ALL DRG'S TO READ INCONJUNCTION WITH STANDARD DETAIL SHEETS FROM ARCHITECT.
USE FIGURE DIMENSIONS ONLY.DO NOT SCALE.

Private streets construction Regulations (NI) 1964
The following specifications for carriageways and footways on private streets other than those that are or intended to become public in the future.

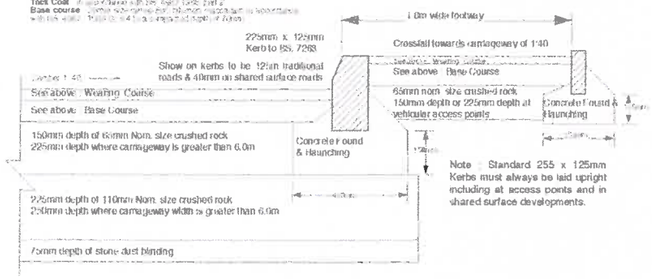
Wearing course 14mm size dense graded W/C bitumen macadam in accordance with BS 4987 : 1988 Cl. 7.3 to a compacted depth of 40mm
Base Course 20mm dense BWC bitumen macadam in accordance with BS 4987 : 1988 Cl. 6.5 to a compacted depth of 50mm.

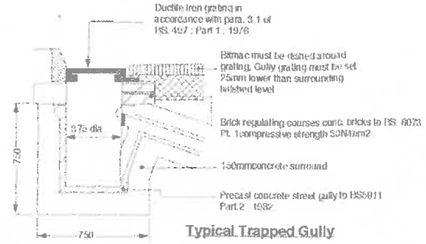
OR where base course is open, tarred and ready for the application of a wearing course.

Wearing course 14mm size dense graded W/C bitumen macadam in accordance with BS 4987 : 1988 Cl. 7.3 to a compacted depth of 40mm
Tack Coat Bitumen emulsion BS 434 Part 1 1988 Part 2
Base course 20mm dense BWC bitumen macadam in accordance with BS 4987 : 1988 Cl. 6.5 to a compacted depth of 50mm

THESE STANDARDS ASSUME NORMAL GROUND CONDITIONS.

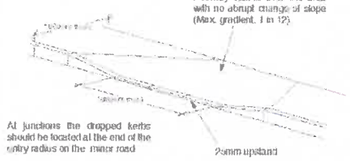
Foot Way Wearing Course 15% aggregate hot rolled asphalt to BS 594 Part 1 1992
Table 6 Col.5/2, Schedule 1 B to a compacted depth of 20mm, clean dry light coloured chippings rolled in at a rate of 1Kg/m2
Footway Base Course 20mm dense BWC bitumen macadam in accordance with BS4987 : 1988 Cl. 6.5 to a compacted depth of 50mm.





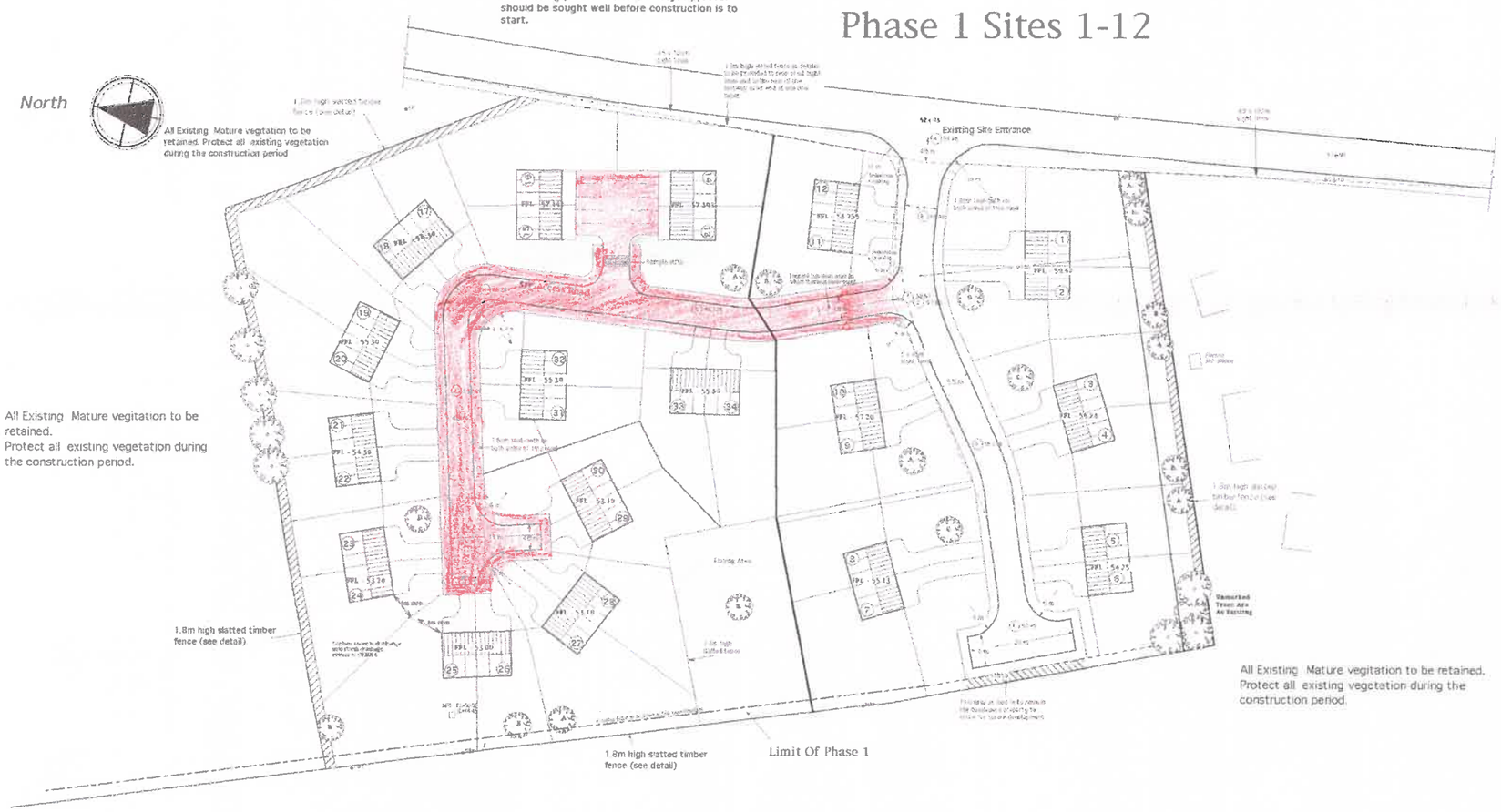
Typical Trapped Gully

G - On the site plan indicates this type of Gulley



Retaining Walls
Any Retaining wall of more than 1.0m in height must be approved under the DOE Roads Service, Technical Approval of Structures Scheme if the wall is abutting an adoptable road or footway or the existing public road or footway. Approval should be sought well before construction is to start.

Phase 1 Sites 1-12



Areas of planting beds.

Trees and plantings planted at 2.5 / m2 on proposed grass areas (area shaded red).
Main species 20% - 900 to 1000 high, bare root, planted 1.8m apart.
A mixture of Fagus sylvatica and Fraxinus excelsior.
Evergreen species 10% - 400 to 500 specimen plants, 1 specimen planted 1.1m apart.
A mixture of Ilex aquifolium and prunus laurocerasus.
Deciduous trees 60% -800 to 1000 high, bare root, planted 1.1m apart. A mixture of Betula pendula 40%, Acer pseudoplatanus 20%, Larix decidua 20% and Salix caprea 10%.

Main Trees
planted in mixed groups of 2-3 with one specimen demonstration.
Exact positions to be agreed with Architect on site. All trees to have tree stake support with 2no. ties.

EX Heavy Standard
A 6no. Acer pseudoplatanus
B 6no. Fraxinus excelsior 3.0m to 5.0m tall
C 2no. Fagus sylvatica
D 2no. Fagus sylvatica purpea

Tanalised and peeled 1.8m long x 125mm and 3 turns per with nails and toggles.

All dot infilled grass areas to be graded and reseeded with grass seed to match existing grasses.

Drainage and gullies
Precise gully locations must be agreed with DOE Roads Service in advance of installation.
Relocated or extra gullies may be deemed necessary on site.
4.0m inter road gullies must be spaced a max. of 50m apart.
5.0m inter road gullies must be spaced a max. of 27m apart.
Generally each gully must serve no more than 150sq. m of surface area. Before adoption each gully must be cleaned out and gratings replaced. New, heavy duty gullies must be capable to mechanical gully cleaning equipment.
A minimum of 200 mm of class 2 Engineering bricks shall be laid on an adjusting course, under the gully grating to surface. The max. adjusting course depth shall be 100mm.
Gully pot caps shall be fitted on trapped gully holding holes.
Gullies & Drainage shall be located right against the kerb and shall not overhang.
Any water run off from grass areas, steep embankment roof coverings shall be collected and disposed off by non-soakaway drainage works, to DOE Roads Service satisfaction.
Drainage pipes shall be laid at by excavating a 1.95mm of concrete etching ground (AAP 4/96 Clause 1.3).
Everything under and land drainage pipes.

Woods and Grass
Before tarmacing, any weeds or grass must be dug out and the area sprayed with an approved weed killer.
Thick polythene may be used under the bitumen to prevent any appearance of weeds.
Kerb stones must be flat-topped, flat-faced and otherwise to DOE Roads Service. Shared surface kerbs, kerbs must be bullnosed upright to a depth of 100mm.
Traditional road / road with footways / kerb stones must be 125mm.
All pedestrian crossing points and house driveway entrances, kerb stones must be 25mm.
Kerb levels along the edge of a public road should approximate to the level of the centre line of public road, having a smooth alignment both horizontally and vertically. DOE Roads Service will be consulted in advance as kerb levels may have to be set higher to allow for additional qualifying off the public road. Kerb levels shall be tied to centre line levels every 10m.
Any widening of the public road frontage / abutting the site shall be to the same standards as the development road unless otherwise agreed by DOE Roads Service.
Kerb stones must be terminated by setting the last kerb at an angle below the finished surface level.
Max. space for grassing shall be 10mm.
Any new existing roads / road set in a shared surface development shall be constructed of approved 40mm tar macadam.

Layout and Gradients
Gradients must be in accordance with the approved longitudinal sections and within the following limits.
Development Access must be no steeper than 1:25 for the first 10m from the near edge of the public road.
Development Road gradients must be between 1:10 & 1:150.
Private Driveway access gradients must be no steeper than 1:12.5 for a distance of 5.0m back from the near edge of the footway or verge (Max.).
Footways shall have a crossfall of 1:40 towards the road.
Service strips shall be flat, and have no obstacles, manhole covers or trees.
Any 'T' junction road shall be symmetrical with the development road. 7.0m each side from the centre line of the Development road.

Retaining Walls
Any Retaining wall of more than 1.0m in height must be approved under the DOE Roads Service, Technical Approval of Structures Scheme if the wall is abutting an adoptable road or footway or the existing public road or footway. Approval should be sought well before construction is to start.

Ground Conditions
The standards assume normal ground conditions. In unprecedented ground conditions, it is strongly advised that the developer should employ a suitably qualified Structural Engineer to produce a design for the road and sewer system.

Fences
An approved fence or screen wall shall be erected along the rear of the site to a minimum height of 1.8m to provide adequate privacy between adjoining properties.

DEPARTMENT OF THE ENVIRONMENT (N.I.)
PLANNING DIRECTORATE
Received 13 NOV 1998

Planning (NI) Order 1991

Subject to Conditions (if any)
as set out on
Decision form No. 16/97

13 NOV 1998

03a PL Amended for Roads Service
03b PL Amended for Roads service & Water service Jul NOV 1999
03c PL Amended for Water Service August '97
03d PL Amended for Roads Service August '97
03e PL Amended for Water Service April '98
03f PL Amended for water Service April '98
03g PL Amended for planning May '99

R.Armstrong	03g- PL	Site Layout - Landscaping & Roads details
1-500		
R.Allan	016G	Housing Development For ~~Mr.~~
Nov. 96		at Castle Balfour,Lisnaskea.

A

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ARCHITECTS