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NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ALL OTHER RELEVANT DRAWINGS.

2. THE SPECIFICATION FOR ROADS AND ROAD DRAINAGE SHALL BE IN ALL RESPECTS IN ACCORDANCE WITH THE CURRENT LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS AND 'DEVELOPMENT ROAD AND SPECIFICATION AND CONSTRUCTION'. PUBLICATIONS IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION.

3. SETTING OUT IS BASED ON SURVEY PROVIDED AT THE TIME OF DESIGN. CONTRACTOR TO VERIFY ALL SETTING OUT AND LEVEL SURVEY DATA PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK CARRIED OUT ON SITE.

4. ALL UNITS TO HAVE LEVEL ACCESS. MAX. GRADIENTS TO SUIT PART M OF CURRENT BUILDING REGULATIONS.

KEY
CP CHAINAGE POINT
TP TANGENT POINT
JP JUNCTION POINT
IP INTERSECTION POINT
EP END POINT
DK DROP KERB
LP LOW POINT

FLAX MILL
FL 4.33

TERRACE HOUSES
FL 3.97

FLAXMILL LANE

YARD
(tarmac)

WORKSHOP
FL 4.25

extg hedge

Cl kerb 14.1mm
conifer hedge 2 high

privet hedge 2 high
shrubs

BT pole

Existing 450x450 flag paviours 2 no. rows removed. construct 150x50 EF flat PCC edging to LCC specifications to mark Highway Boundary and reinstate with blacktop footway contruction to LCC specifications.

Elec sub-station

1800mm radius kerb to be formed using 2m radius kerbs cut to suit and agreed with Highway officer.

To: cad@sidesignonthenet.co.uk

New 125x255 Half battered Kerb constructed at edge of existing carriageway.

Hatched Area indicates extent of new road 600mm wide

1.8m Wide Service Margin with Marker posts at 5m c/c to the rear of service strip.

New Bellmouth Junction.

New Tactile pavings and drop kerbs

Footway from Cycle. 40.

concrete

GALLERY WALK

shrubs

Gas

BT pole

FOR CONTINUATION OF DRAINAGE INTO PROPOSED SITE REFER TO DRAWING REF. 22506/02

flats 19-22

12 13 14 15 16 17 18

1 2 3 4 5 6 7 8-11

THE GREEN

River Glen
WL = 2.83

Views maintained

buffer zone

SHARED OWNERSHIP UNITS

Site boundary

Off site highway works:
New 1.8m wide Footpath to be constructed to extended south along Flaxmill lane to meet up with existing footpath (Gallery Walk). All to be to highway authorities requirements & approval.

New 125x255 Half battered Kerb

New Gully connected to existing IDB drain. Location to suit low point on site.

CROSSGATE CRESCENT

conifer hedge 2.5 high

grass verge

privet hedge 1.8 high

Wall 600 high

footpath (tarmac)

VL fence 1.2 high

hedge 1 high

GALLERY WALK

Hatched Area indicates extent of new road approx. 600mm wide

PIN.1
592.973
431.724
3.544

Location of dropped kerbs to be agreed with Highway officer.

Reconstruction of the carriageway to Flaxmill Lane is to be specified and agreed by the Highway Officer during construction. New gullies should be sited to prevent surface water flowing across junctions. Care should be taken to eliminate ponding in the vicinity of the mid-point of the radius-kerbs, where super elevation is provided, a gully should be sited just shortly of the point where adverse camber is removed to prevent water in the upstream channel flowing across the carriageway. Care should be taken to avoid ponding in the transition length where the longitudinal gradient is less tan 1:150.

JUNCTION DETAILS : ROAD-1 – DIST-1 RH Side

		Easting	Northing	Level	Radius
Curve 1					
Centre 02 :		561.982	508.333		6.000
Start TP3:		567.080	511.467	3.478	
End TP4:		565.289	503.314	3.485	

JUNCTION DETAILS : ROAD-1 – DIST-1 LH Side

		Easting	Northing	Level	Radius
Curve 2					
Centre 02 :		561.982	508.333		6.000
Start TP3:		567.080	511.467	3.478	
End TP4:		565.289	503.314	3.485	

JUNCTION DETAILS : TH-1 – ROAD-1 RH Side

		Easting	Northing	Level	Radius
Curve 04 :		466.170	478.520		8.000
Start TP7:		464.850	486.374	4.551	
End TP8:		474.027	480.802	4.551	

JUNCTION DETAILS : TH-1 – ROAD-1 LH Side

		Easting	Northing	Level	Radius
Curve 03 :		466.767	482.509		8.000
Start TP5:		465.367	490.364	4.422	
End TP6:		478.930	481.007	4.551	

ALIGNMENT ROAD-1

LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL
JP-1	0.000	571.536	504.430					
TP-1a	9.795	563.342	499.063		236.77358			
IP-1		551.242	491.137	29.464		52.29560	26.893	14.465
CP-1	10.000	563.170	498.951					
CP-2	20.000	554.016	495.046					
CP-3	30.000	544.085	494.411					
TP-1b	36.688	537.571	495.863		289.06918			
CP-4	40.000	534.441	496.945					
TP-2a	41.334	533.180	497.380		289.06918			
IP-2		524.279	500.457	35.121		30.02168	18.403	9.418
CP-5	50.000	524.725	499.178					
TP-2b	59.737	515.033	498.668		259.04751			
CP-6	60.000	514.774	498.618					
CP-7	70.000	504.956	496.718					
CP-8	80.000	495.138	494.818					
CP-9	90.000	485.321	492.918					
CP-10	100.000	475.503	491.018					
CP-11	110.000	465.685	489.118					
EP-1	114.473	461.293	488.268		259.04751			

ALIGNMENT TH-1

LOCATION	CHAINAGE	EASTING	NORTHING	RADIUS	BEARING	ANGLE	ARC LENGTH	TANL
JPTH-1	0.000	474.507	490.826					
CPTH-1	10.000	476.385	481.003					
EPTH-1	13.502	477.043	477.564		169.17545			

REV	DATE	REMARKS
N	20.09.07	Plots 19–22 corrected
M	19.09.07	Status Updated To "TECHNICALLY APPROVED"
L	05.09.07	Minor amendments
K	03.09.07	Hydrobrake position revised
J	01.08.07	Contours added. Setting out amended to suit revised alignment.
I	15.07.07	Location of Hydrobrake manhole S6 relocated to suit site co-ordination. Off site works and bellmouth junction relocated to suit comments from LCC Highway Engineer following site visit. Highway manhole S7 omitted. New gullys on Flaxmill Lane connected to existing IDB drain on Flaxmill Lane. Setting out co-ordinates for bellmouth junction amended to suit.
H	21.05.07	Building Positions Amended
G	21.05.07	Verge radius amended. R H Junction setting out to Flaxmill Lane amended.
F	15.05.07	Verge radius amended. Road width on Flaxmill lane amended.
E	24.04.07	Road width reduced to 5.0m. Junction radii amended. Gullies relocated to suit revised alignment as requested by LCC. Turning head amended. Road setting out amended. Note added for off site works. OS datum note added. All revised to LCC comments received on 16–04–2007.
D	16.04.07	Invert Level for S6 amended
C	15.04.07	Footpath north of proposed junction omitted. Tactile paving relocated. Manhole S7 omitted. Manhole S6 relocated. New Kerb on Flaxmill Lane realigned to suit new road alignment. Proposed road alignment amended to suit highway boundary as discussed with LCC.
B	28.02.07	Road Junction to Flaxmill Road Moved 2m North. Setting out amended. Drainage layout amended to suit.

STATUS
TECHNICALLY APPROVED

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PROJECT
Proposed Development
Flaxmill Lane
Spalding

TITLE
Setting Out

Received 05 JUL 2007 Ref: 22506

DETERMINED PLAN

THE SPECIFICATION IN ALL RESPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS AND "DEVELOPMENT ROAD AND SPECIFICATION AND CONSTRUCTION". PUBLICATIONS IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION.

DATE	Nov 2006	SCALE	1:200
DRAWN	SRC	CHECKED	
DESIGN	SRC	FILENAME	22506-03

DRG No. 22506/03 REV N

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