

GENERAL SITE NOTES

SITE FENCING:
 Site fencing to generally consist of the following:
 - 600mm High timber post & rail fence
 - 1.2m High timber post and rail fence
 - 1.2m High galvanised highway safety fence
 - 2.4m High timber close boarded fence (PFS Compound)
 - 2.6m High timber close boarded fence (Coffee Unit Compound)
 See Surfacing Finishes Plan for fencing locations Dwg No. 191220_05

SITE DRAINAGE
 All site surface water is to be discharged off site via the noted 150mmØ final outfall pipe, which will discharge into the off site (Lidl) surface water detention pond (approved under separate planning application). All site foul water is to be discharged off site via the noted 150mmØ final outfall pipe, which will discharge into the off site (Lidl) foul water network (approved under separate planning application). All PFS brown water i.e. forecourt and tanker standing brown surface water will pass through a class 1 petrol interceptor prior to being discharged into the SW outfall drain. The PFS car & jet wash bays will discharge into the foul water drains

SITE LANDSCAPING
 All denoted landscaped margins will either be seeded / turfed & any planting will be detailed by specialist

SITE SURFACED MATERIAL
 See Surfacing Finishes Plan for additional information Dwg No. 191220_05

SITE FLOODLIGHTS:
 5m High galvanised floodlight columns (Location shown diagrammatically) to be installed on site as per specialist design layout, together with any building mounted bulkhead lights. All floodlight heads to be LED fittings and achieve

PFS TANK FARM
 Install 2No. 70,000ltr tanks as shown, encased in pea gravel along with all associated pipework, offset fills, 5m high vent stack etc, all in accordance with current regulations (blue book)

PFS CANOPY
 Traditional steel framed canopy over the forecourt to be set minimum 5.0m high from the highest forecourt level. Lighting to underside of the canopy to be LED fittings & designed by specialist. Canopy top sheets to be white aluminium sheets with canopy under sheets to be white aluminium profiled MM10 soffit sheets. All canopy fascia signage to form part of a separate advertisement application

PFS ROLL OVER CAR WASH
 Roll over car wash bay to be built as shown with a traditional steel frame. Roof over to be white aluminium sheets with under sheets & boundary side wall constructed from white aluminium profiled MM10 cladding sheets. Forecourt side screen to be glazed and entrance and exits left open. 2No. GRP (black 2x2x1m) wash cabinets to be installed as shown to house all wash equipment

PFS JET WASH BAY
 Jet Wash Bay to be built as shown with a traditional steel frame, open roofs and glazed screens

PFS STAFF PARKING BAYS
 Allowance has been made for 2No. staff parking bays behind the delivery bay

PFS CYCLE STANDS
 3No. Sheffield steel hoop cycle stands to be installed as shown

PFS FUTURE CAR CHARGING BAYS
 Allowance has been made for 2No. future car charging bays, which until the EVC machines are installed will be utilised for customer parking

PFS EXTERNAL PLANT & REFUSE AREA
 All external plant equipment and refuse bins are to be located within the part roofed over external compound area. External compound enclosed part by building structure and 2.4m high vertical fixed close boarded timber fence panels

COFFEE UNIT EXTERNAL PLANT & REFUSE AREA
 All external plant equipment and refuse bins are to be located within the external compound area. External compound enclosed by a 2.6m high horizontally fixed close boarded timber fence panels

BUILDING MATERIALS
 Refer to PFS & Coffee Unit Proposed Building Elevations Dwg.190371_PL7-10

AMENDED DRAWING

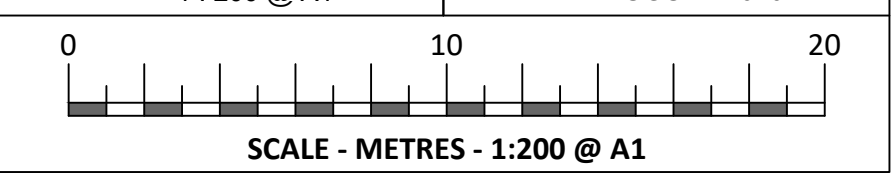
SCHEDULE OF AREAS	
Development Site Area	0.62H / 1.54A
PFS Building Gross External Area	397m ² / 4275ft ²
PFS Building Gross Internal Area	366m ² / 3940ft ²
PFS Building Net Internal Sales Area	273m ² / 2940ft ²
Proposed PFS Parking Bays	20 Spaces (1DDA)
PFS Staff Parking Bays	2 Spaces
Coffee Shop Gross External Area	193m ² / 2075ft ²
Coffee Shop Gross Internal Area	167m ² / 1800ft ²
Proposed Coffee Shop Parking Bays	29 Spaces (2DDA)

Revision	Date	Ref.
11.01.21		B
26.11.20		A

STATUS	PLANNING
TITLE	PROPOSED SITE PLAN
SITE LOCATION	BAWTRY ROAD SELBY



PLAN NO. 191220_PL4B
 Scales: 1 : 200 @ A1 Date: AUGUST 2020



A1
 ORIGINAL PLOT SIZE