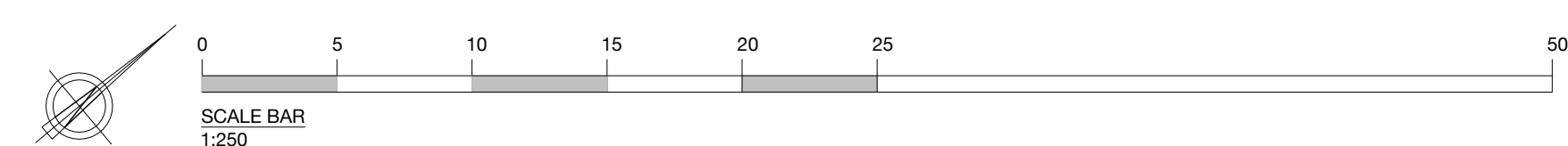


PROPOSED SITE PLAN WITH LEVELS

1:250



KEY

- Site boundary
- Flood risk zones:**
- - - Red : approximate boundary of flood risk zone 2 in 1000 year flood outline
- - - Blue : approximate boundary of flood risk zone 3 in 100 year flood outline
- - - Proposed alignment of public footpath E151 - To ADC Infrastructures details and design
- - - Existing access track that is the subject of a modification order - To ADC Infrastructures details and design
- - - Indicative Pumping station - To ADC Infrastructures details and design

- Proposed highway - To ADC Infrastructures details and design
- All materials specification to Langton Homes specification
- Private driveway finish - Charcon Woburn Infilla in Charcoal
- Proposed footways - Black Tarmac
- Proposed Path / Patio / Terrace / Paving - Bradstone Natural Sandstone in Autumn Green
- Demonstrates adequate turning circles within estate roads - adequate to accommodate Refuse Lorries and Emergency Services
- Proposed stone / brick boundary walls with pillars and gates. Ht as shown on plan.
- Traditional Estate Fencing Co - The Burghley Estate range. 1.2m high with low level planting.
- Horizontal timber close boarded fence.

- Bike store - 1.8 x 2.3m - stores 4 bikes and 1.8 x 2.8m - stores 5 bikes. Bike store example <https://www.bayphedirect.co.uk/g-c-forest-dip-treated-large-overlap-pent-outdoor-store>
- Electric Vehicle Charging Point
- Electrical supply / new electrical meter location
- Air Source Heat Pump location
- Bin store location
- Ramp up to level threshold
- Indicative below ground retaining walls - To ADC Infrastructures design and details.

NOTE:

- ALL LEVELS INDICATED ON THE DRAWING HAVE BEEN TAKEN FROM ADC INFRASTRUCTURE DETAILS AND DESIGN TO CORRESPOND WITH THEIR CUT AND FILL DRAWING AND SITE WIDE LEVELS LAYOUT. ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.
- EXISTING TREES TO BE RETAINED - SEE RU TREE SERVICES TREE SURVEY AND CONSTRAINTS INCLUDED WITHIN THE APPROVED OUTLINE APPLICATION.
- SITE ACCESS ONTO PUBLIC HIGHWAY - TO ADC INFRASTRUCTURE DETAILS.
- FLOOD RISK ZONE - SEE ADC INFRASTRUCTURE FLOOD RISK ASSESSMENT INCLUDED WITHIN THE APPROVED OUTLINE APPLICATION.
- PROPOSED STORM WATER ATTENUATION POND - TO ADC INFRASTRUCTURE DETAILS.
- SURFACE WATER DRAINAGE - TO ADC INFRASTRUCTURE DETAILS.
- PROPOSED FOUL DRAINAGE - TO ADC INFRASTRUCTURE DETAILS.
- ESTATE ROADS AND FOOTPATH DETAILS - TO ADC INFRASTRUCTURE DETAILS.
- STREET LIGHTING - TO ADC INFRASTRUCTURE DETAILS.
- LANDSCAPING DETAILS - SEE GOLBY + LUCK DETAILS.
- ALL LEVELS, RETAINING WALLS AND SLOPING LAND TO ADC INFRASTRUCTURE DETAILS.
- ALL PATHS, PATIO AND DRIVEWAYS CONSTRUCTION DETAILS - TO ADC INFRASTRUCTURE DETAILS.
- ALL BOUNDARY WALL CONSTRUCTION DETAILS - TO ADC INFRASTRUCTURE DETAILS.

Drawings Revision Details :

| | |
|--|----------|
| Rev H : Parking bay omitted | 03.04.24 |
| Rev G : Amendments made for resubmission of conditions application. | 08.02.24 |
| Rev F : T10/T11 amendment following receipt of sewer diversion dwg plan. | 29.11.23 |
| Rev E : Gate position to Plot 17 amended. | 20.11.23 |
| Rev D : Turning circle updated following ADC amendments. | 15.11.23 |
| Rev C : Road and paths updated following ADC amendments. | 03.10.23 |
| Rev B : Turning circle near Plot 17 amended. | 10.02.23 |
| Rev A : Attenuation pond and E151 amended. | 06.02.23 |

CLIENT : LANGTON HOMES
6 CROWN PASSAGE
UPPINGHAM
RUTLAND
LE15 9NB

PROJECT : 2108 - LAND NORTH OF COLD OVERTON ROAD, LANGHAM

DWG NO : 2108 - 1000 - Proposed Site Plan with Levels

REVISION : h

SCALE : 1 : 250 @A1

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