



Point	Easting	Northing	Elevation
9000	493784.424	366796.622	10.555
9002	493797.868	366773.911	10.703
9003	493795.030	366756.604	10.748
9004	493767.547	366765.891	10.592
9006	493783.965	366783.771	10.553
9008	493762.949	366751.636	10.672

Do not scale, use figured dimensions only. All discrepancies to be notified to Artech Designs Limited. This drawing remains the copyright of Artech Designs Limited.

Landscaping:
Existing hedgerows to be retained where practical & protected. New hedges planted as shown in double rows at staggered 450mm centres. Post boundaries to be Lincolnshire Post & Rail fence. Front Gardens to be turfed or grass seeded.

- Existing Boundary Hedgerow planting to be retained.
- Denotes new hedge planting as following specification:- Mixed hedge of hawthorn 50%, hazel 15%, field maple 5%, native crab 5%, spindle 5%, guelder rose 5%, wild rose 5%, purging buckthorn 5%, wayfaring tree 5%. Plant random mixture with hawthorn as dominant species & other plants in 3 or 5 of same species together as groups between hawthorn.
- Indicates existing Tree planting to be retained
- Denotes new Tree planting
- Indicates 'Tarmac' drive formed to an LCC standard construction
- Indicates Grassed & Soft Landscaping areas
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NB: All landscaping proposals to be read in conjunction with the 'AWA Tree Consultants' ARBORICULTURAL REPORT & Impact Assessment

Development Schedule:

Total Number of 4-Bed Dwelling Units = **5no**

Total Site Area = **2,500m² or 0.25ha**

Development Density:
5 units = 0.25ha site area = 20.00
20 units/ha Site Density

Parking Provision:
Each dwelling unit has a min. of **2no spaces**

Proposed vehicular and pedestrian access formed on line of existing driveways to nos 36 + 38 Station Road.

Form new Standard Light Duty Flexible Drop Crossing to existing access in accordance with the LCC DEVELOPMENT ROAD and SUSTAINABLE DRAINAGE SPECIFICATION and CONSTRUCTION

VEHICLE CROSSING - Light Duty (Domestic) crossing:

Clause 1.6.1.1
150mm of Type 1 sub-base to Clause 1.2. (NB where the CBR value of the sub-grade is below 1.5% an approved geosynthetic layer to Clause 6.7 will be required to be placed on the sub-grade). On certain sites the depth of topsoil may exceed 275mm. On such sites topsoil containing organic matter, roots, etc. shall be removed and replaced with Type 1 sub-base in accordance with Clause 1.2.

Clause 1.6.1.2
100mm of AC20 Dense Bin Rec Binder Course 40/60 or 100/150pen to Clause 9.1 compacted to a void content within the range 2%-10%.
1.6.1.3 25mm of AC6 Dense Surf Surface Course to Clause 9.4 compacted to a void content within the range 2%-10%.

Clause 1.6.1.4
The joint between the access crossing and the carriageway shall be formed with 125mm x 150mm precast concrete kerbs on a 150mm x 380mm base of ST4 (20N/mm²) concrete (approximately 1 cement: 2 sand: 4 aggregate by volume mix). A 125mm x 150mm x 225mm taper kerb will be required on each side of the crossing along the carriageway edge.

Clause 1.6.1.5
The highway boundary shall be delineated across the access crossing with 50mm x 150mm square cut precast concrete edging on a 75mm x 330mm base of ST4 (20N/mm²) concrete, and where there is no footway the edges of the access crossing shall also be delineated with the same edging and base (see figure 2/4).

All works to be in strict accordance with the current LCC DEVELOPMENT ROAD and SUSTAINABLE DRAINAGE SPECIFICATION and CONSTRUCTION

A	Title Panel amended	11-04-19
Revision	Description	Date

Mark Johnson
Proposed Residential Development
Land at Rear of 36-42 Station Road
North Hykeham, Lincoln

Drawing:	Site Block Plan
Status:	Feasibility
Scale:	1:250 @ A1 & 1:500 @ A3
Date:	September 2018
Drwg No:	1480J/002
Revision:	A
Drawn by:	mdf



Site Block Plan