CLOSED BOARDED FENCE 1800MM FOR PLOTS 3 &4 BOUNDARIES. VEGITATION FOR 1 & 2.

LAN = VICTORIAN STYLE LANTERN
BOL = 1.2M TALL LIGHTING BOLLARD

LOCATION OF WATER BUTT

PLANNING APPROVED UNDER 67677/APP/2015/3809

PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8
PLOT 9
PLOT 10
PLOT 11
PLOT 12

FFL 96.60
FFL 96.60
FFL 96.25
FFL 96.67

DETERMINE WHICH PROPERTY THIS MANHOLE SERVES

EXISTING DRAINS TO BE MAINTAINED - SURVEY TO BE CARRIED OUT TO ESTABLISH INVERT LEVELS AND LOCATION

EXISTING INVERT LEVELS TBC ON SITE

EXTG MH2 CL 96.06

EXTG CL 96.10

EXTG MH5 LOCATION TO BE CONFIRMED. NOT ON TOPO SURVEY

SITE BOUNDARY

LAN

BOL

BOL

GARAGE FFL 96.18

PLOT 3 GARAGE

GARAGE FFL 96.567 / 96.632

GARAGE FFL 96.567 / 96.632

AQUACELL STORMWATER ATTENUATION IL 94.250

AQUACELL VENTILATION SHOWN WITH OPEN GRATING

JACKETS LANE

HURST PLACE

10m 20m 30m 40m 50m

KEY TO DRAINAGE

- 150Ø 1/100 — STORM WATER DRAIN, SHOWING DIAMETER AND APPROXIMATE FALL
- CL — S/W WITH ROAD GULLY AND MINIMUM 450x300 HINGED GRATING
- RE — S/W WITH RODDING EYE
- RWP — S/W WITH RWP AND RODDABLE GULLY. SEE NOTES
- BD 19.550 — BACKDROP MANHOLE WITH LEVEL TO BACKDROP
- DC — (DC) STORM WATER SLOT DRAINAGE CHANNEL
- SD — (SC) STORM WATER SLOT DRAIN
- EXISTING STORM WATER DRAIN
- 100Ø 1/80 — FOUL WATER DRAIN. SHOWING DIAMETER AND APPROXIMATE FALL
- SVP — F/W DRAIN WITH WITH SOIL VENT PIPE TAKEN THROUGH ROOF TO ATMOSPHERE
- SS — F/W DRAIN WITH STUB AND STACK FITTED WITH AIR ADMITTANCE VALVE
- RG — F/W DRAIN WITH YARD GULLY
- FW4 — PC RING MANHOLE, 1200Ø OR LARGER
- POLYPROPYLENE INSPECTION CHAMBER, 450Ø OR SMALLER, WITH INVERT AND COVER LEVELS
- EXISTING FOUL WATER DRAIN

ALL ABANDONED DRAINS TO BE REMOVED AND GROUND REINSTATED

- DRAIN RUNS TO BE ABANDONED
- CONCRETE PLUGGING TO MH

KEY TO LEVELS

- 21.54 — EXISTING LEVEL FROM TOPOGRAPHICAL SURVEY
- 21.54 — PROPOSED LEVEL. LEVELS ADJACENT TO KERB ARE TO CHANNEL U.N.O.
- FALL — APPROXIMATE DIRECTION AND EXTENT OF FALLS. GIVEN FOR INFORMATION ONLY. WORK TO FIGURED LEVELS
- APPROXIMATE LINE OF CHANGE OF SLOPE. (NOT SHOWN IN AREAS WHERE SURFACES ARE "MARRIED")

KEY

- INDICATES VISIBILITY SPLAY
- INDICATES EXTENT OF SITE BOUNDARY
- INDICATES LAND TO BE DEDICATED
- INDICATES EXTENT OF HIGHWAY WORKS
- INDICATES CARRIAGEWAY & FOOTWAY WITHIN AREA OF HIGHWAY WORKS
- INDICATES CARRIAGEWAY TO BE RESURFACED

- LP — INDICATES EXISTING LAMP POST
- TP — INDICATES EXISTINGTELEGRAPH POLE
- HB2 — INDICATES HALF BATTERED KERB
- DL1 — INDICATES TRANSITION KERB (LEFT)
- DR1 — INDICATES TRANSITION KERB (RIGHT)
- BN — INDICATES BULLNOSE KERB
- EBN — INDICATES BULLNOSE EDGING KERB
- TKS — MARSHALLS TEGULA KERB SETT

MATERIALS KEY

1. BRETT ALPHA FLOW TEGULA BLOCK - PERMEABLE. SILVER HAZE TRADITIONAL COLOUR. RANDOM PATTERN, WITH TEGULAR KERB EDGING
2. PERMEABLE BLACK TARMAC TO PAVEMENT MAIN ACCESS ROAD
3. EASTLANDS INDIAN SANDSTONE, 600x600 35mm THK PAVERS, STAGGERED JOINTS
4. EASTLANDS INDIAN SANDSTONE, 900x600 35mm THK PAVERS, STAGGERED JOINTS
5. GRAVEL DRIVEWAY TO EXISTING AND FOOT PATHS
6. AREAS OF SOFT LANDSCAPING. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATION.

PERMEABLE ZONES

1800mm HIGH CLOSE BOARDED WOODEN FENCE WITH ADDITIONAL 300mm TRELLIS

GARDEN GATE, CLOSEBOARDED TIMBER AS SPECIFICATION

CONCRETE KERBS, TYPES AS FOLLOWS:
- HB2 - HALF BATTER TO BS EN 1339:2003
- BN - BULLNOSE TO BS EN 1339:2003
- EBN - BULL-NOSED EDGING TO BS EN 1339:2003
- DR1 - DROPPER KERB, RIGHT HAND, TO BS EN 1339:2003
- DL1 - DROPPER KERB, LEFT HAND, TO BS EN 1339:2003
- TKS - MARSHALLS TEGULA KERB SETT
- TDL / TDR - MARSHALLS TEGULA DROPPER KERB LEFT / RIGHT
- TKF - MARSHALLS TEGULA KERB LAID FLUSH

INDICATES 3 ROWS OF GRANITE SETTS

MAKE-UP JUNCTION DETAIL - SEE DRAWING 150 FOR DETAILS

TREE PROTECTION - NO DIG ZONES UNLESS STATED OTHERWISE IN ARBORICULTURAL REPORT

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS AND SPECIFICATIONS.
2. THE WORKS INDICATED ON THIS DRAWING HAVE, AS FAR AS IS REASONABLY PRACTICABLE, BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS. THOSE RESPONSIBLE FOR CONSTRUCTING THE WORKS MUST ALSO ENSURE THAT THE REQUIREMENTS OF THESE REGULATIONS ARE MET BEFORE PUTTING THE NECESSARY WORKS IN HAND.
3. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE STABILITY OF THE WORKS AND ALL ADJACENT STRUCTURES AFFECTED BY THE WORKS AND SHALL DESIGN, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS TO COMPLY WITH THIS.
4. THESE WORKS ARE COVERED BY THE CDM REGULATIONS. ALL NECESSARY METHOD STATEMENTS ETC ARE TO BE PROVIDED TO THE PLANNING SUPERVISOR PRIOR TO THE COMMENCEMENT OF WORKS.
5. ALL DIMENSIONS AND DETAILS RELATING TO THE EXISTING BUILDING AND SITE TOPOGRAPHY ARE TAKEN FROM A SURVEY CONDUCTED BY OTHERS. NO RESPONSIBILITY CAN BE TAKEN FOR INACCURACIES IN THIS ORIGINAL SURVEY. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS RELATING TO THE EXISTING FEATURES PRIOR TO CONSTRUCTION.
6. INFORMATION AND SETTING OUT ON THIS DRAWING IS BASED LARGELY ON INFORMATION TAKEN FROM CAD DRAWINGS PREPARED BY OTHERS AND GIVEN IN GOOD FAITH. NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS RESULTING FROM INACCURACIES IN THESE ORIGINAL DRAWINGS.

DRAINAGE NOTES:

1. ALL 100 ø AND 150 ø DRAINAGE TO BE IN PVC-u TO BS 4660, OSMADRAIN OR SIMILAR APPROVED. REFERENCES GIVEN ON DRAWINGS ARE TO OSMA RANGE OF PVC-u PRODUCTS AS MANUFACTURED BY WAVIN BUILDING PRODUCTS LIMITED.
2. CLAY DRAINAGE TO BE VITRIFIED CLAY TO BS EN2951 WITH FLEXIBLE JOINTS, HEPWORTH SUPERSLEEVE OR SIMILAR APPROVED.
3. ALL DRAINAGE 300 ø OR GREATER TO BE IN SPUN CONCRETE TO BS 5911 CLASS 'H'.
4. STORM WATER DRAINAGE DESIGNED FOR A 1 IN 100 YEAR STORM.
5. ALL COVER LEVELS ARE INDICATIVE ONLY AND ARE TO BE ADJUSTED TO SUIT PROPOSED HARD OR SOFT LANDSCAPING LEVELS.
6. ALL INVERT LEVELS TO EXISTING MANHOLES AND DRAINAGE TO BE CHECKED PRIOR TO LAYING NEW DRAINAGE.
7. ALL EXISTING MANHOLES COVERS TO BE ADJUSTED TO SUIT NEW LANDSCAPE LEVELS
8. FALLS SHOWN ON PIPE RUNS ARE APPROXIMATE ONLY. WORK TO ACTUAL LEVELS SHOWN ON PLAN AND IN MANHOLE SCHEDULE AND REPORT ANY SIGNIFICANT DISCREPANCIES TO ENGINEER.
9. ROCKER PIPES NOMINAL 450mm LONG TO BE PROVIDED ADJACENT TO ALL MANHOLES, GULLIES AND THE LIKE. WHERE DRAIN HAS CONCRETE SURROUND, OMIT CONCRETE FOR LENGTH OF ROCKER PIPES.
10. ALL RWP'S TO DISCHARGE INTO RODDABLE TRAPPED BACK INLET GULLY - OSMADRAIN BOTTLE GULLY (4D.900/901) OR SIMILAR APPROVED.
11. PIPES THROUGH WALLS TO BE PROVIDED WITH LINTEL OVER - SEE DETAIL ON FOUNDATION DRAWINGS.
12. PIPES LAID LOWER THAN ADJACENT FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH PART H1 OF THE BUILDING REGULATIONS - CLAUSE A11.
13. MANHOLES TO BE LOCATED AND COVER SLABS ROTATED SUCH THAT COVERS ARE WHOLLY WITHIN THE ROADWAY OR FOOTWAY WITH FRAME PARALLEL TO THE ADJACENT CHANNEL OR EDGE.

SURFACE WATER MANHOLE SCHEDULE

REF	COVER LEVEL	INVERT LEVEL	DEPTH	IN DIA	OUT ø	IN SIZE	MANHOLE TYPE	COVER GRADE	COVER SIZE	NOTES
SW1	93.800	92.870	930	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW2	94.000	93.104	896	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW3	93.850	92.847	713	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW4	93.830	92.900	830	150ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW5										
SW6										
SW7	93.930	91.430	2500	904	–	–	B125	600x900	PUMP CHAMBER – SEE PS1	
SW8	95.500	95.900	600	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW9	96.000	95.010	990	225ø	1200ø	PC	A15	600ø		
SW10										
SW11	96.580	95.850	600	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW12										
SW13	96.500	94.957	1543	150ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW14	96.470	95.210	1260	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW15	96.500	94.881	1619	225ø	1200ø	PC	A15	600ø		
SW16										
SW17	96.200	95.725	550	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW18	96.000	95.425	575	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW19										
SW20										
SW21										
SW22	96.200	95.650	550	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW23	96.210	95.416	794	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW24										
SW25	96.040	94.550	1490	225ø	1200ø	PC	B125	600ø		
SW26	96.310	94.200	2010	225ø	1050ø	PC	B125	600ø		
SW27	96.817	93.317	3500	904	–	–	B125	600x1000	PUMP CHAMBER – SEE PS2	
SW28	97.020	96.470	550	100ø	450ø	POLY	A15	450ø	WAVIN RANGE 450	
SW29	97.230	95.410	820	–	–	–	–	–	EXISTING MH, IL BASED ON SITE INFORMATION GIVEN	

FOUL WATER MANHOLE SCHEDULE

FW1	93.500	92.750	750	100ø	450ø	POLY	A15	450ø	
FW2	93.650	92.508	1142	100ø	450ø	POLY	A15	450ø	
FW3									
FW4	93.800	93.250	550	100ø	450ø	POLY	A15	450ø	
FW5	93.810	92.881	918	100ø	450ø	POLY	A15	450ø	
FW6	93.570	92.519	1051	100ø	450ø	POLY	A15	450ø	
FW7	93.880	92.412	1468	100ø	450ø	POLY	B125	450ø	
FW8	94.350	91.200	3000	904	–	–	A15	600x600	PUMP CHAMBER – SEE PS3
FW9	96.305	95.754	551	100ø	450ø	POLY	A15	450ø	
FW10	96.305	95.755	500	100ø	450ø	POLY	A15	450ø	
FW11	96.250	95.663	587	100ø	–	BRICK	A15	–	BUILT ON EXTG – LEVELS TBC
FW12	96.400	95.631	769	100ø	450ø	POLY	A15	450ø	
FW13	96.550	95.460	1085	100ø	450ø	POLY	A15	450ø	
FW14	96.500	95.453	1047	100ø	600ø	POLY	A15	450ø	
FW15									
FW16	96.450	95.900	550	100ø	450ø	POLY	A15	450ø	
FW17	96.600	95.445	1155	100ø	450ø	POLY	A15	450ø	
FW18	96.580	95.406	1174	100ø	450ø	POLY	A15	450ø	
FW19	97.000	96.450	550	100ø	450ø	POLY	A15	450ø	
FW20	96.80	96.00	800	100ø	450ø	POLY	A15	450ø	
FW21	96.300	95.650	650	100ø	450ø	POLY	A15	450ø	
FW22	96.300	95.640	580	100ø	450ø	POLY	A15	450ø	
FW23	96.200	95.600	600	100ø	450ø	POLY	A15	450ø	
FW24	96.40	95.23	1170	–	600ø	BRICK	A15	450ø	BUILT ON EXISTING
FW25	96.000	95.450	550	100ø	450ø	POLY	A15	450ø	
FW26	95.98	95.36	620	–	–	–	–	–	EXISTING MH, IL BASED ON SITE INFORMATION GIVEN
FW27	96.42	95.21	1200	–	–	–	–	–	EXISTING MH, IL BASED ON SITE INFORMATION GIVEN
FW28	93.840	93.290	550	100ø	450ø	POLY	A15	450ø	
FW29	96.25	95.48	770	100ø	450ø	POLY	A15	450ø	

PUMPING STATION SPECIFICATION

REF	LEVELS	DEPTH (INVERT)	OTHER REQUIREMENTS	NOTES
PS1	COVER 93.93 OUTLET – INLET 92.43 BOTTOM 91.43 CHAMBER DIA. 1500 2500 1050	N/A – 1500 2500 1050	DUTY: SURFACE WATER No. PUMPS: 2 DISCHARGE: 5 LITRES/SEC LIMIT SUPPLY: 3 PHASE PUMPS: DUTY + STANDBY PANEL: IN WEATHERPROOF KIOSK ALARM: BEACON ON KIOSK	DPSSF2 PUMPING STATION BY KINGSPAN, OR SIMILAR APPROVED.
PS2	COVER 96.817 OUTLET – INLET 94.017 BOTTOM 93.317 CHAMBER DIA. 2500 3500 1250	N/A – 2500 3500 1250	DUTY: SURFACE WATER No. PUMPS: 2 DISCHARGE: 5 LITRES/SEC LIMIT SUPPLY: 3 PHASE PUMPS: DUTY + STANDBY PANEL: IN WEATHERPROOF KIOSK ALARM: BEACON ON KIOSK	PU1230TE PUMPING STATION BY KINGSPAN, OR SIMILAR APPROVED.
PS3	COVER 94.35 OUTLET – INLET 93.25 BOTTOM 91.35 CHAMBER DIA. 2100 3000 1200	N/A – 2100 3000 1200	DUTY: FOUL No. PUMPS: 2 SUPPLY: 3 PHASE PUMPS: DUTY + STANDBY PANEL: IN WEATHERPROOF KIOSK ALARM: BEACON ON KIOSK	PU1230TS PUMPING STATION BY KINGSPAN, OR SIMILAR APPROVED.

A 27.10.17 Planning Submission

revision	date	description

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Site Layout

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