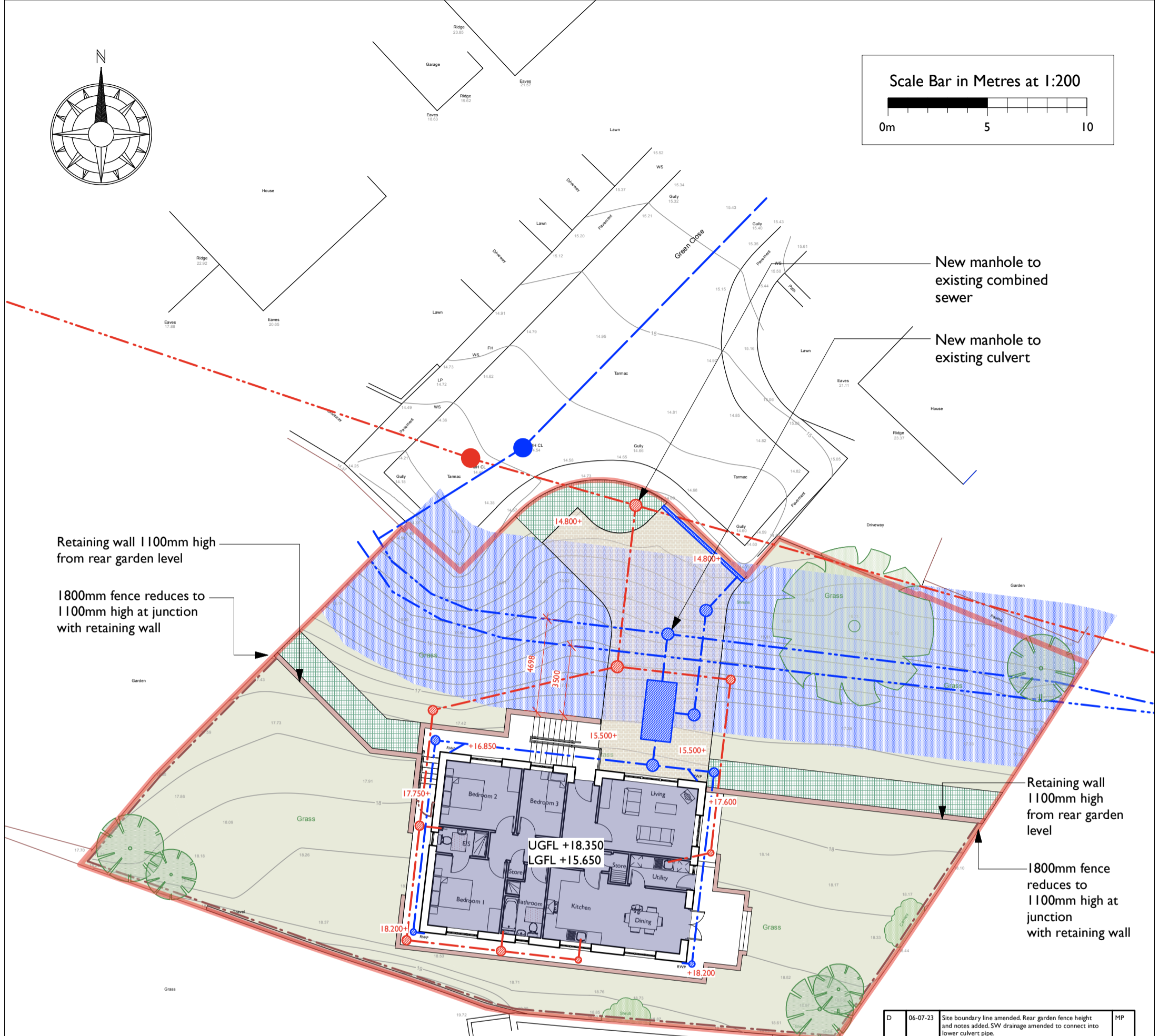
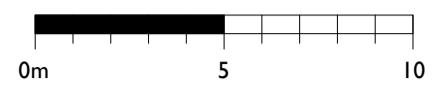


Scale Bar in Metres at 1:200



Retaining wall 1100mm high from rear garden level

1800mm fence reduces to 1100mm high at junction with retaining wall

New manhole to existing combined sewer









New manhole to existing culvert

Retaining wall 1100mm high from rear garden level

1800mm fence reduces to 1100mm high at junction with retaining wall

**Drainage**








(proposed layout shown indicative only)

-  Route of existing culvert - as established by Andrain survey ref: 33162-08
-  Existing culvert easement zone
-  Existing surface water sewer/manhole
-  Existing combined water sewer/manhole
-  Proposed surface water drain/inspection chamber
-  Proposed surface water attenuation (if required)
-  Proposed surface water channel drain
-  Proposed combined water drain/inspection chamber

**SITE DRAINAGE:**

The site to be drained on a separate system with foul and surface water draining in the most sustainable way. Surface water drainage will be installed in accordance with the hierarchy of drainage options in the National Planning Practice Guidance

**Key**

-  3 Bedroom bungalow with split-level garage - 106.2m<sup>2</sup> internal area excluding garage
-  New masonry feature or retaining wall
-  New 1800mm high timber fencing
-  Driveway
-  Existing trees
-  New trees
-  New planting

D	06-07-23	Site boundary line amended. Rear garden fence height and notes added. SW drainage amended to connect into lower culvert pipe.	MP
C	16-05-23	Existing and indicative proposed drainage, notes and key added.	MP
B	30-03-23	Drawing amended in response to Planning Officers comments in email of 15-03-23.	MP
A	21-10-22	Proposals reduced to 1 bungalow. Route of existing culvert and easement zone indicated.	MP
Rev:	Date:	Comments:	By:

Client:  
**Mr. J. Korwin-Granford**



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Project: Proposed New Dwellings on Land Adjacent to 13 Green Close, Seascale

Drawing Title: Proposed Site Plan

Drawn: MP	Checked: MP	Signed:
Scale: 1:200	Date: 24-02-22	Paper Size: A3

ALL DIMENSIONS TO BE CHECKED ON SITE FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS THIS DRAWING IS COPYRIGHT

Project No: 5702	Drawing No: 02	Rev: <b>D</b>
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