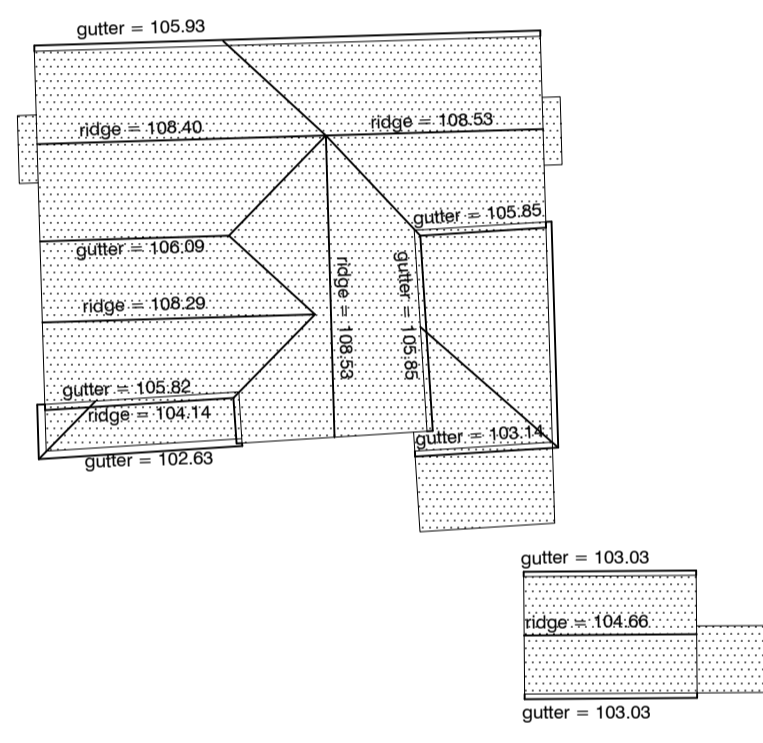


96.3m

A 264

Manor Court Farm



- Notes**
- See GA plans for plot by plot landscape setting out.
 - All existing hard standing grubbed up and carted away.
 - For ducting layout see drawing 106
- Key**
- Grass - Seeded in top grade soil, existing topsoil stockpiled on site for reuse. If topsoil is imported it is to be sown with turf mats provided prior to delivery. Minimum clear topsoil depth of 150mm.
 - Bound Gravel - laid on asphalt, colour TBC on site.
 - Sandstone paving - Fully bedded on mortar on 150mm compacted MOT type 1 on screen. Space paving gravel. Laid in always fall minimum 1.80 away from buildings.
 - Pes shingle / gravel - 100mm depth spread on fully compacted 150mm MOT type 1 sub-base or geotextile membrane.
 - Asphalt - Areas of existing asphalt to be placed back with new wearing course. Where new asphalt is specified build up to be prepared to work with existing retained. The road construction is to be reduced level to an agreed formation which is to be rolled and compacted with a vibrating compaction roller prior to the laying of geotextile membrane (if any) laid on a General 400/20/20 macadam binder covered with 200mm of type 1 which is to be rolled and compacted with a vibrating compaction roller. The type 1 is then to be covered with a 95mm thick layer of 20mm macadam binder covered with 125 FEN. The wearing course installation is to be deferred until the project is substantially complete. Immediately before applying the wearing course the base course is to be 'primed' with a bonding emulsion to ensure greater adhesion. The wearing course is to be 30mm thick 6mm SMA (Max 125 FEN) wearing course. All macadam layers are to be compacted using a vibrating compaction roller. All asphalt to be edged in minimum 50mm concrete edgings or 100mm kerb stones.
 - New built form.
 - Extent of demolition.
 - Foul drainage 100mm Ø unless stated otherwise.
 - Surface water drainage. 100mm Ø unless stated otherwise. All drainage to have minimum 900mm cover in areas accessible to cars.
 - Air source heat pump. See GA plans for base details.
 - Proposed levels
 - New 1.8m closeboard with capping
 - New 2 rail cleft chestnut with stock wire
 - New Laurel hedging 25 litre pot 1.8-2m tall planted at 1m centres.
 - Bin store bolted to 100mm thk concrete base on 150mm fully compacted MOT type 1 on geotextile membrane.
 - Edi Monterey LED outdoor post lights black, around gate, parking and entrance footway (total of 7). Bollard lighting to be on PIR switch with external wall lights with manual override switch internally.

Lavender flow beds
Resin bound gravel parking space.
2no 5m x 2.5m Parking spaces
200mm sand of granite sets
Chestnut post and rail fence with stock wire.
Laurel hedging 25 litre pot 1.8-2m tall planted at 1m centres

REV.	REVISION DESCRIPTION	REV'D BY:	DATE (REV.)

PROJECT: MANOR COURT FARM
ASHURST ROAD, ASHURST
TUNBRIDGE WELLS, KENT, TN3 9TB

CLIENT: **magnum opus**
PROPERTY DEVELOPERS

DRAWING TITLE: PROPOSED SITE PLAN

DATE: OCT 2023	PAGE SIZE: A1	SCALE: 1:200
DRAWING NUMBER: P086 - PL CS 101	REVISION NUMBER: A	