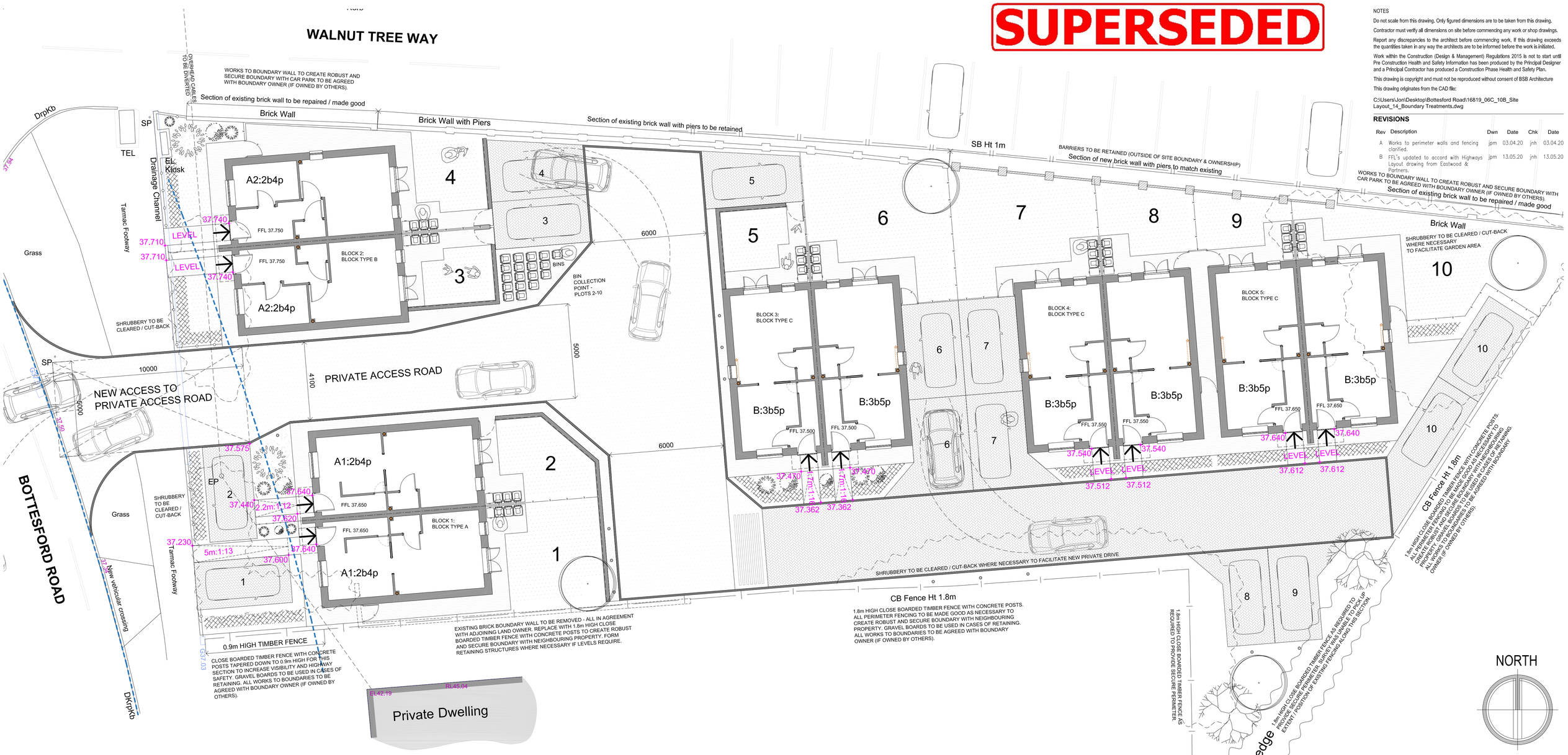
SUPERSEDED



NOTES

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.

Contractor must verify all dimensions on site before commencing any work or shop drawings.

Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architects are to be informed before the work is initiated.

Work within the Construction (Design & Management) Regulations 2015 is not to start until Pre Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan.

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This drawing originates from the CAD file:

C:\Users\Jon\Desktop\Bottesford Road\16819_06C_10B_Site Layout_14_Boundary Treatments.dwg

REVISIONS

Rev	Description	Dwn	Date	Chk	Date
A	Works to perimeter walls and fencing clarified.	jpm	03.04.20	jnh	03.04.20
B	FFL's updated to accord with Highways Layout drawing from Eastwood & Partners.	jpm	13.05.20	jnh	13.05.20

PROPOSED SITE LAYOUT

SCHEDULE OF ACCOMMODATION:

House Type A1	2bed 4person homes @ 67.72msq 2 storey property	2nr
House Type A2	2bed 4person homes @ 67.72msq 2 storey property	2nr
House Type B	3bed 5person homes @ 92.68msq 2.5 storey property	6nr
Total		**10nr**

Parking - 13nr spaces

KEY:

L — LANDING -
Minimum 1200mm long, clear of any obstructions.

LEVEL ACCESS LANDING -
900mm x 900mm to principal entrance to each property.
Proprietary drainage channel to door threshold.

REAR GARDEN BIN LOCATION AREA -
Waste and recycling bins as per North Lincolnshire Council requirements: to accommodate 3nr 140 litre wheeled bins and 2nr 38 litre recycling boxes per property.

EXISTING TREES -
to be removed to facilitate construction.
Refer to BS5837:2012 Tree Report for details.

EXISTING TREES -
to be retained and protected during construction.
Refer to BS5837:2012 Tree Report for location and details.

PROPOSED TREES -
species and locations as per Landscape Masterplan and Planting Details.

PRIVATE DRIVEWAY -
Permeable paving to parking bays, where feasible.
Refer to Flood Risk Assessment.

HEDGING -
to front gardens.

TURF -
Turfing to rear garden areas 150mm topsoil certified from a 'clean' source.
Refer to any site remediation requirements.
Rear gardens to be rotivated and stone picked prior to turfing. Provide mowing strip (300mm) to turfed areas adjacent walls & fences.

TURF & PLANTING AREA -
to front gardens.

PCC PAVING FLAGS -
All main access paths to be 900mm wide.
Cross fall max 1:40.

BOUNDARY TREATMENTS:

A
BRICK WALL -
1350mm high, 215mm thick brick wall with tile creasing and brick-on-edge coping, with additional 450mm timber privacy screen, giving an overall boundary height of 1800mm.
Boundary to increase natural surveillance to rear of plots 1-4.
Height measured from highest adjacent ground level and stepped as appropriate.

B
HIT AND MISS TIMBER FENCING BETWEEN PLOTS -
1800mm high hit and miss timber fencing with concrete posts.
Height measured from highest adjacent ground level and stepped as appropriate.
Gravel boards to be used in cases of retaining.

C
METAL RAILINGS -
900mm high decorative galvanised metal railings with black painted finish to boundary with public footpath.

37.230
External levels (provided to illustrate Part M4(1) compliance for dwelling approaches).

LEVEL
Denotes gradient of approach route not exceeding 1:60.

GS (Gently sloping)
Denotes gradient of approach route between 1:60 and 1:20.

RAMPED
distance:gradient
Denotes ramped approach route between 1:20 and 1:12.
No gradients should be steeper than 1:12.

G1
1800mm high decorative galvanised metal gate with black painted finish. Gate fitted with latch, no lock required.

G2
1800mm high FLB timber gate (within type A boundary) with galvanised ironmongery and locking facility.

G2
1800mm high FLB timber gate (within type B boundary) with galvanised ironmongery and locking facility.

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RIBA

CLIENT
T G Sowerby Developments Ltd

PROJECT
Residential Development, Bottesford Road, Scunthorpe, North Lincolnshire

DRAWING TITLE
Proposed Site Layout (over Topographical Survey)

Drawing Status	Scale	Sheet Size
PRELIMINARY	1:100	A1
	Drawn: jpm	Date: 25/03/20
	Checked: jnh	Date: 25/03/20

Acclaim Accreditation
Constructionline

Drawing No. 16819/10
Revision B