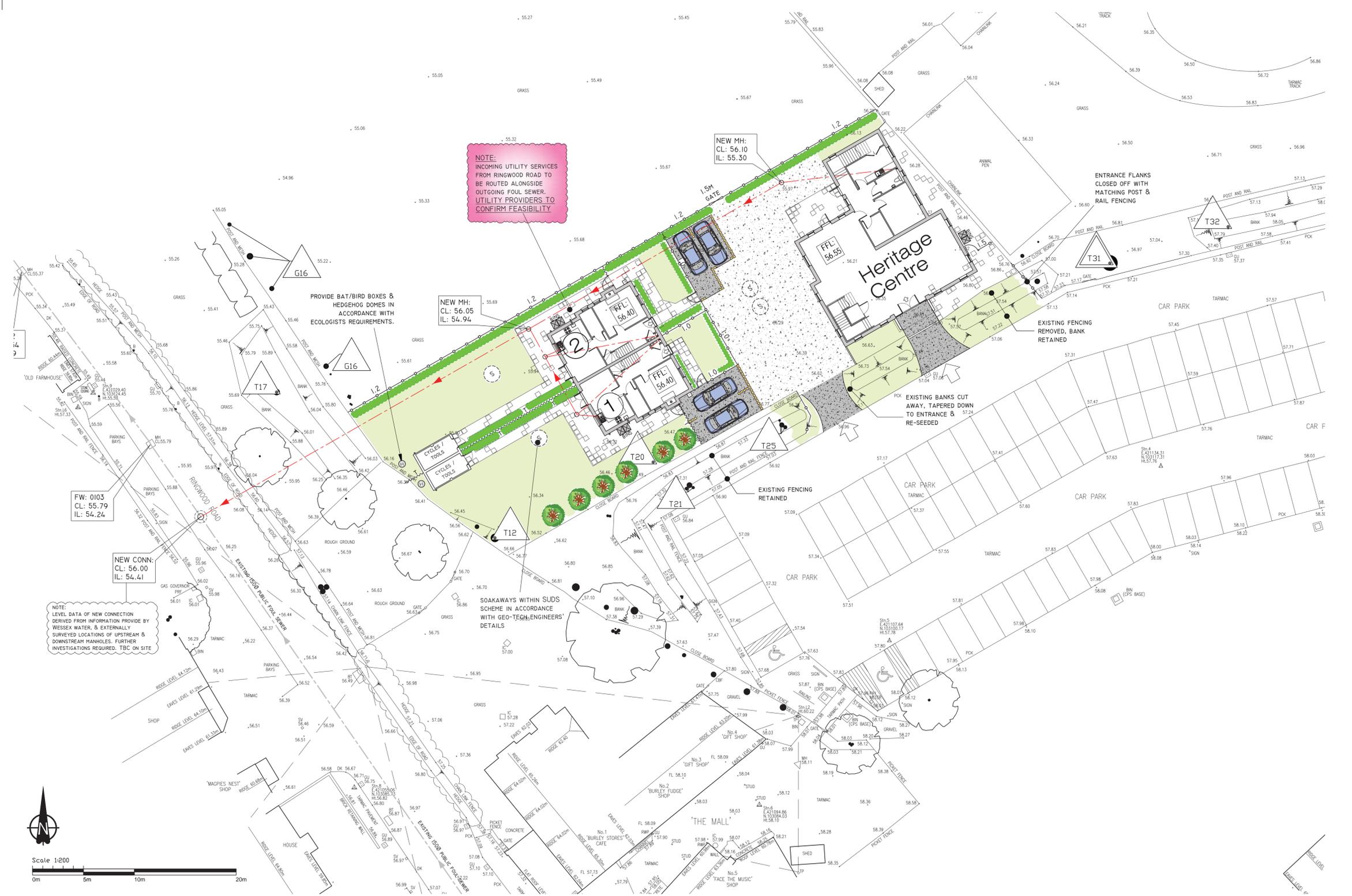


GENERAL NOTES

SITE NOTES
 GENERAL
 SCAN FOR SUB-TERRANEAN SERVICES PRIOR TO EXCAVATION WORKS.
 MATERIALS
 ALL EXTERNAL FACING & ROOFING MATERIALS ARE SUBJECT TO THE WRITTEN APPROVAL OF THE LOCAL PLANNING AUTHORITY (LPA).
 HARD & SOFT LANDSCAPING DESIGN
 THE HARD & SOFT LANDSCAPING DESIGN LAYOUT IS TO BE PROVIDED BY A SPECIALIST CONSULTANT & WILL REQUIRE THE WRITTEN APPROVAL OF THE LPA. THE DETAILS SHOWN ON THIS DRAWING ARE NOTIONAL & INTENDED FOR GENERIC INDICATION PURPOSES ONLY.
 SERVICES (BELOW & ABOVE GROUND)
 REDUNDANT SERVICES ARE TO BE REMOVED TO A POINT AS CLOSE TO THE DISTRIBUTION TRUNK MAIN AS POSSIBLE, CAP OFF, & MAKE SAFE TO THE SATISFACTION OF THE SERVICE PROVIDER/BUILDING CONTROL. LIVE ACTIVE SERVICES ARE TO BE RE-ROUTED ACCORDINGLY. THE APPOINTED BUILDING CONTRACTOR WILL BE PREPARED TO NEGOTIATE, RE-ROUTE & REPAIR IF NECESSARY ANY UNMARKED SERVICES DISCOVERED UPON COMMENCEMENT OF EXCAVATION WORKS.
 LEVELS & SETTING OUT
 FINISHED LEVELS & SETTING OUT TO BE DETERMINED & EXECUTED BY CONTRACTOR ON SITE. LEVELS SHOWN ARE FOR GUIDANCE ONLY. REFER TO TOPOGRAPHICAL SURVEY DRAWING FOR ALL EXISTING LEVELS.
 TREES
 ALL RETAINED TREES ARE TO BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH BS 5387 1991, AND THE METHOD STATEMENT AND ARBORICULTURAL REPORT PRODUCED BY BARRELL TREE CARE ARBORICULTURAL CONSULTANTS LTD.
 LIGHTING
 PROVIDE ADEQUATE UNOBTRUSIVE LIGHTING TO PARKING AREAS & MAIN ACCESS ROUTES, ACTIVATED DURING THE HOURS OF DARKNESS. THE INSTALLATION IS TO BE DESIGNED BY A SPECIALIST CONSULTANT AND APPROVED BY THE LPA.
 DISABLED ACCESS
 1. THE EXTERNAL APPROACH TO THE MAIN ENTRY DOORS WILL BE FIRM, LEVEL (CROSS FALLS OF OR GREATER THAN 1:20 ARE DEEMED AS LEVEL) & RELATIVELY SMOOTH & BE AT LEAST 900MM WIDE. MORTAR JOINTS BETWEEN SLABS OR PAVINGS WILL BE POINTED FLAT. ADJOINING LANDSCAPES SUCH AS BRANCHING PATHS OR DRIVEWAYS WILL BE FLUSH AT THE ADJOINING SURFACE. IF RAMPED APPROACHES ARE TO BE USED DUE TO THE TOPOGRAPHY OF THE SITE, THEY ARE TO BE NO STEEPER THAN 1:15. RAMP LONGER THAN 10M SHALL HAVE TOP, BOTTOM & INTERMEDIATE LANDINGS (IF REQUIRED), OF A LENGTH OF NO LESS THAN 1.2M. IF A STEPPED APPROACH IS TO BE USED DUE TO THE TOPOGRAPHY OF THE SITE, THE STAIR WIDTH MUST BE AT LEAST 900MM WIDE. THE RISE OF THE FLIGHT BETWEEN LANDINGS MUST NOT BE MORE THAN 1.8M. THE UNIFORM RISE OF EACH STAIR MUST BE BETWEEN 75 & 150MM, WITH A GOING OF NO LESS THAN 280MM. THE TOP OF EACH RISER IS TO BE PROVIDED WITH SUITABLE STEP RISING (GULLNOSSE) PROFILES.
 2. AN ACCESS RAMP WITH TOP LANDINGS (OR LEVEL ACCESS) WILL BE PROVIDED AT THE MAIN ENTRY DOOR TO EACH DWELLING. TOP LANDING GRADIENTS ARE TO BE 1:20 OR GREATER. THE GRADIENT SHALL BE NO LESS THAN 1:12 & LESS THAN 5M IN LENGTH. THE ADJOINING ADJUTANT DETAIL WILL BE CONSTRUCTED IN A WAY THAT DOES NOT COMPROMISE THE DPC OR THE WEATHERPROOF INTEGRITY OF THE FRONT DOOR.
 SOAKAWAYS/LAND DRAINAGE
 DESIGN BRIEF (INCLUDING SIZING) IN ACCORDANCE WITH GEO-TECHNICAL ENGINEERS DETAILS & SPECIFICATION S65 TO BE OF PROPRIETARY CONCRETE HOLLOW RING DESIGN, OR PLASTIC MODULAR CRATE SYSTEM BY MARLEY, POLYPIPE OR SIMILAR APPROVED. IDEALLY THEY ARE TO BE SITED A MINIMUM OF 5 METERS AWAY FROM ANY BUILDING OR ROADSIDE BOUNDARY & AT LEAST 1 METER AWAY FROM A PUBLIC SEWER. ALL UNITS ARE TO HAVE ACCESSIBLE FLOOR CLEANING. THE MINIMUM SIZE FOR SURFACE WATER PIPEWORK BELOW GROUND IS TO BE 110MM, & THE MINIMUM FALL IS 1:100. DRIVEWAYS ARE TO BE GRADED TO FALL TO GULLIES. ENSURE ALL HARD PAVED AREAS ARE ADEQUATELY DRAINED OF SURFACE RAINWATER EITHER NATURALLY THROUGH GULLIES, USE OF PERMEABLE HARD PAVING OR COLLECTION GULLIES, CONNECTED TO SITE SOAKAWAYS.



SCHEDULE OF ACCOMMODATION

| PLOT NO. | DWELLING AREA IN M ² | TOOL STORE AREA IN M ² | PLOT AREA IN M ² | PARKING SPACES |
|----------|---------------------------------|-----------------------------------|-----------------------------|----------------|
| 1 | 99 | 7.2 | 351 | 2 |
| 2 | 99 | 7.2 | 308 | 2 |

| REV | BY | DATE | DESCRIPTION |
|------------------------|----|------|-------------|
| REVISIONS / AMENDMENTS | | | |
| | | | |

0 10 20 30 40 50 60 70 80 90 100
 ORIGINAL SCALE SIZE 100MM-THIS DRAWING MAY HAVE BEEN REDUCED

CLIENT: NFPN AUTHORITY

SITE: LAND ADJACENT TO COUNCIL CAR PARK IN BURLEY

PROJECT: 2 NEW-BUILD SEMI-DETACHED DWELLINGS

DWG. TITLE: SITE PLAN

DWG. STATUS: AS PROPOSED

| | | | |
|-------------|------------|-----------|----------|
| DWG. No. | P574/12/03 | REVISION: | |
| DRAWN BY: | PA | DATE: | FEB 2018 |
| CHECKED BY: | SA, WL | DATE: | FEB 2018 |

SCALE: 1:100 & 1:50 @ AI

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SITE PLAN @ 1: 1:200

LEGEND

- 1 PERMEABLE CRUSHED LIMESTONE DRIVEWAY SURFACING
- 2 RESIN BONDED GRAVEL FINISH
- INDICATIVE TURF AREAS
- INDICATIVE PLANTING
- INDICATIVE HARD PAVED AREAS
- NEW 1.2M POST & RAIL FENCE
- NEW 1.0M POST & RAIL FENCE
- NEW FOUL SEWER
- HEDGEHOG DOME TO ECOLOGISTS DETAILS



1 PERMEABLE 5-20MM CRUSHED LIMESTONE DRIVEWAY SURFACING.



2 RESIN BONDED GRAVEL FINISH