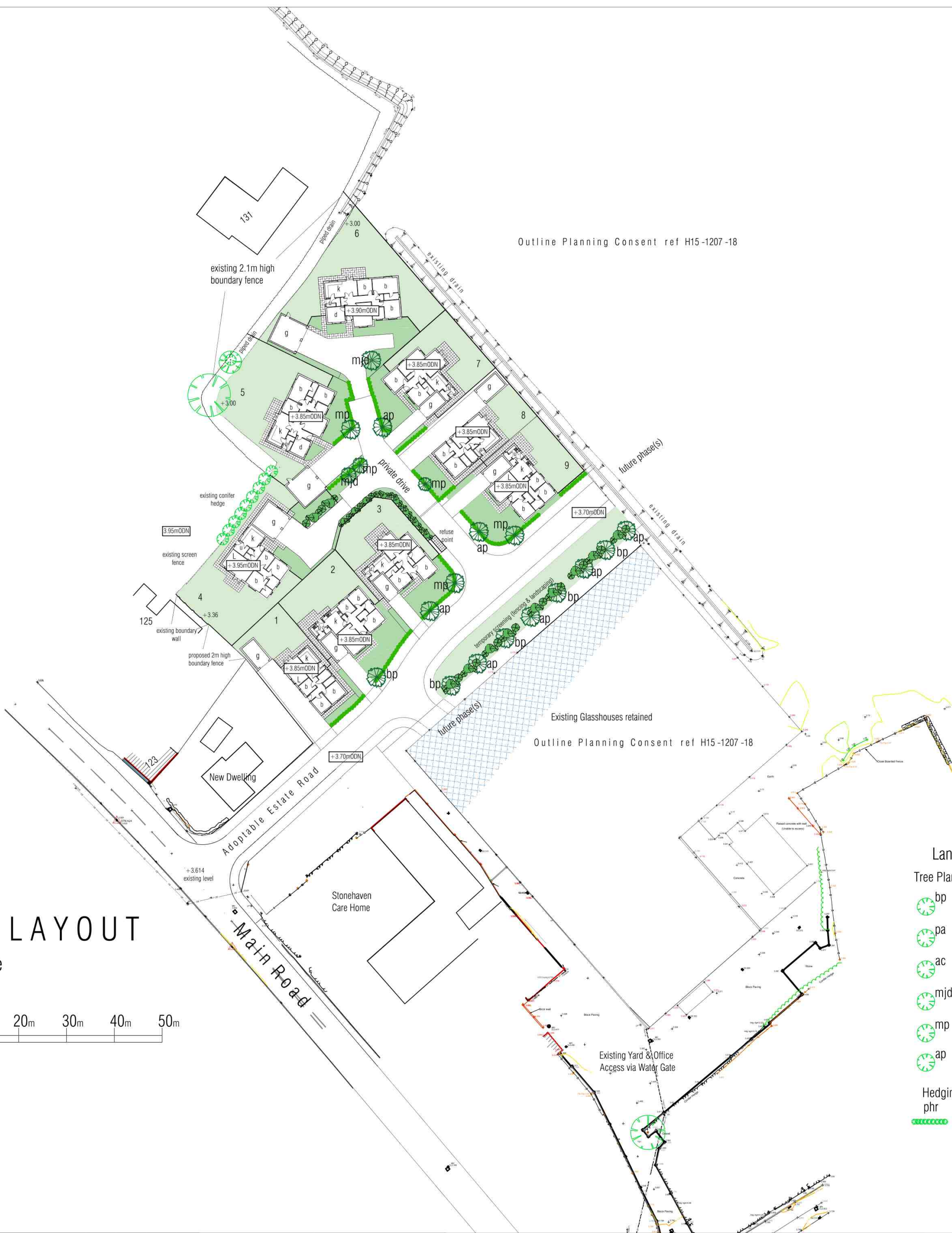




SITE LAYOUT

1 : 500 scale



Landscaping & Boundary Treatment

Tree Planting

- bp Silver Birch (*Betula Pendula*)
1.8-2.4m planting height
- pa Wild Cherry (*Prunus Avium*)
1.8-2.4m planting height
- ac Field Maple (*Acer Campestre*)
1.8-2.4m planting height
- mjd Ornamental Crab Apple (*Malus 'John Downie'*)
1.8-2.4m planting height
- mp Flowering Crab Apple (*Malus Profusion*)
1.8-2.4m planting height
- ap Purple Leaf Maple (*Acer Platanoides 'Crimson King'*)
1.8-2.4m planting height

Hedging

- phr Photinia 'Red Robin'
40/60 2L pot planted at 3 to 5 plants per metre run
in suitably prepared ground with bark mulch
for weed control to beds

Boundary Treatment

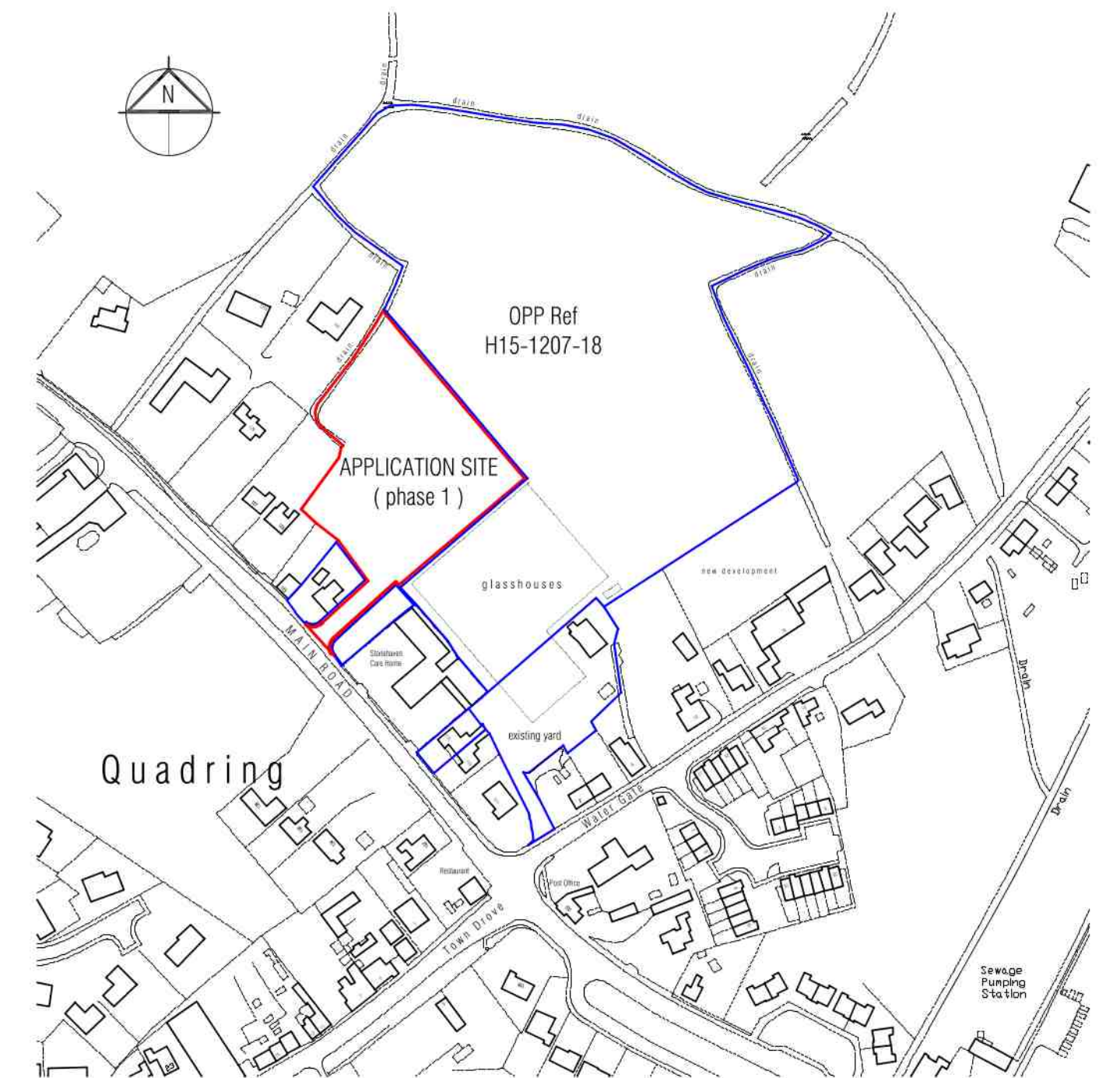
Rear gardens to be divided by 1.8m high timber closeboard fence.
Where boundaries adjoining neighbouring properties do not provide sufficient screening a 2.0m high closeboard fence to be erected. Front gardens to be divided by 0.45m high timber post and rail fence.
Screen fence to south east boundary with Nursery to be 2.0m high timber closeboard fence.
Front & Rear Gardens to be turfed.
Driveways to be permeable (gravel / granite chippings) with tarmac apron
in verge onto highway in accordance with LCC Highways specification.

Drainage
Refer to Drainage Strategy by William Saunders Project Ref 11849 which provides details of foul and surface water design proposals

Refuse Storage and Collection
provision is made within rear gardens for suitable storage of general and recycle materials pending collection from dwelling curtilage in accordance with SHDC refuse policy.

Street Lighting
A scheme of street lighting to be designed in accordance with LCC Highways specification to the adoptable estate road.

External Materials
Refer to Separate Materials Schedule for individual dwelling specification



LOCATION PLAN

1:1250 scale

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.

SHDC Planning Ref - H15-0942-20 (reserved matters)
(OPP Ref - H15-1207-18)

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revision	date	init.	revision details.
A	dec20	ajf	levels added to site layout

Project
Proposed Residential Development
Crossroads Nursery Main Road Quadring

Drawing
Site Layout
Location Plan

date October 2020
scale(s) 1:500 & 1:1250 @A1
DRG. No. CN / pl / Ph1 / Site RevA