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Entrance gateway to cemetry

Pinchbeck Road

Open dyke

Approx. location of electricity sub-station (not surveyed)

Concrete over dyke

Approx. location of bus shelter (not surveyed)

100ø PVC

150ø PVC

22m Construction Line

40.5m Construction Line

3000 extent of surface water easement

2675 Approx. surface water easement to boundary

Sewer/ gas markers

Service Ducts

Gas Marker

Existing telegraph pole to be re-located.

Post & wire fence

Existing 7" potable water main. To be removed, if possible.

Indicates line of 500mm wide maintenance strip. 100x100x900 concrete marker posts to denote highway boundary.

180ø PVC

Drop Kerb

125

5000

1800

R7500

Drop Kerb

1800 high close boarded fence

Manhole S1 installed on existing surface water run

S1

1A

180ø PVC

Tactile paving at either side of junction

Park Road

150ø surface water sewer. Upstream connection unknown.

Existing surface water manhole BT

CL 3.98

IL 3.25

Ext'g wire fence removed. New 1.8m high close boarded fence as shown.

Existing garage

Existing adjacent property

Gas

Water

Gas

1.8m high brickwork wall

Superimposed Boundary Line

1.8m high close boarded fence

Decommisioned Water

1500 Path

1200

1800

2400

4000

9000

1000

1.8m high close boarded fence

5000 between boundary & railway track

Signal Gear

1.8m high close boarded fence

1.8m high close boarded fence

1.8m high close boarded fence

1.8m high close boarded fence

Key

Boundary	
Foul water sewer	
Surface water sewer	
Potable water supply	
Overhead cables	
Gas mains	
Existing kerbs	
Proposed kerbs	
Fence	
Existing gully	□G
Proposed gully	■G
Existing manhole	■
Proposed manhole	□(Surface)/ ■(Foul)
Existing ground level	+ 3.71
Existing tarmac road	
Proposed tarmac road & footway to be adopted.	

Key

Proposed tarmac parking	
Existing buildings	
Proposed buildings	
Proposed Grassed Area	
Proposed Tactile Paving	
Gradient	
Trees to remain	
Proposed hawthorn hedge	
Proposed gravel/shrub planting	

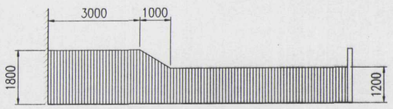
Shrub Planting Schedule

Berberis Verruculosa @ 900mm Centres
Berberis Thunbergii 'Red Chief' @ 900mm Centres
Cotoneaster 'Gnom' @ 900mm Centres

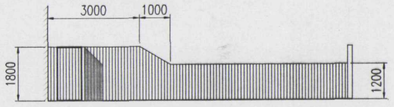
TREE PLANTING SCHEME

Latin name	Common name	Specification
Betula pendula (B)	Silver Birch	2.0 - 2.5m
Malus sylvestris (M)	Crab apple	1 + 2 90 -120cms
Sorbus aucuparia (Sa)	Rowan	2.0 - 2.5m height

All planting to be in accordance with BS4428 : 1989 amendment No. 1 (1991)
All trees to be planted with minimum 600mm plastic mulch mat and to be staked, tied and tubed (1.2m)
1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



Proposed Fence Type Ⓐ



Proposed Fence Type Ⓑ



Proposed Fence Surrounding Car-Park - U.N.O

Note

Services in Park Road not shown on plan. Refer to section A-A for details.

MATERIAL SCHEDULE

PLOT	FACING BRICK	ROOF TILE
1 - 8	Buff facing	Marley Mendip-slate grey
9 – 18	Red facing	" " terracotta
19 & 20	Buff facing	" " slate grey

Facing bricks to be agreed with Local Authority Planning Dept prior to commencement.

Detail brickwork i.e. soldier courses, gable detailing etc. to be in the opposite colour i.e. where the main brick is buff the detail brick is to be in the red and vice versa.

HOUSE TYPES

Plot nos	Drawing no.	type
1 & 2	pr12/03	b
3,4,5 & 6	"	c
7 & 8	"	a
9 & 10	pr10/03	c
11 & 12	"	b
13 & 14	"	a
15,16,17 & 18	"	b
19 & 20	"	c

Prior to commencement all trees being retained are to be fenced off at a distance of 1.0m beyond the spread of such trees by a 1.2m high fence consisting of chestnut paling secured top and bottom to line wires fixed to fence posts a max. 2.0m apart. The fence is to be maintained during the period of construction and is to be removed only when those dwellings in which the trees are in the gardens of are completed. Service trenches within the confines of the fencing to the trees are to be dug by hand to prevent damage to the tree roots. Trenches to be backfilled by hand and compacted by foot every 10mm of depth. No building equipment, machinery tools etc. to be stored within the confines of the fences.

SHDC PLANNING & DEVELOPMENT 16 SEP 2003 Ref. 1136/03

REV	DATE	REMARKS
D	11/9/03	Generally Updated.
C	10/9/03	Dormer windows added to properties 1-6, 9-12 & 15-20. Properties 19 & 20 changed to 3 bed. Ground Finishes Updated. Car-parking amended. Fencing details amended. Key & planting schedule added.
B	31/7/03	Generally Updated.
A	27/3/03	Porches added to front elevations of buildings. Roof profiles shown to buildings. Parking arrangements amended. Wall added between adoptable footpath and parking area. Distance between buildings to plots 10 to 17 inclusive amended from 1000mm to 1200mm. Rear garden to Plots 19 & 20 amended.

STATUS FOR APPROVAL

SIDEBOTTOM RICHARDSON CHENG LTD
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PROJECT
Proposed Development, Off Park Road, Spalding, Lincolnshire, For Cley Developments

TITLE
Proposed Site Plan

DETERMINED PLAN

DATE	Sept. 2003	SCALE	1:200, 1:100
DRAWN	SRC	CHECKED	
DESIGN		FILENAME	15403-01

DRG No. 15403/01 REV D

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