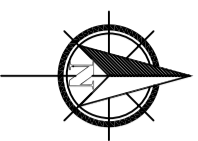
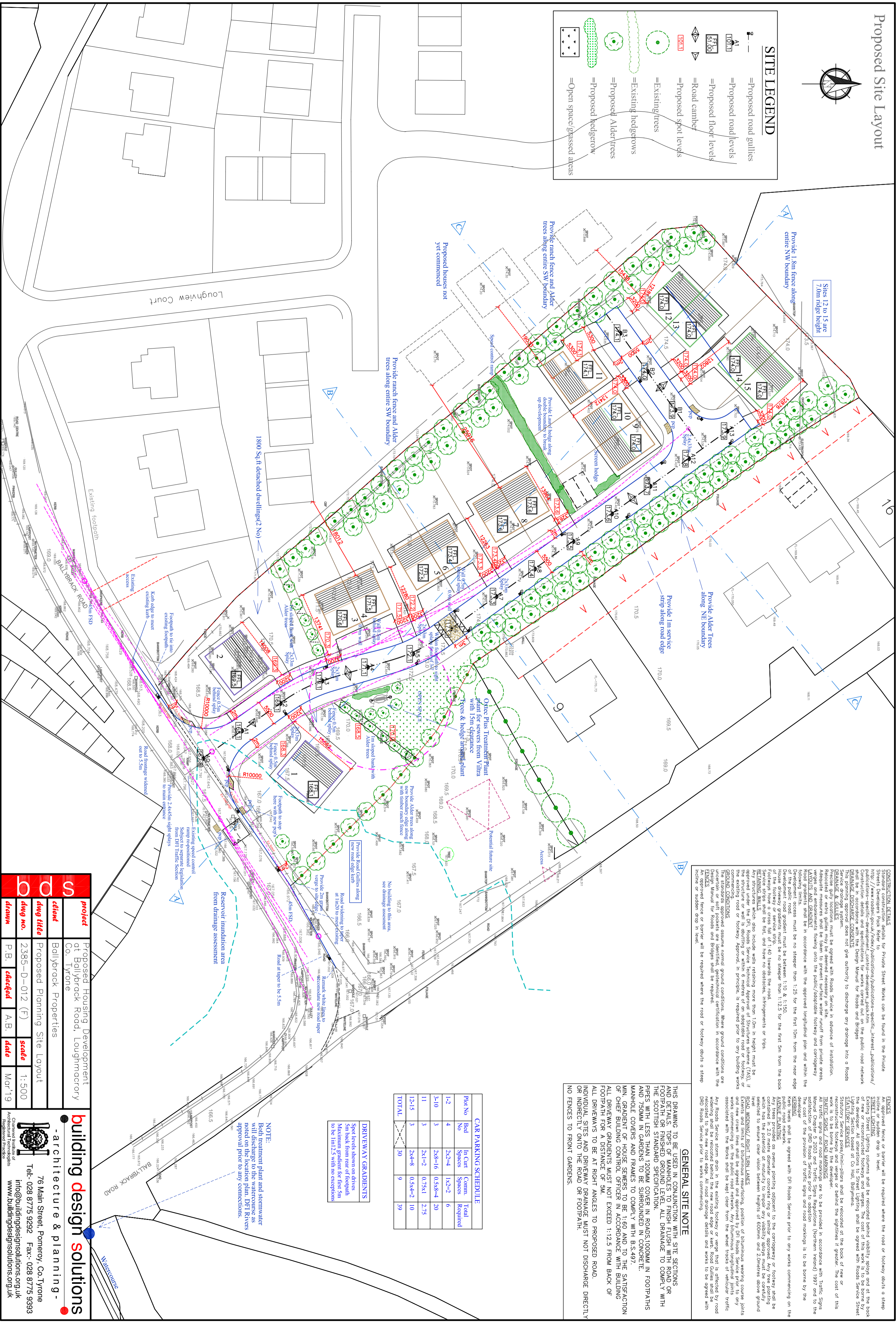


# Proposed Site Layout



## SITE LEGEND

- = Proposed road gullies
- = Proposed road levels
- = Proposed floor levels
- = Road camber
- = Proposed spot levels
- = Existing/trees
- = Existing hedgerows
- = Proposed Alder-trees
- = Proposed hedgerow
- = Open space/grassed areas



**CONSTRUCTION DETAILS**

Standard construction details for Private Street Works can be found in the Private Street Works Manual (PSWM) available at <http://www.roadsof.gov.uk/pswm/>. The public road network publications—specific development, contractor-developer, pocket, etc.—shall be in accordance with the Design Manual for Roads and Bridges (DMRB) DISCHARGE CONSENTS.

Standard engineering details for drainage into a Roads Service gully must be agreed with Roads Service in advance of installation. Adequate measures shall be taken to prevent surface water runoff from private areas, verges and embankments flowing onto the public/adoptable roadway and carriageway. Road gradients shall be in accordance with the approved longitudinal plan and within the following limits:

- Roads must be no steeper than 1:25 for the first 10m from the near edge of the public road.
- Development road gradient must be between 1:10 & 1:150.
- Footways have a cross fall of 1:40 towards the road.
- Footways must be no steeper than 1:125 for the first 5m from the back of the roadway.
- RETAINING WALLS shall be built and have no obstructions, infringements or traps.

Any structures which also include walls retaining more than 1.0m in height must be approved under the DTI Roads Service Technical Approval of Structures scheme (TAS). If the existing road or footway is to be widened, it is required prior to any building works commencing.

The standards proposed assume normal ground conditions. Where ground conditions are uncertain or soft pockets are identified, geotechnical certification in accordance with the ENCS is required. In principle, it is required prior to any building works commencing.

An approved fence or barrier will be required where the road or footway abuts a steep embankment or sudden drop in level.

**GENERAL SITE NOTE**

THIS DRAWING TO BE USED IN CONJUNCTION WITH SITE SECTIONS AND DETAILS. TOPS OF MANHOLES TO FINISH FLUSH WITH ROAD OR FOOTPATH OR FINISHED GROUND LEVEL. ALL DRAINAGE TO COMPLY WITH THE SCOTTISH STANDARD SPECIFICATION.

PIES WITH LESS THAN 1200MM COVER IN ROADS, 1000MM IN FOOTPATHS AND 750MM IN GARDENS TO BE SURROUNDED IN CONCRETE.

MANHOLE COVERS AND FRAMES TO COMPLY WITH BS:497.

MIN. GRADIENT OF HOUSE SEWERS TO BE 1:80 AND TO THE SATISFACTION OF THE CHIEF BUILDING CONTROL OFFICER IN ACCORDANCE WITH BUILDING REGULATIONS.

ALL DRIVEWAY GRADIENTS MUST NOT EXCEED 1:12.5 FROM BACK OF FOOTPATH FOR A DISTANCE OF 5M.

ALL DRIVEWAYS TO BE AT RIGHT ANGLES TO PROPOSED ROAD.

INDIVIDUAL SITES AND DRIVEWAY DRAINAGE MUST NOT DISCHARGE DIRECTLY OR INDIRECTLY ONTO THE ROAD OR FOOTPATH.

NO FENCES TO FRONT GARDENS.

CAR PARKING SCHEDULE				
Plot No	Bed No	In Car Comm.	Total Spaces	Required
1-2	4	2x2=4	1x3=3	6
3-10	3	2x8=16	0.5x8=4	20
11	3	2x1=2	0.75x1	2.75
12-15	3	2x4=8	0.5x4=2	10
<b>TOTAL</b>				<b>39</b>

**DRIVEWAY GRADIENTS**

Spot levels shown on drives 5m back from rear of footpath. Maximum gradient for first 5m to be 1:12.5 with no exceptions.

**NOTE:**

Both treatment plant and sunwater will discharge to the watercourse as noted on the location plan. DTI Rivers approval prior to any connections.

<b>project</b>	Proposed Housing Development at Ballybrack Road, Loughmacroy Co. Tyrone
<b>client</b>	Ballybrack Properties
<b>drawn</b>	2385-D-012 (F)
<b>scale</b>	1:500
<b>date</b>	Mar '19

**building design solutions**

- architecture & planning -

76 Main Street, Pomeroy, Co. Tyrone  
 Tel: 028 8775 9292 Fax: 028 8775 9393  
 info@buildingdesignsolutions.org.uk  
 www.buildingdesignsolutions.org.uk