LPG BULK STORAGE TANKS:-

TO BE LOCATED IN THE FRONT GARDENS OF ALL PROPERTIES TO BE MIN. 3m AWAY FROM ALL BOUNDARIES AND BUILDINGS. TANK TO BE MAX 1.1 TONNES AND TO BE LOCATED UNDERGROUND TO UKLPG CODE OF PRACTICE 1:BULK LPG STORAGE AT FIXED INSTALLATIONS PART 1 (2009) AND BS 5481-1:2005. AND TO CURRENT PROVIDERS SPECIFICATIONS AND INSTRUCTIONS.

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - 1.8m high close boarded fence between properties and in rear gardens.

B - 1.2m high close boarded fence from frontage of dwellings, to be reduced to 0.6m within the viability splays (to match the frontage hedge).

C - Existing hedge cut back to boundary with 1.8m high close boarded fence installed.

D - Existing frontage hedge to be reduced to 1.2m high and maintained.

E - Silver Birch Tree (Betula Pendula) feathered

F - Magnolia Tree (Magnolia Liliflora) feathered.

G - Slabbed patio and footpaths

H - Low Shrubbery Areas

J - Gravel Drives

K - Reduce existing hedge to 600mm (visibility Spay) to be maintained.

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.

Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

LOCATION PLAN
1/1250.

SITE PLAN
1/ 250.

ACCESSES :-

ALL NEW ACCESSES WILL TO BE THE REQUIREMENTS & SPECIFICATIONS OF LCC HIGHWAYS DEPARTMENT.

Gas Dispersion Wall
5m long x 0.6m high

Viability Spay Areas
2.4m x 43m

ref:	revision	date
H	EXTEND SITE PLAN TO SHOW VISABILITY	JUNE 2022.
G	GAS DISPERSION WALL ADDED - PLOTS 1-6	JUNE 2022.
F	GAS DISPERSION WALL ADDED - PLOT 7	MAY 2022.
E	LPG TANK SITE CHANGE	MAY 2022.
D	FENCING AMENDMENTS	MAY 2022.
C	BUILDING REGULATIONS APPLICATION	APR 2022.
B	LANDSCAPING SCHEME ADDED	FEB 2022.
A	DESIGN ALTERATIONS.	DEC 2021.

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT.
OFF MILL LANE
GEDNEY HILL.
SPALDING. LINC'S. PE12 0PW.

Client
D & R PROPERTY SERVICES LTD

Drawing
LOCATION & SITE LAYOUT PLANS.

Job Ref.	Drawing No.
3942-21.	01H.
Date	**Drawn**
NOVEMBER 2021.	S.D.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. 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. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G.R. Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.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 and workmanship must comply with relevant British Standards or British Standard Codes of Practice equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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 Independant Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996) when building in close proximity to adjoining neighbors boundaries.