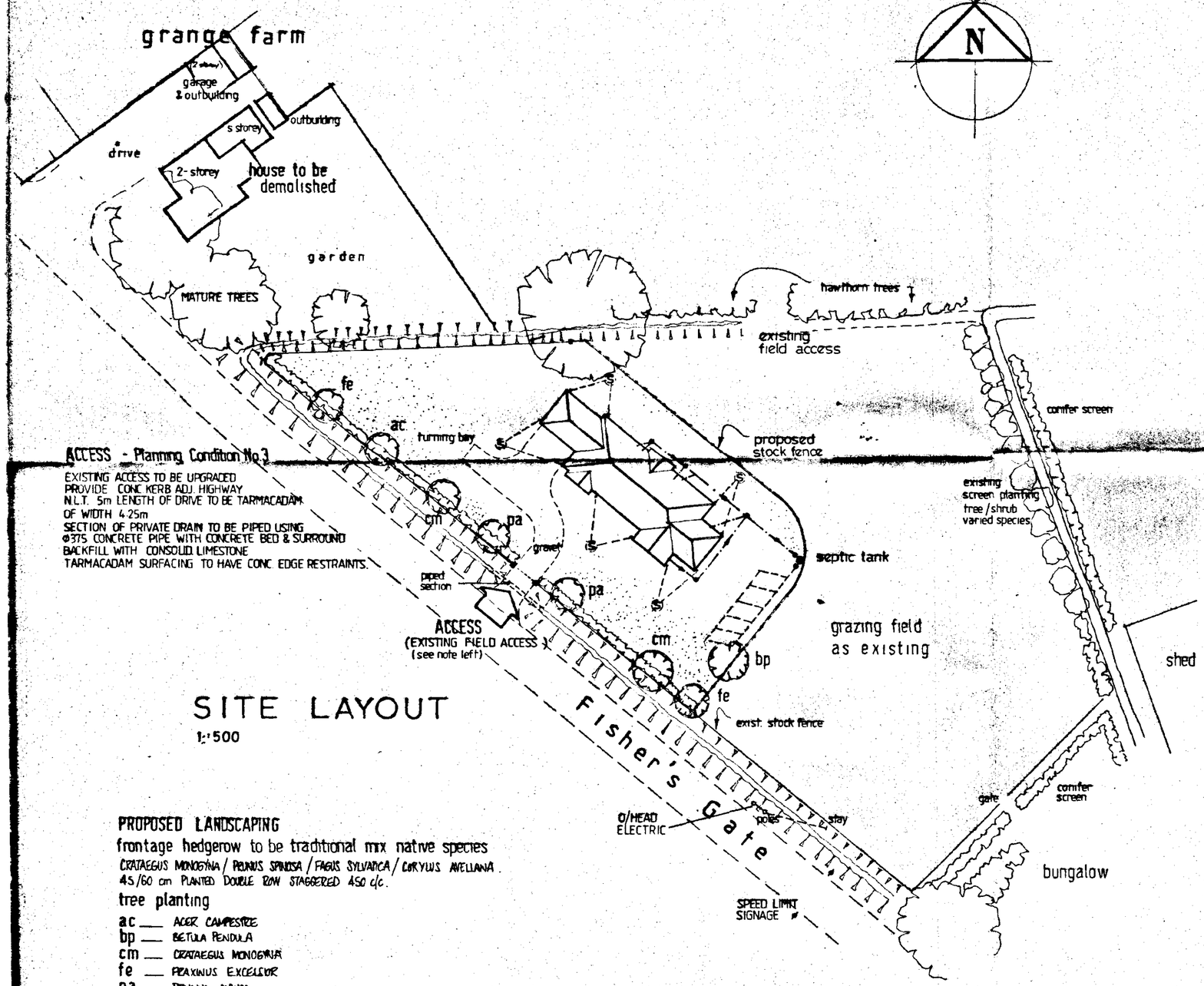
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SITE LAYOUT
1:500

ACCESS - Planning Condition No.3

EXISTING ACCESS TO BE UPGRADED
PROVIDE CONC KERB ADJ. HIGHWAY
N.L.T. 5m LENGTH OF DRIVE TO BE TARMACADAM
OF WIDTH 4.25m
SECTION OF PRIVATE DRAIN TO BE PIPED USING
Ø375 CONCRETE PIPE WITH CONCRETE BED & SURROUND
BACKFILL WITH CONSOLID LIMESTONE
TARMACADAM SURFACING TO HAVE CONC. EDGE RESTRAINTS.

PROPOSED LANDSCAPING

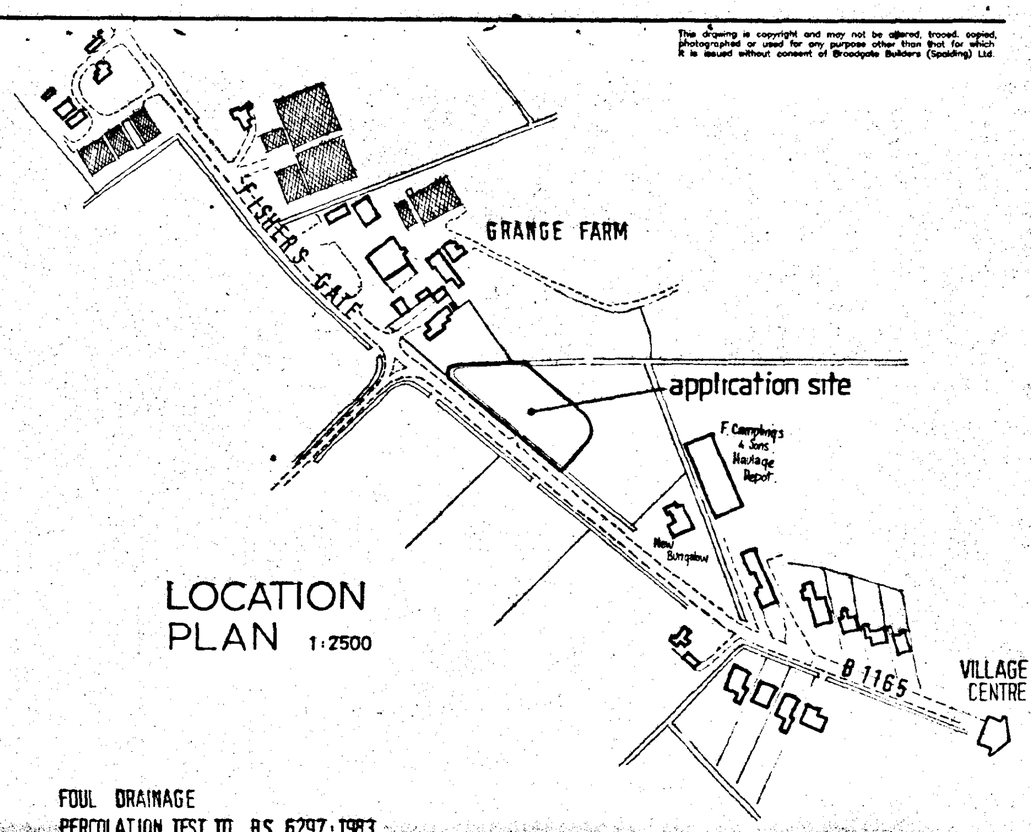
frontage hedgerow to be traditional mix native species
CRATAEGUS MONOGYNA / PRUNUS SPINOSA / FAGUS SYLVATICA / CORYLUS AVELLANA
45/60 cm PLANTED DOUBLE ROW STAGGERED 450 c/c.

tree planting

ac ___ ACER CAMPESTRE
bp ___ BETULA PENDULA
cm ___ CRATAEGUS MONOGYNA
fe ___ FRAXINUS EXCELSIOR
pa ___ PRUNUS AVIUM

PLANTING HEIGHTS 1·8 - 2·4m USING STAKES & TIES

driveway to be shingle



LOCATION PLAN 1:2500

FOUL DRAINAGE

PERCOLATION TEST TO B.S. 6297·1983
3750 litre (825 gallon) KLARGESTER / ENTEC UNIT
INSTALLED AT 15m. FROM DWELLING
PROVIDE I.CHAMBERS ADJ. INLET & OUTLET
FIRST 3m OF PIPE TO BE IMPERFORATE
LAND DRAIN TO BE LAID CLOSED CIRCUIT / HERRINGBONE
UNIFORM GRADIENT OF NO MORE THAN 1 in 200
DRAINS TO BE 8m MIN. FROM BUILDINGS.

BROADGATE EXCLUSIVES
Broadgate Homes Ltd.
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

PROPOSED REPLACEMENT DWELLING
GRANGE FARM FISHER'S GATE
SUTTON ST. JAMES LINCS.
for MR. & MRS. ELLIS

LOCATION & SITE PLANS

SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 1999
Ref: H305/99

DETERMINED PLAN

REV	DESCRIPTION	DATE	BY
A	EXISTING DWELLING & OUTBUILDINGS - ACCURATE PLOT.	8·6·98	AJF
B	Bungalow Repositioned	8·98	AJF
C	ACCESS DETAILS - Planning Cond. No. 3	4·99	AF

SCALE 1:2500 / 1:500
DRAWN alan j.finch.
DATE 04/98
DRAWING No. 971101/01