KEY

CB12 - 12M HIGH CLOSE BOARDED TIMBER FENCE
CB18 - 1.8M HIGH CLOSE BOARDED TIMBER FENCE
WB - WATER BUTT SA (1) SOAKAWAY POSITION
F9 - 0.9M WIDE FOOTPATH SLABS
F6 - 0.6M WIDE FOOTPATH SLABS
LL - LEVEL LANDING 900 x 1200
→ - FALL 1 IN 15

SOFT LANDSCAPING

TREES

AC — ACER CAMPESTRE
AD — ACER PLATANOIDES DRUMMONDII
BP — BETULA PENDULA

ALL TREES TO BE 1.8m - 2.4m STANDARDS, SUITABLY STAKED AND TIED

HEDGE PLANTING

CM — CRATAEGUS MONOGYNA - COMMON HAWTHORN
PLANTING TO BE IN ROWS 400mm APART.
PLANTS TO BE STAGGERED AND SPACED AT 600mm CENTRES.
USE 3L SPECIMINES OR BARE ROOT EQUIVILENT.
APPLY 65mm BARK MULCH OVER ENTIRE PLANTING AREA.

PLOTS DIVIDING BOUNDARIES DEFINED BY 450mm HIGH POST & WIRE FENCE - INCLUDING REAR BOUNDARY. DENOTED —•—•—•—

VEHICULAR ACCESSES

KERBS

1 The junction with the carriageway shall be delineated with 4 No 915mm long x 125mm x 150mm kerbs on a 150mm x 380mm base of ST3 (15N/mm²) concrete (approx 1 cement: 2 sand: 4 aggregate by volume mix).

The Highway boundary at the rear shall also be delineated with 50mm x 150mm square cut concrete edging on a 75mm x 330mm base of ST3 concrete. Where there is no existing footway or the adjacent footway is constructed with a non flexible material (eg slabs or concrete), the edges of any pedestrian or vehicular access shall also be delineated with 50mm x 150mm square cut concrete edgings.

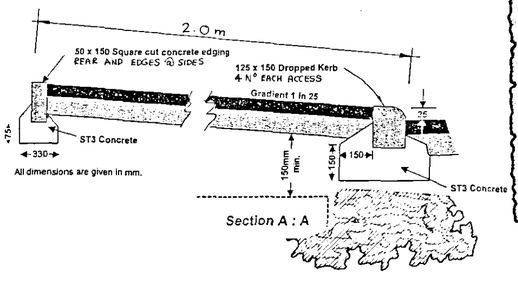
CONSTRUCTION

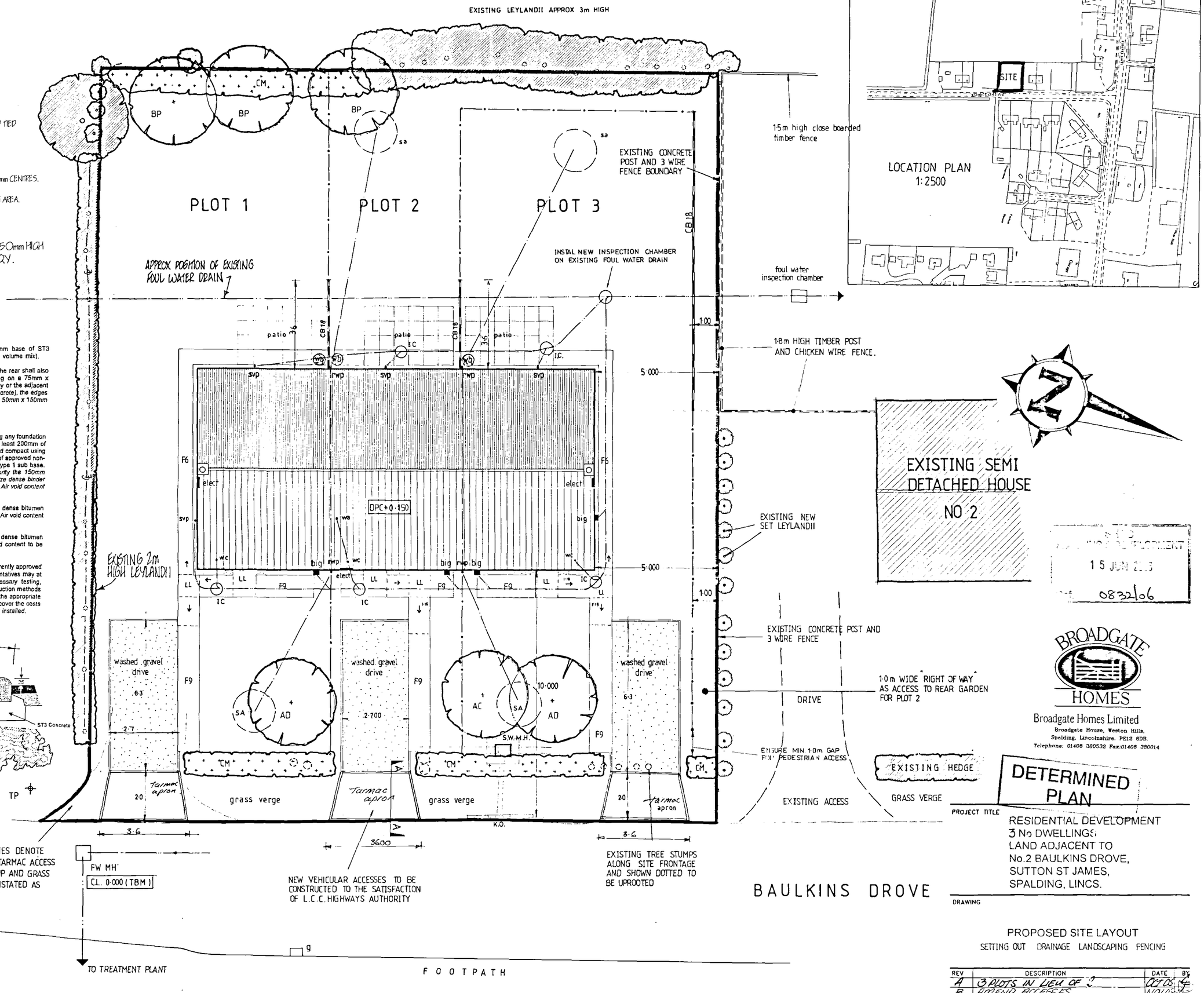
2 Excavate for as necessary and compact the formation prior to laying any foundation material (all topsoil/vegetation must be removed). In all cases at least 200mm of soil shall be removed prior to placing the sub-base. Provide, lay and compact using vibrating compaction equipment at least 150mm finished thickness of approved non-frost susceptible crushed rock, crushed slag or crushed concrete Type 1 sub base. *Exceptionally and with the prior agreement of the Highway Authority the 150mm layer of sub-base may be substituted by a 75mm layer of 20mm size dense binder course recipe mixture to BS4987 using 50 pen or 125 pen binder. Air void content to be within the range 2% to 10%.*

3 Provide, lay and compact 100mm finished thickness of 20mm size dense bitumen binder course to BS4987 using 50 pen or 125 pen bitumen binder. Air void content to be within the range 2% to 10%.

4 Provide, lay and compact 25mm finished thickness of 6mm size dense bitumen surface course to BS4987 using 125 pen bitumen binder. Air void content to be within the range 2% to 10%

N.B. All materials described in this schedule shall be from a source currently approved by the Director of Highways and Planning for the purpose. His representatives may at any time sample any of the materials specified and carry out necessary testing, including site testing, to check the conformity of the material and construction methods to the relevant specifications. In the event of any result failing to meet the appropriate specification requirements, the highway authority reserves the right to recover the costs of such tests from the party on whose behalf the access crossing is being installed.





DEVELOPMENT
15 JUN 2006
0832/06

BROADGATE HOMES
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DETERMINED PLAN

PROJECT TITLE

RESIDENTIAL DEVELOPMENT
3 No DWELLINGS
LAND ADJACENT TO
No.2 BAULKINS DROVE,
SUTTON ST JAMES,
SPALDING, LINCS.

DRAWING

PROPOSED SITE LAYOUT
SETTING OUT DRAINAGE LANDSCAPING FENCING

REV	DESCRIPTION	DATE	BY
A	3 PLOTS IN LIEU OF 2	27.05	
B	AMEND ACCESSES	NOV 05	
C	PORCHES REMOVED		
D	FENCE ADDED, WATER BUT ADDED, ACCESS GATES ADDED		

SCALE 1:100 1:2500
DRAWN J.C.
DATE SEPT 2005
DRAWING No. 0508/SL/01 A B C D

SITE LAYOUT PLAN

1:100 SCALE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRG NO : 0508/02