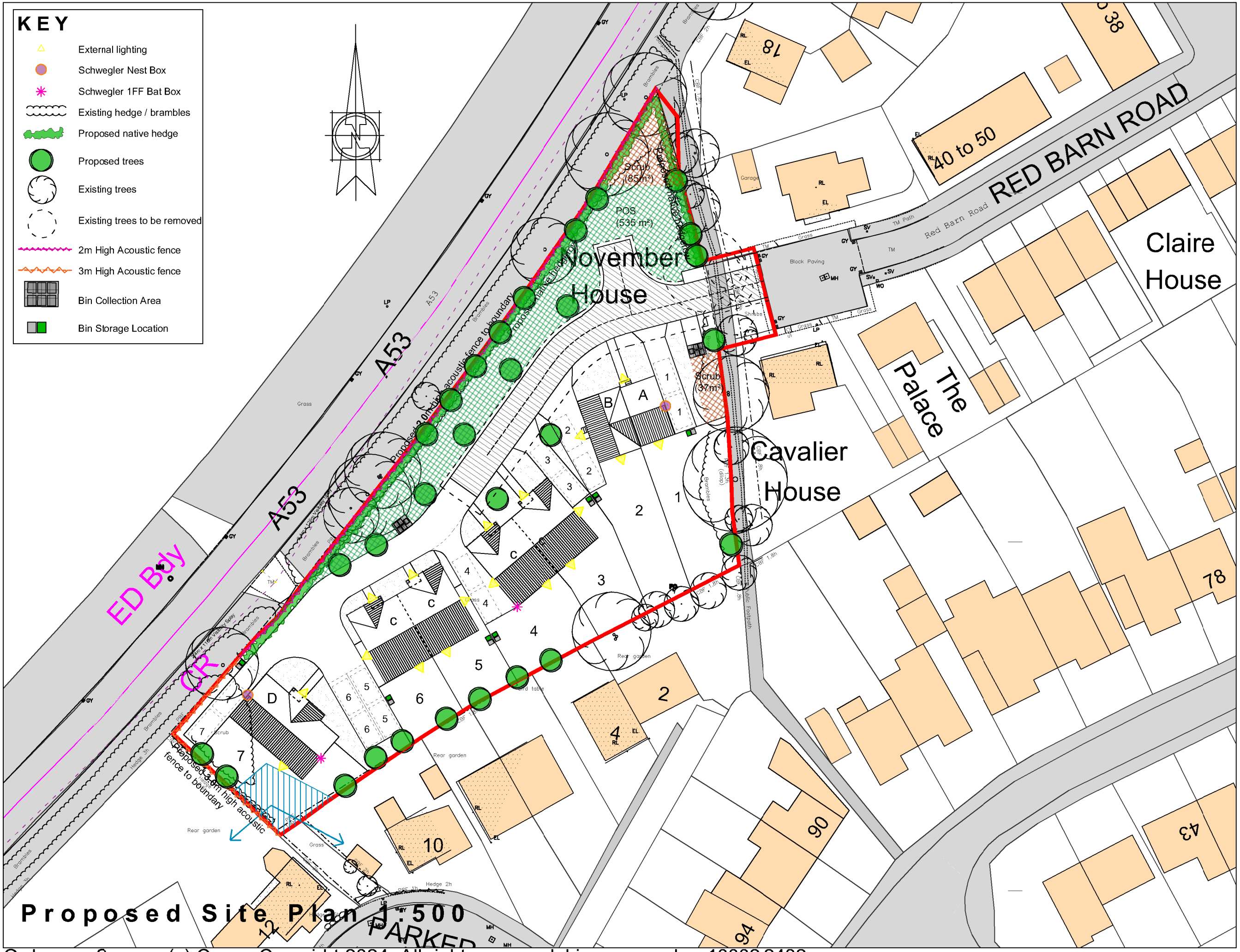

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications , Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 meters from buildings and 3 meters from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.
Peter Richards & Co do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non- compliance with afore mentioned provisos.
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0 5 10 15 20 25 30 35
(Scale Bar - 1 to 1mm)

Notes:
N.B. Any sewers / drains / electric cable or other services to be located and positions confirmed prior to any works on site along with safe working practices.
Full permission and agreements to be sought and relevant easements to be adhered too.

Rev K; Drawing amended in accordance with LA comments (existing trees to be removed shown). 27.01.25
Rev J; Drawing amended in accordance with LA comments (road alignment, plots 1 & 2 moved forward, Scrub and POS amended). 21.01.25
Rev H; Drawing amended in accordance with LA comments (plots 1 & 2 moved 2m North, parking to plot 1, now tandem spaces to avoid tree, garage removed from plot 2, plots 3 and 4 rotated to be moved further away from tree). 16.01.25
Rev G; Drawing amended in accordance with Ecology comments (scrub area shown and additional trees). 04.12.24
Rev F; Acoustic Fence height amended on North Western Boundary to Plot 7. 20.11.24
Rev E; Acoustic Fence height amended on Southern Boundary 07.11.24
Rev D; Acoustic Fence shown on Southern Boundary 05.11.24
Rev C; Drawing amended in accordance with Highway's comments (turning head increased). 16.10.24
Rev B; Drawing amended in accordance with Client's comments (road width). 26.09.24
Rev A; Drawing amended in accordance with Client's comments. 20.09.24

Client:
Eardley

Project:
Proposed Development off Red Barn Road, Market Drayton, Shropshire

Title:
Proposed Site Plan

Date: September 24 **Scale:** 1:500 @ A3

Drwg No. 01313_011 **Rev.** K

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