96.3m

A 264

Manor Court Farm

SCALE BAR:

1:200 5 10 15 20m

N

W E

S

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 soilsoil, existing topsoil stockpiled on site for reuse. If topsoil is imported it is to be inert with test certs provided prior to delivery. Minimum clean 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 terram. Epoxy paving grout. Laid to always fall minimum 1:80 away from buildings.

Pea shingle / gravel - 100mm depth spread on fully compacted 150mm MOT type 1 sub-base on geotextile membrane.

Asphalt - Areas of existing asphalt to be planed 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 with a vibrating compaction roller prior to the laying of geotextile membrane (terram) laid on a Geogrid ABG 30/30 reinforcing layer 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 course (max 125 PEN). 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 proper adhesion. The wearing course is to be 30mm thick 6mm SMA (Max 125 PEN) 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.

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.

Edit Monterrey 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.

200mm band of granite setts

215mm wide, flemish bond brick wall 1.2m tall.

Laurel hedging 25 litre pot 1.8-2m tall planted at 1m centres.

REV:	REVISION DESCRIPTION:	REV'D BY:	DATE REV'D:
-	-	'	'

REVISIONS:

PROJECT:

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

CLIENT:

property development magnum opus architecture management

DRAWING TITLE:

PROPOSED SITE PLAN

DATE:	PAGE SIZE:	SCALE:
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