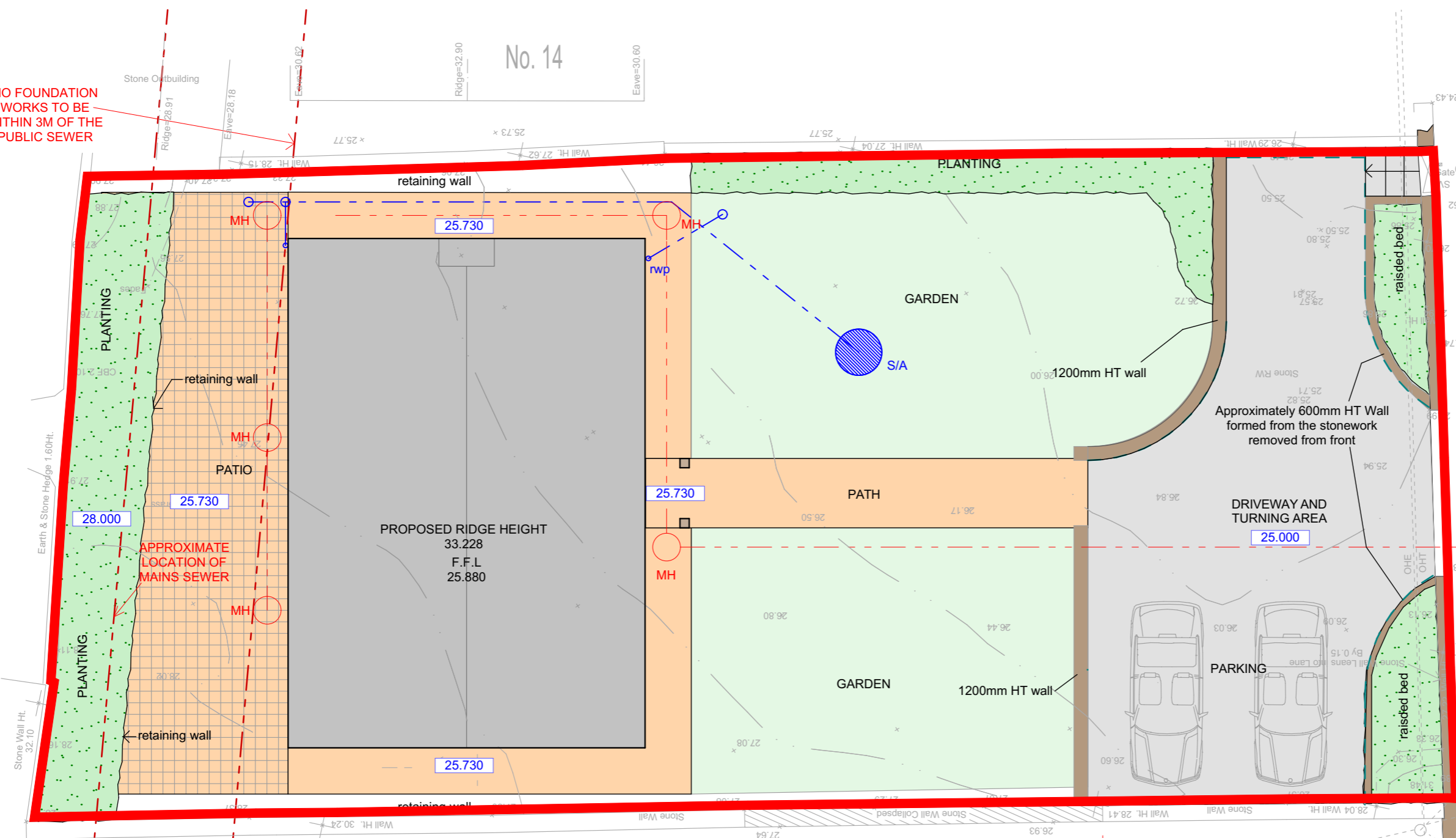


NO FOUNDATION WORKS TO BE WITHIN 3M OF THE PUBLIC SEWER



### PROPOSED SITE PLAN 1:100

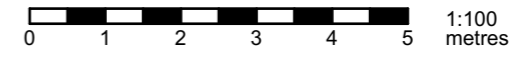
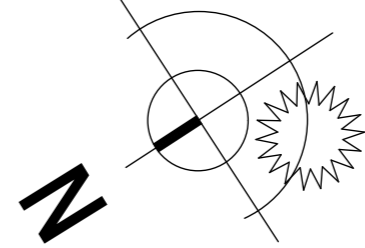
**SURFACE WATER DRAINAGE**  
 The new down gullies indicated on the plans shall be taken away to a new soak away's all as indicated on the plans the size of which shall be calculated from the results obtained from the Percolation Tests. Generally the new soak away shall be located a minimum of 5.0m away from any adjacent building and be formed by a 1.5 x 1.5 x 1.5m deep pit lined with synthetic filter membrane and filled with 150mm clean stone/broken brick hardcore to within 200mm of its top and then overlaid with layer of synthetic filter membrane laid in one piece and extending 500mm over all sides of the pit prior to backfilling with clean graded material/topsoil. (all in accordance with BRE Digest 365 - soak ways.) In addition a new access point shall be formed on the discharge pipe to allow future inspection/cleansing and maintenance.

**FOUL DRAINAGE**  
 The proposed property shall be connected to the existing manins foul sewer. All works shall comply fully with approved document: H and the requirements of teh South West Water Atuthority.

**PARKING AND TURNING AREA**  
 The new parking area constructed to the front of the property shall be formed in 80mm thick concrete block permeable pavers on 50mm grit laying course and joint fill ( 2-6mm.) on 200mm thick permeable crushed stone sub-base on Geotextile membrane laid over the existing sub-soil. ( see [www.paving.org.uk](http://www.paving.org.uk) for further information.)

	FLOOR AREA (M <sup>2</sup> )	FOOTPRINT (M <sup>2</sup> )	AMENITY AREA (M <sup>2</sup> )	BEDS	PARKING	GARAGE
GF	73.327	85.134	199.224	3	2	no
FF	73.327					
<b>TOTAL</b>	<b>146.654</b>	<b>85.134</b>	<b>199.224</b>	<b>3</b>	<b>2</b>	<b>0</b>

**SITE AREA 422.530m<sup>2</sup>**



APPROXIMATE LOCATION OF MAINS SEWER TO BE CONFIRMED

**GENERAL NOTES**  
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IF IN DOUBT ASK

Revisions		
C	General amendments	02.3.2023
B	North point amended	20.2.2023
A	Porch added	13.01.23

Project: Proposed Dwelling

Site Address: Land West Of 14 Victoria, Lostwithiel, Cornwall, PL22 0AX

Client: Mrs G Rule

Drawing: EXISTING SITE PLAN  
PROPOSED SITE PLAN

**PLANNING**

Scale	Drawn by	Date
1:100 @ A3	KB	02.03.2023
Drawing no	Rev	Purpose
KB0434. 3	C	FOR APPROVAL

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