Contractors are responsible for checking all dimensions on site prior to work commencing.Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction. All material schedules are given in good faith and for pricing purposes only. It is the responsibility of the contractor to check their accuracy before ordering any materials.

a3

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ a3

- The finished floor levels of the properties should be set +5.15 AOD
- The minimum finished ground level on the site should be +5.0m AOD which matches the level of Station Road and graded to existing site levels at overall site boundaries.

PLOT 2 Alconbury Handed

PLOT 3 Barnwell

PLOT 4 Alconbury

PLOT 5 Cambourne

PLOT 6 Badby

PLOT 7 Barnwell Handed

PLOT 8 Foxton

PLOT 9 Elm

PLOT 1 Alconbury

Private Drive

Private road & footpath

ANGLIAN WATER FOUL SEWER

SCHOOL GROUNDS

1.6 m 6.2 m 9.9 m 13.1 m 13.8 m 7.5 m 4.5 m 4.5 m 13.3 m 14.3 m 4.5 m 4.5 m 4.5 m 4.5 m 1.8 m 5.5 m 29665

1755 5503 1615 15933 12325

External Materials Schedule:

Plots 1, 3 , 5, 7 & 9

- TBS Traditional Red Blend
- Sandtoft 20/20 Antique Slate

Plots 2, 4, 6 & 8

- TBS Euphoria
- Sandtoft 20/20 Flanders

All Plots:

- Cream uPVC Windows
- Dark Grey uPVC Doors
- Black R/W Goods
- Brindle Paving to Drives
- 600 x 600 Red Textured Slabs to all Paths & Patios

Access to be constructed strictly in accordance with the LCC specification.

Access Road to be constructed via 225mm limestone, 80mm Tarmac Base Layer with 25mm Wearing Top Layer to accomodate a 18tonne Fire Applicance.

All refuse will be collected via a Private Waste Collection Company

Keynote Legend

Key Value	Keynote Text
A	1800mm high close boarded timber fence
C	Existing Boundary Planting / Hedge to remain and be enchanced where required
K	Robin Hill Tree
L	Sheerwater Seedling Tree

Setting Out Plan

Drg No

3086 - S01K

remway Design Ltd

72 Station Road | Surfleet