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40mm HOT ROLLED ASPHALT SURFACE COURSE ON 180mm BINDER COURSE TO LCC SPECIFICATIONS ON FOUNDATIONS

40mm HOT ROLLED ASPHALT SURFACE COURSE TO BS 594 DESIGNATION 55% 0/14 ON 150mm DBM BINDER COURSE LAYED IN 2 LAYERS ON 260mm DoT FOUNDATIONS. (Foundation based on min. CBR of 4%)

NO SURFACE WATER DRAINAGE FROM ADJACENT SITE TO DISCHARGE ONTO PROPOSED ROAD.

Existing Valve Chamber CL 3.043

Approx Inv 2.052

Half Battered PCC kerb with 125mm upstand.

Place 150ø perforated pipe and backfill existing ditch with max of 150mm granular material at each time and compacted. invert level dyke

SW3 CL3.738 IL2.090 MH

SW1 CL3.750 IL2.501

SW2 CL3.866 IL2.226(450ø)

FW1 CL3.818 IL 2.001

FW2 CL3.853 IL 1.879

FW3 CL3.730 IL1.641(150ø) benched BD IL 1.590 (225ø)

Foul spur to have minimum clearance of 200mm from soffit of rising main.

Soffit Level 2.28

Existing gully may require repositioning subject to LCC's Highways comments.

Existing lighting column may require relocation subject to LCC's Highways comments.

Existing Foul Inv 3.94

Existing Storm Inv 2.02

poplars

willow

rowan

poplar

hawthorn

hornbeam ??

cherry

oil tank

thrust block

180 MM WATER MAIN

300 MM WATER MAIN

250 MM WATER MAIN

PVC RISING MAINS

SEWER MAIN

haulage entrance

tonic rail posts

line of concrete posts

sign

cabinet

small cover possibly electric

small cover

NORTH

NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ALL OTHER RELEVANT DRAWINGS
2. ALL PRIVATE DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH PART H OF THE CURRENT BUILDING REGULATIONS.
3. ALL COVER LEVELS SHOWN ON THIS DRAWING ARE APPROXIMATE. EXACT LEVELS TO BE DETERMINED ON SITE TO SUIT ADJACENT FINISHED GROUND LEVELS.
4. NO DRAINAGE FROM PRIVATE AREAS TO BE DISCHARGED TO PUBLIC HIGHWAY. DRIVES TO BE LAID TO FALL TO GULLYS AT LOW POINTS TO ENSURE COMPLIANCE.
5. NO GATES, ETC TO OPEN OVER THE PUBLIC HIGHWAY.
8. FOR PROPOSED FINISHES REFER TO ARCHITECTS DRAWINGS.
6. FOR DRAINAGE DETAILS REFER TO DRAWING NO. REF. 32407/03
7. CONDITION SURVEY TO BE CARRIED OUT OF EXISTING STORM DRAINAGE. IL'S, PIPE SIZES TO BE DETERMINED ON SITE PRIOR TO ANY WORKS.
8. ALL LEVELS WORKED OUT ON LOCAL SURVEY GRID AND DATUM LEVELS.
9. ALL SURFACE WATER DRAINAGE TO BE CONNECTED TO SOFFIT OF PIPES.
10. GULLIES TO BE CONNECTED USING 150ø PIPE AT 1:150 GRADIENT UNO.
11. PETROL INTERCEPTOR WILL BE REQUIRED FROM BOTH SITES.

LEGEND

- PIPE DIAMETER 450ø
- PROPOSED S.W. SEWER
- PROPOSED S.W. MANHOLE
- TRAPPED GULLY
- EXISTING STORM MAIN
- EXISTING FOUL MAIN
- DK DROP KERB
- PROPOSED F.W. SEWER
- PROPOSED F.W. MANHOLE

TABLE 1 (FOUNDATION FOR SURFACING) TBC

CBR Value	Sub-Base Thickness
2.0%	350mm DoT Type 1 with geosynthetic.

REV	DATE	REMARKS
K	20.11.09	LEVELS CONVERTED TO ORDNANCE DATUM.
J	13.01.09	ROAD AND DRAINAGE ARRANGEMENTS AMMENDED
H	11.07.08	ROAD SPECIFICATIONS AMMENDED. SPUR ADDED TO FOUL MANHOLE FW2
G	26.06.08	DRAINAGE AMENDED.
F	15.05.08	IL OF F1 AMENDED.
E	14.05.08	LOCATION OF MH FW2 AMENDED TO SUIT W.MAIN.
D	05.02.08	S.W.DRAIN FROM SW2 TO SW3 AMENDED TO 225ø
C	04.02.08	FOUL MANHOLE DESIGN AMENDED.
B	31.01.08	DRAINAGE AND ROAD ALIGNMENT AMENDED.
A	11.11.07	ROAD ALIGNMENT AND DRAINAGE AMENDED.

SHDC Planning & Development - 4 DEC 2009 Ref: 0952.09

STATUS: PRELIMINARY

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PROJECT
Plot 8
Wardentree Lane
Spalding

TITLE
External Layout Plan

DATE	Oct 2007	SCALE	1:250
DRAWN	HP	CHECKED	
DESIGN		FILENAME	32407-02

DRG No. 32407/02 REV K

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Indicates Site Boundary

Security Fencing 2400mm high (Palisade) around perimeter of external yard

Lincolnshire Fencing 1200mm high

ACCESS ROAD

N

Unit 3 - Build Area - 348M²

Existing Security Fencing 2400mm high (Palisade)

Unit 4 - Build Area - 640M²

Glenn Farrow

Unit 1 & 2 - Build Area - 905M²

Existing Security Fencing 2400mm high (Palisade)

Lincolnshire Fencing 1200mm high to the perimeter of the site facing Wardentree Lane & the access road

WARDENTREE LANE

SHDC Planning & Development - 4 DEC 2009 Ref: 0952-09

L5 DESIGN
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Client
JV Property

Project
Plot 8
Wardentree Lane
Spalding

Drawing Title
Site Block Plan

Date	Scale
Oct '09	1:200 @ A1
Drawn By: R.Holmes	Client Ref:
Drawing Number: L5 - 430 - 03	Revision:

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Indicates grassed areas with low level planting & trees

Indicates bark mulch with low level planting & trees

Indicates hard standing areas finished with block paviours

Indicates Site Boundary

6m Wide Access Rd (Existing)

Site access

ACCESS ROAD

Lincolnshire Fencing
1200mm high

Security Fencing 2400mm high (Palisade)
around perimeter of external yard

External Yard

Unit 4 - Internal Area - 600M²

F.F.L. - 3.750

Main Entrance

Loading & unloading

Car parking

Unit 3 - Internal Area - 322M²

F.F.L. - 3.850

Loading & unloading

Main Entrance

Car parking

Site Area - 1.57 acres

Existing Security Fencing
2400mm high (Palisade)

Car parking

Loading & unloading

Main Entrance

Loading & unloading

Loading & unloading

Main Entrance

Car parking

Signage

Glenn Farrow

Unit 1 - Internal Area - 328M²

F.F.L. - 4.000

Unit 2 - Internal Area - 527M²

F.F.L. - 4.000

Car parking

Existing Security Fencing
2400mm high (Palisade)

Signage

Lincolnshire Fencing 1200mm high
to the perimeter of the site facing
Wardentree Lane & the access road

WARDENTREE LANE

N

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Ref: 0952-09

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JV Property

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Spalding

Drawing Title
Site Plan

Date
Oct '09

Scale
1:200 @ A1

Drawn By
R.Holmes

Client Ref

Drawing Number
L5 - 430 - 02

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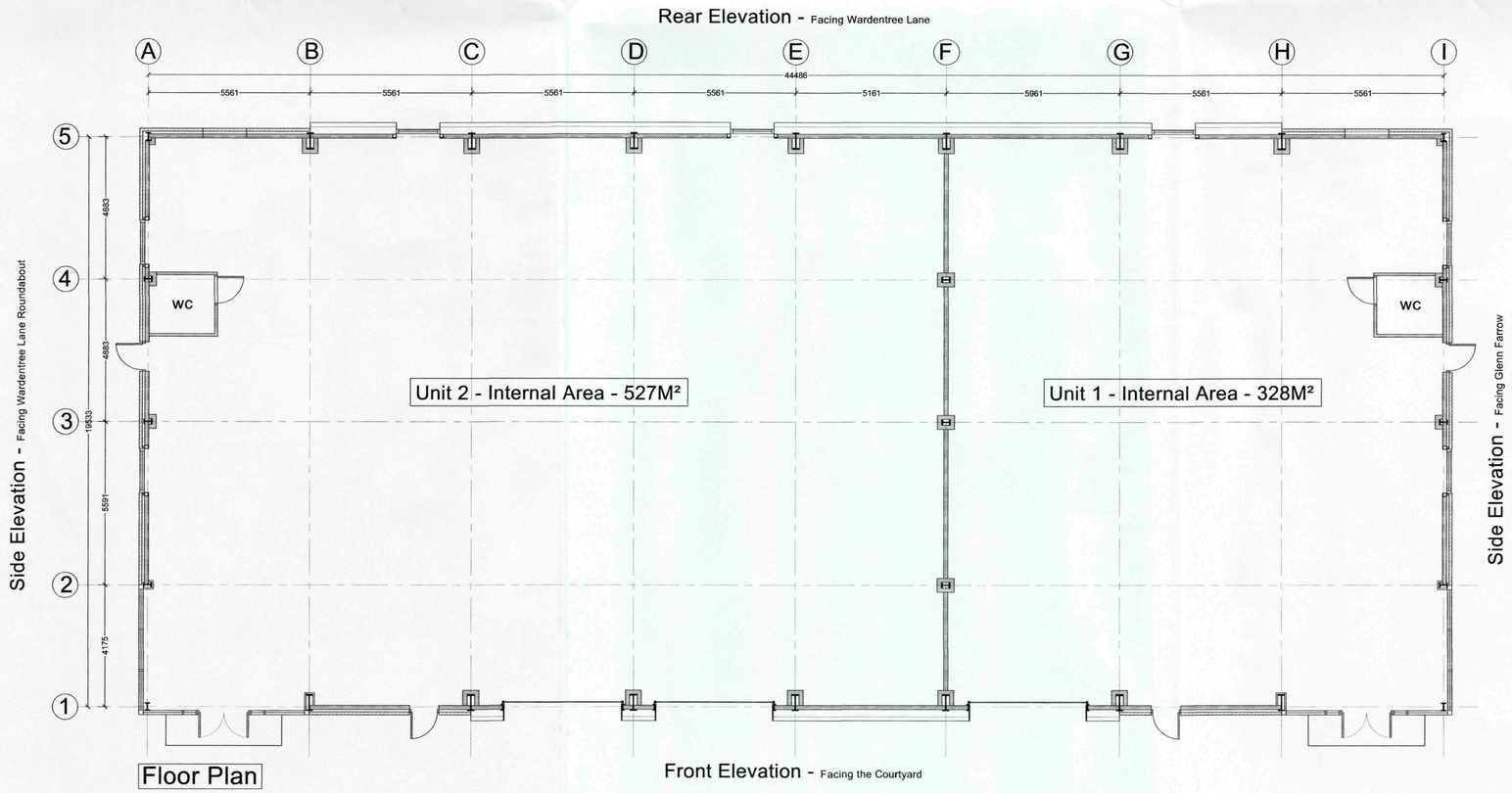
Front Elevation - Facing the Courtyard

Side Elevation - Facing Wardentree Lane



Rear Elevation - Facing Wardentree Lane

Side Elevation - Facing Wardentree Lane Roundabout



Floor Plan

Materials

External Walls - Microrib/Optimo cladding (various colours) & buff facing brickwork

Windows & Doors/Curtain Walling - Powder coated aluminium frames & glazing

Roof - Metal roof cladding

Canopy - Powder coated framework & perspex covering

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Project
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Wardentree Lane
Spalding

Drawing Title
Units 1 & 2 Floor Plan & Elevations

Date
Oct '09

Scale
1:100 @ A1

Drawn By
R.Holmes

Client Ref

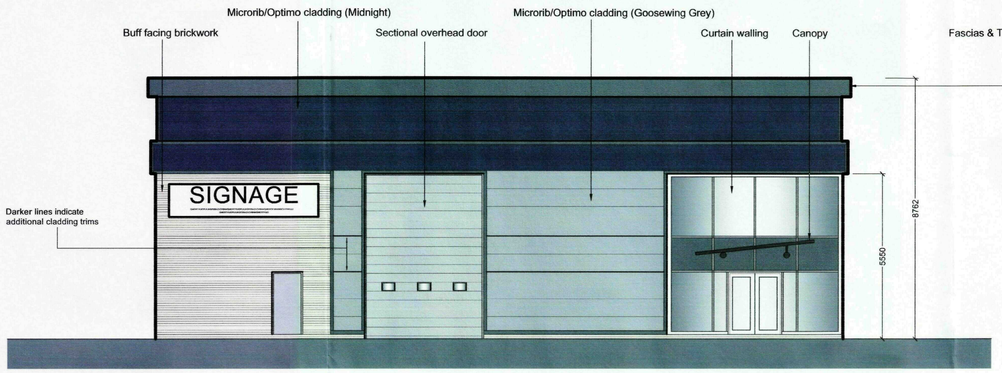
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L5 - 430 - 04

Revision

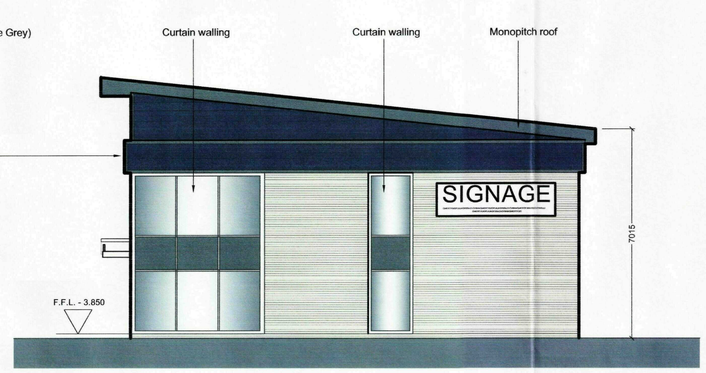
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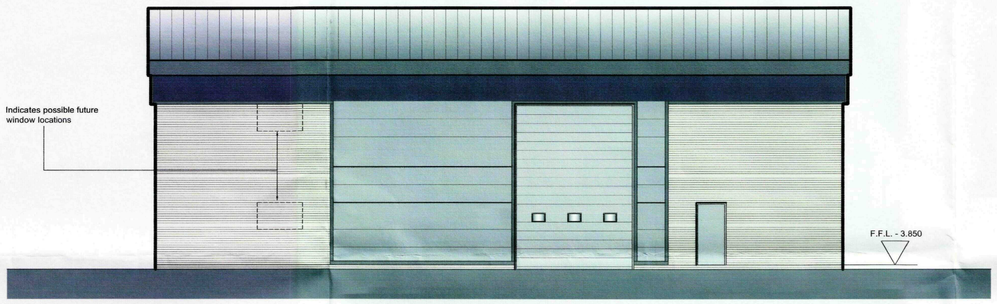
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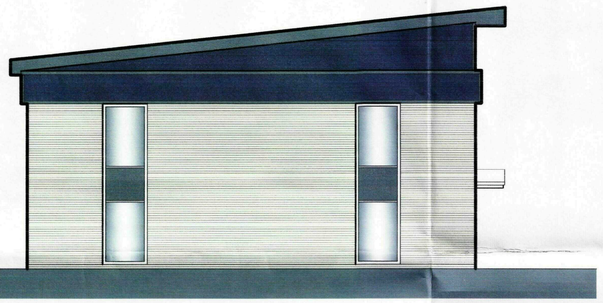
Front Elevation - Facing the Courtyard



Side Elevation - Facing Wardentree Lane Roundabout

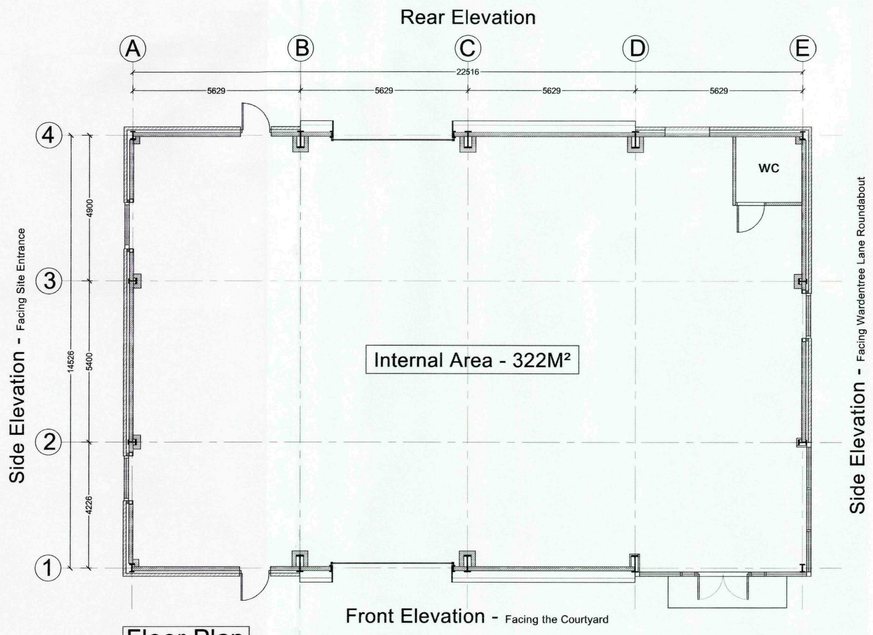


Rear Elevation



Side Elevation - Facing Site Entrance

Rear Elevation



Floor Plan

Materials

External Walls - Microrib/Optimo cladding (various colours) & buff facing brickwork

Windows & Doors/Curtain Walling - Powder coated aluminium frames & glazing

Roof - Metal roof cladding

Canopy - Powder coated framework & perspex covering

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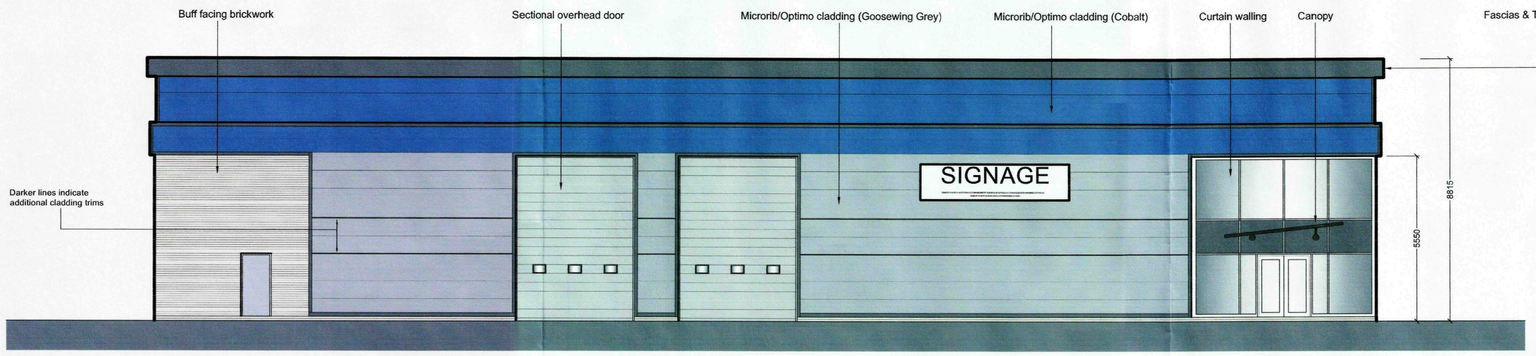
Drawing Title
Unit 3 Floor Plan & Elevations

Date: Oct '09
Scale: 1:100 @ A1
Drawn By: R.Holmes
Client Ref:
Drawing Number: L5 - 430 - 05
Revision:

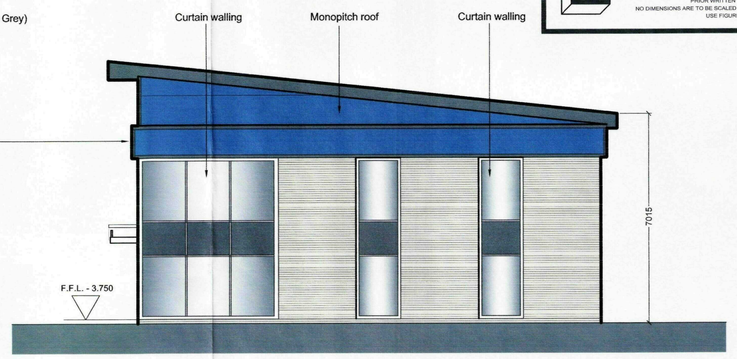
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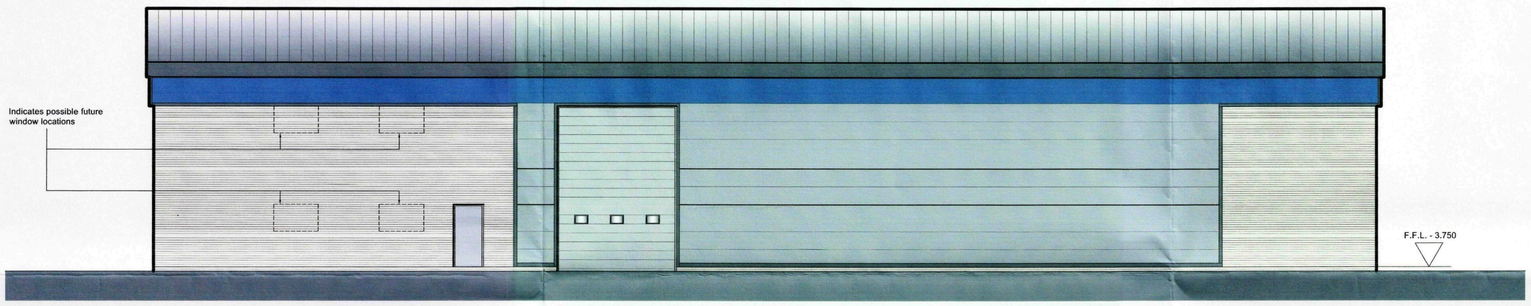
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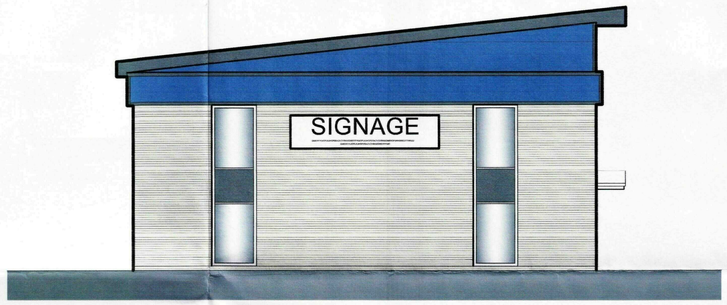
Front Elevation - Facing the Courtyard



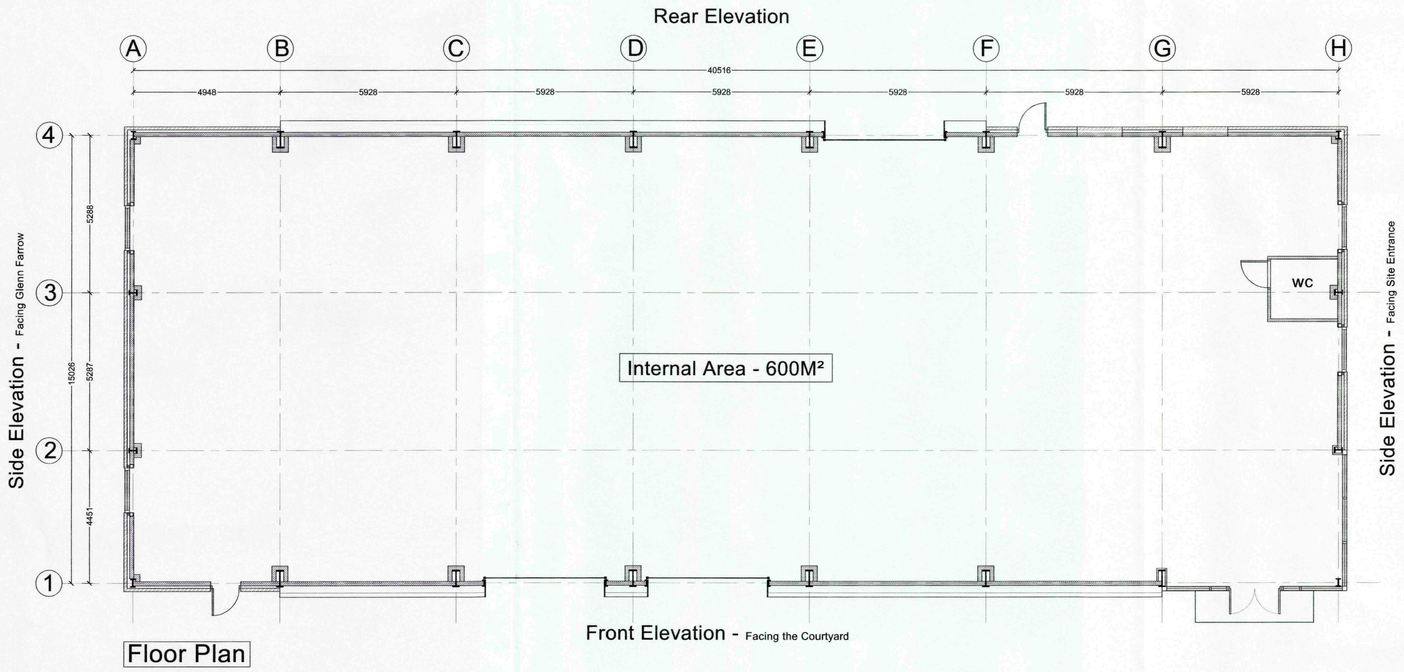
Side Elevation - Facing Site Entrance



Rear Elevation



Side Elevation - Facing Wardentree Lane



Floor Plan

Materials

External Walls - Microrib/Optimo cladding (various colours) & buff facing brickwork

Windows & Doors/Curtain Walling - Powder coated aluminium frames & glazing

Roof - Metal roof cladding

Canopy - Powder coated framework & perspex covering

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Drawing Title
Unit 4 Floor Plan & Elevations

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