

Adwick Lane, Tollbar

1:200 Site Layout Plan on Topographical Layout

MEANS OF ENCLOSURE:

ENCLOSURE STYLE A
Native Hedgerow - refer to landscape details for species, maintained to 900mm high

ENCLOSURE STYLE B
1800mm high timber fence with trellis top

ENCLOSURE STYLE C
1800mm high brick wall

ENCLOSURE STYLE D
1800mm high timber fence with vertical pales

ENCLOSURE STYLE E
900mm high wrought iron railings with gates

ENCLOSURE STYLE F
1200mm high black brick wall with wrought iron gates

ENCLOSURE STYLE G
900mm Knee rail fencing

GENERAL NOTES:

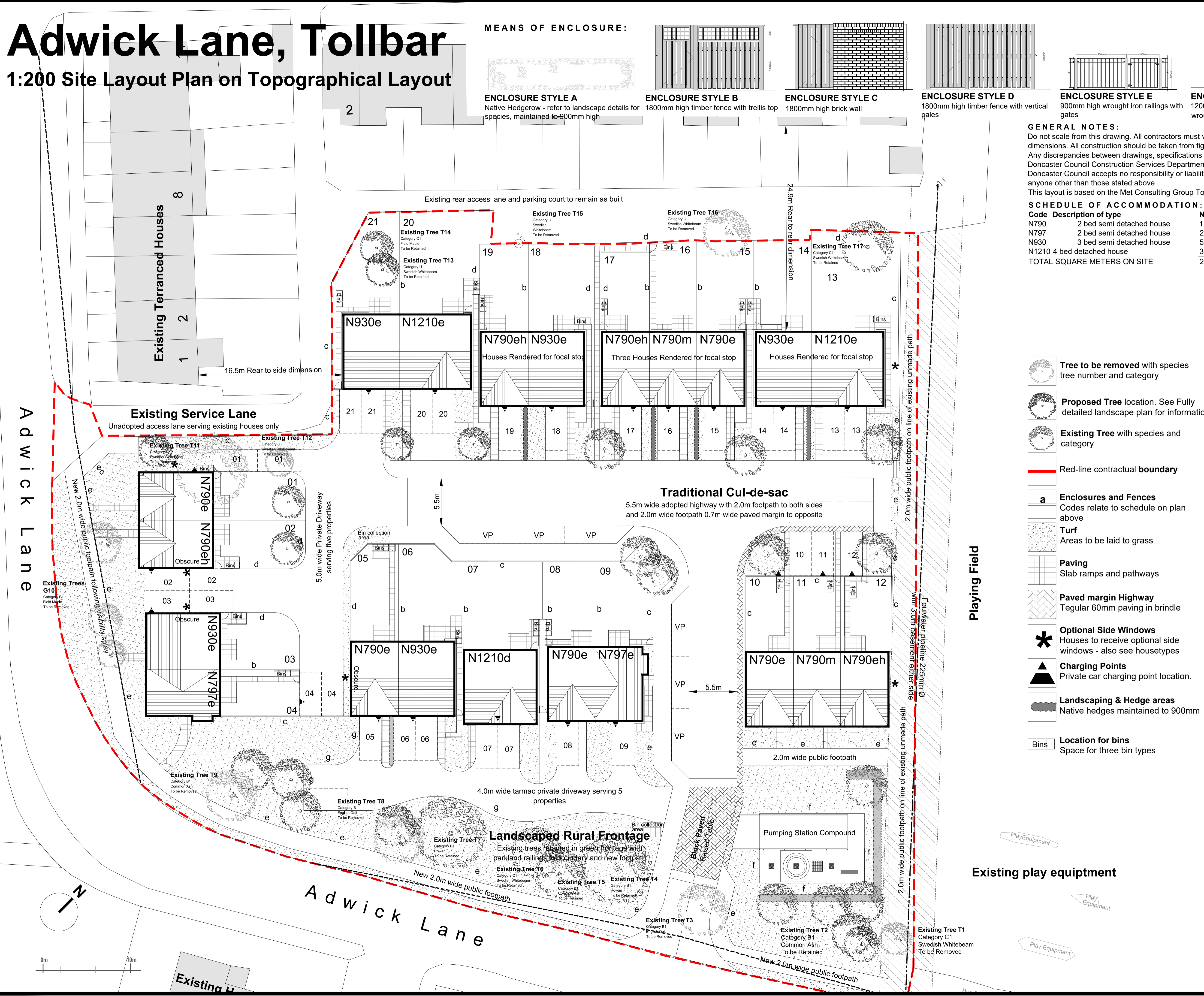
Do not scale from this drawing. All contractors must visit the site and be responsible for taking and checking dimensions. All construction should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of Doncaster Council Construction Services Department.
Doncaster Council accepts no responsibility or liability for any reliance placed on, or use made of, this plan by anyone other than those stated above.
This layout is based on the Met Consulting Group Topographical Survey, drawing ref P19-00864

SCHEDULE OF ACCOMMODATION:

Code	Description of type	No	m ²	Totals
N790	2 bed semi detached house	11	79.0	711.00
N797	2 bed semi detached house	2	79.7	159.40
N930	3 bed semi detached house	5	93.0	651.00
N1210	4 bed detached house	3	121.0	363.00
TOTAL SQUARE METERS ON SITE		21		1856.40

- REVISION A:** Amendments made to suit urban design officer, side windows shown to plots 1, 5, 10 and 13. RM 03/12/19
- REVISION B:** New footpath around Adwick Lane adjusted in position to suit tree officers comments due to canopy spread. T8 and T9 to be removed and replaced with new trees as indicated. RM 18/02/20
- REVISION C:** Knee rail fencing provided in front of plots 05-09. Side window shown to plot 22. Shared surface to be block paved serving plots 5-9. Rear garden of plot 1 fenced with trellis top to suit urban design officers comments. RM 20/02/20
- REVISION D:** Road 2 Shared surface road changed to block paving to suit Urban Design Officer comments. Road 1 redesigned into traditional estate road with 2.0m wide footpath. Plot 1 parking space moved. All private driveways to be tarmac. MBC 10/03/20
- REVISION E:** Plots 10 - 12 repositioned to suit provision of surface water pumping station as a result of the flood risk assessment findings. MBC 16/03/20
- REVISION F:** Mods made to parking for plot 10 26/03/20
- REVISION G:** Pumping Station moved to site frontage MBC 20/04/20
- REVISION H:** Vision Splays added and footpath amended MBC 08/06/20
- REVISION J:** Additional side windows added to plots 2&3 MBC 15/07/20
- REVISION K:** Additional visitor parking locations identified MBC 31/07/20
- REVISION L:** Car parking to plots 11, 12 relocated to left adj. bollards removed. Car parking plot PF 05/08/20 numbering 01 & 03 altered. Bollard at plot 22 moved back
- REVISION M:** Plot 22 removed, and 18 to 21 re-orientated. 278 Works to Marton road and bell-mouth omitted. Highway amendments, and additional visitor parking shown. 12/10/20
- REVISION N:** Highway amendments and extra footpath added to suit highways engineers and Urban Design officer MBC 11/11/20
- REVISION P:** Footpath link removed to suit secure by design. Highway amended to suit Highways comments - raised table introduced. Plots 15 and 17 changed to two houses from 3 bed. MBC 02/12/20
- REVISION R:** Railings added to end of cul-de-sac. 07/12/20

- Tree to be removed** with species tree number and category
- Proposed Tree** location. See Fully detailed landscape plan for information
- Existing Tree** with species and category
- Red-line contractual boundary**
- Enclosures and Fences**
Codes relate to schedule on plan above
- Turf**
Areas to be laid to grass
- Paving**
Slab ramps and pathways
- Paved margin Highway**
Tegular 60mm paving in brindle
- Optional Side Windows**
Houses to receive optional side windows - also see housetypes
- Charging Points**
Private car charging point location.
- Landscaping & Hedge areas**
Native hedges maintained to 900mm
- Location for bins**
Space for three bin types



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Title: **Adwick Lane Tollbar DONCASTER SITE LAYOUT Council Houses**

Dwg No: **PQ2472/ AD/ 10**

Scale: 1:200 at A1 Date: Feb 2020
Drawn By: RV Designed By: MBC

File Location: S:\...PQ2472\DRAWINGS\Working Drawings\
Revision **R**