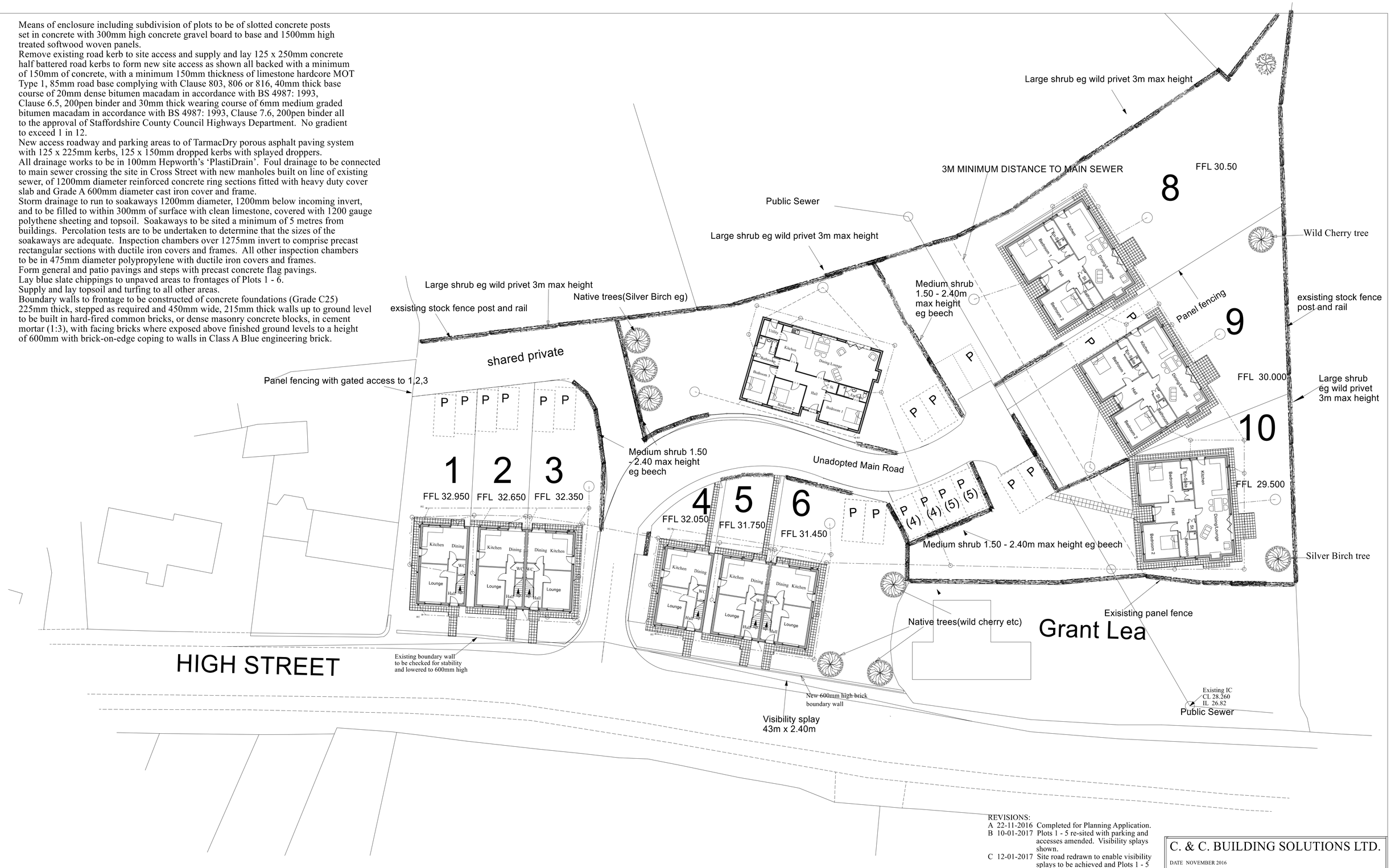
Means of enclosure including subdivision of plots to be of slotted concrete posts set in concrete with 300mm high concrete gravel board to base and 1500mm high treated softwood woven panels.
Remove existing road kerb to site access and supply and lay 125 x 250mm concrete half battered road kerbs to form new site access as shown all backed with a minimum of 150mm of concrete, with a minimum 150mm thickness of limestone hardcore MOT Type 1, 85mm road base complying with Clause 803, 806 or 816, 40mm thick base course of 20mm dense bitumen macadam in accordance with BS 4987: 1993, Clause 6.5, 200pen binder and 30mm thick wearing course of 6mm medium graded bitumen macadam in accordance with BS 4987: 1993, Clause 7.6, 200pen binder all to the approval of Staffordshire County Council Highways Department. No gradient to exceed 1 in 12.
New access roadway and parking areas to of TarmacDry porous asphalt paving system with 125 x 225mm kerbs, 125 x 150mm dropped kerbs with splayed droppers.
All drainage works to be in 100mm Hepworth's 'PlastiDrain'. Foul drainage to be connected to main sewer crossing the site in Cross Street with new manholes built on line of existing sewer, of 1200mm diameter reinforced concrete ring sections fitted with heavy duty cover slab and Grade A 600mm diameter cast iron cover and frame.
Storm drainage to run to soakaways 1200mm diameter, 1200mm below incoming invert, and to be filled to within 300mm of surface with clean limestone, covered with 1200 gauge polythene sheeting and topsoil. Soakaways to be sited a minimum of 5 metres from buildings. Percolation tests are to be undertaken to determine that the sizes of the soakaways are adequate. Inspection chambers over 1275mm invert to comprise precast rectangular sections with ductile iron covers and frames. All other inspection chambers to be in 475mm diameter polypropylene with ductile iron covers and frames.
Form general and patio pavings and steps with precast concrete flag pavings.
Lay blue slate chippings to unpaved areas to frontages of Plots 1 - 6.
Supply and lay topsoil and turfing to all other areas.
Boundary walls to frontage to be constructed of concrete foundations (Grade C25) 225mm thick, stepped as required and 450mm wide, 215mm thick walls up to ground level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels to a height of 600mm with brick-on-edge coping to walls in Class A Blue engineering brick.



REVISIONS:
A 22-11-2016 Completed for Planning Application.
B 10-01-2017 Plots 1 - 5 re-sited with parking and accesses amended. Visibility splays shown.
C 12-01-2017 Site road redrawn to enable visibility splays to be achieved and Plots 1 - 5 re-sited to suit.
D 12-01-2017 Plots 4 & 5 and Plot 10 exchanged.
E 01-02-2017 Plots 4 & 5 & 10 reverted back. Plot 8 changed to house.
F 16-02-2017 Plots 4 & 5 changed to block of 3. Plot 7 turned to face roadway. Plot 8 changed to bungalow. Various other changes made after discussion with Planning & Highways Officers.
G 26-04-17 Further changes as agreed with Planning Officer
H 28-09-17 Amendments to discharge conditions on Planning Permission.
I 15-11-17 Drainage added.

C. & C. BUILDING SOLUTIONS LTD.

DATE NOVEMBER 2016

PROPOSED DWELLINGS

AT
HOME FARM,
HIGH STREET,
DILHORNE,
STOKE-ON-TRENT,
STAFFS. ST10 2PE

SCALE:
SITE LAYOUT 1:200

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS & BUILDING COST CONSULTANTS
CURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS, ST10 1AR
TEL: 01538 757233
MOB: 07889 225437
E-MAIL: Malcolm.sales@salesqs.co.uk

AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1511/11/25/I