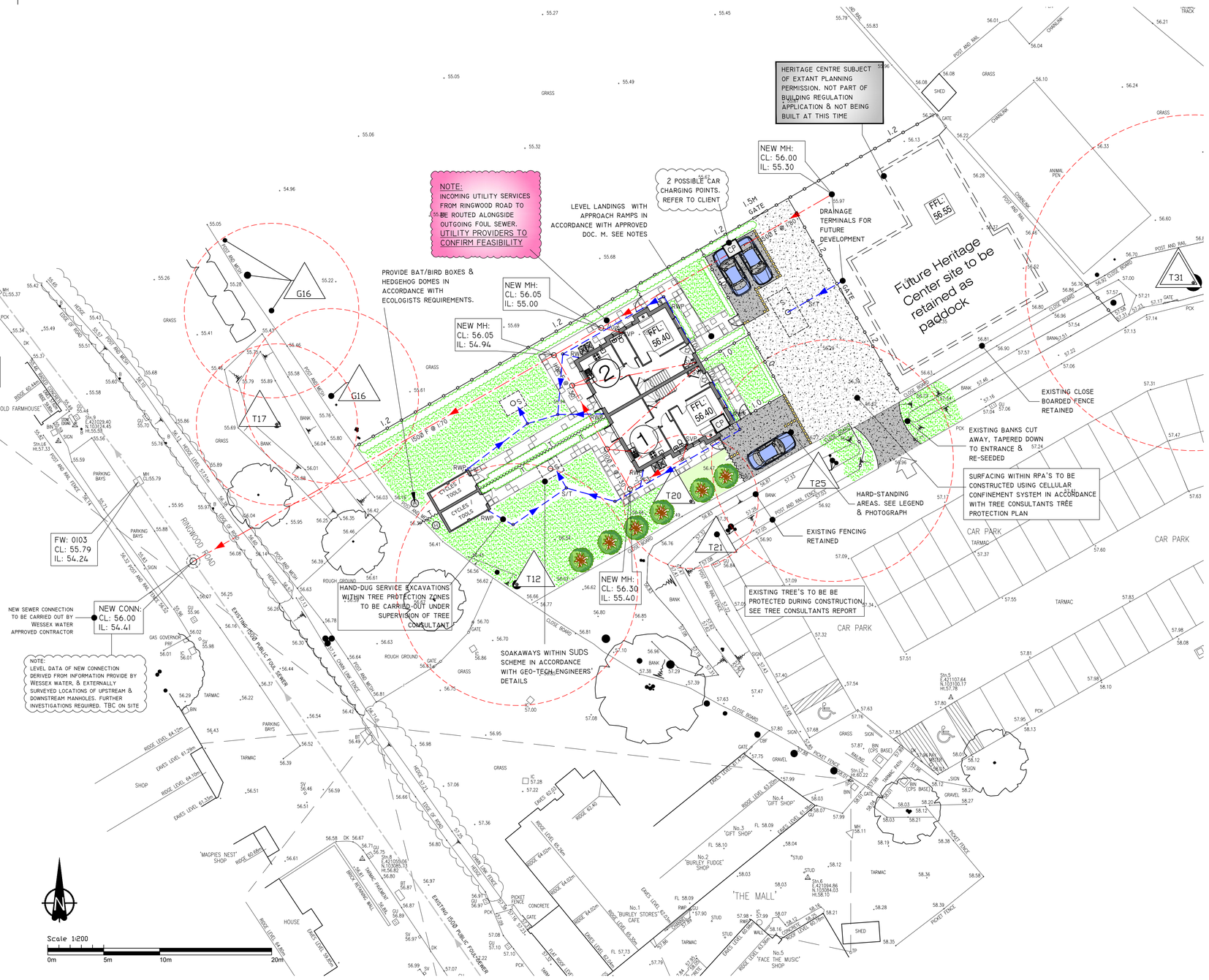

SITE PLAN @ 1: 1:200

DRAINAGE NOTES

1. HORIZONTAL RUNS TO HAVE AN OPTIMUM FALL OF 1:40, OR A MINIMUM OF 1:80. INVERT & COVER LEVELS ARE TO BE DETERMINED ON SITE BY THE CONTRACTOR, TO THE SATISFACTION OF THE BUILDING CONTROL SURVEYOR (SHOWN IS NOTIONAL FOR GUIDANCE ONLY)
2. ENSURE ALL END OF FOUL DRAIN RUNS ARE VENTED THROUGH SVP'S TO ATMOSPHERE. TERMINALS ARE TO BE SITED AT LEAST 1000MM ABOVE & 3000MM HORIZONTALLY FROM THE NEAREST WINDOW.
3. INSTALL SUITABLE ACCESS WAYS TO ENSURE ALL LINEAR RUNS ARE ACCESSIBLE FOR CLEANING. THE MINIMUM SIZES FOR ACCESS FITTINGS & INSPECTION CHAMBERS ARE TO BE IN ACCORDANCE WITH TABLE 11 OF APPROVED DOCUMENT H1.
4. ALL DRAINS ARE TO BE APPROVED SN8 CLASS UPVC OR VITRIFIED CLAY WITH FLEXIBLE JOINTS & FITTINGS, CONFORMING TO BS EN295 OR BS 4660.
5. WHERE A MINIMUM COVER OF 900MM IN DRIVEWAYS OR 600MM (DIMENSION "A" FIG 2) IN GRASSED AREAS CANNOT BE ACHIEVED, A BRIDGING PROTECTIVE "HARD TOP" SHALL BE PROVIDED ABOVE THE EXCAVATION TRENCH USING A POURED REINFORCED CONCRETE SLAB, REINFORCED PAVING SLAB OR SIMILAR, TO THE SATISFACTION OF THE BUILDING CONTROL SURVEYOR. (SEE FIG 2). COVER LEVELS OF LESS THAN 400MM IN DRIVEWAYS OR 300MM IN GRASSED AREAS PIPES ARE TO BE ENCASED IN 100MM THICK CONCRETE, WITH MOVEMENT JOINTS AT EACH JOINT FACE AT ENCASED AND FREE MOVING PIPE JUNCTIONS.
6. DRAINS BELOW FLOOR SLABS WILL HAVE 100MM OF PEA SHINGLE AROUND THE PIPES. IF THE CROWN OF THE PIPE IS WITHIN 300MM OF THE SLAB UNDERSIDE, THEY WILL BE ENCASED WITH CONCRETE. MOVEMENT JOINTS ARE TO BE PROVIDED AT ENCASED & FREE MOVING PIPE JUNCTIONS.
7. REDUNDANT DRAINS SHALL BE REMOVED, TO THE NEAREST POINT OF CONNECTION TO MAIN, & CAPPED WITH AN AIR TIGHT SEAL.
8. BELOW GROUND DRAINS PASSING THROUGH FOOTINGS, ARE TO BE SLEEVED AND BRIDGED AS INDICATED IN FIG. 1.1
9. THE CONTRACTOR SHALL ENSURE THAT ALL PROTECTIVE MEASURES ARE UNDERTAKEN TO ENSURE THAT ALL DRAINAGE PIPEWORK & FITTINGS ARE NOT DAMAGED BY SITE TRAFFIC PRIOR TO OVERSIGHT FILLING OPERATIONS BEING COMPLETED AROUND THE BUILDINGS
10. BACKFILLING: FILL BASE OF EXCAVATION TRENCH TO A DEPTH OF 150MM PEA SHINGLE, INSTALL PIPEWORK, AND FILL WITH PEA SHINGLE TO A LEVEL OF 150MM OVER THE CROWN OF THE PIPE. FILL REMAINDER WITH SELECTED "AS DUG" MATERIAL.
11. WHERE A PIPE IS WITHIN 3M OF A BUILDING, THE FOOTINGS OF THE ADJACENT BUILDING ARE TO BE DEEPER THAN THE PIPE INVERT BY AT LEAST 150MM
12. LAND DRAINAGE: ATTENUATION STORM WATER SYSTEM. DESIGN BRIEF IN ACCORDANCE WITH GEO-TECHNICAL ENGINEERS [GGP] DETAILS.
13. ENSURE ALL HARD PAVED AREAS ARE ADEQUATELY DRAINED OF SURFACE RAINWATER EITHER NATURALLY THROUGH SWALES, OE USE OF PERMEABLE HARD PAVING
14. ABOVE GROUND RUNS TO BE FIXED AT REGULAR INTERVALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS USING CLIPS AND PROPRIETARY FIXINGS. TUBE DIAMETERS: WC & MAIN DRAIN RUNS 110Ø, BATH, SHOWER & SINK 40Ø, BASINS & BIDET 32Ø. ALL METRIC UPVC. ALL SANITARY APPLIANCES TO BE FITTED WITH ANTI-VAC RE-SEALABLE TRAPS WITH 75MM SEAL
15. SOAKAWAYS/LAND DRAINAGE: DESIGN BRIEF (INCLUDING SIZING) IN ACCORDANCE WITH GEO-TECHNICAL ENGINEERS DETAILS & BRE SPECIFICATION 365. TO BE OF PROPRIETARY CONCRETE HOLLOW RING DESIGN, OR PLASTIC MODULAR CRATE SYSTEM BY MARLEY, POLYPIPE OR SIMILAR APPROVED. IDEALLY THEY ARE TO BE SITED A MINIMUM OF 5 METERS AWAY FROM ANY BUILDING OR ROADSIDE BOUNDARY, & AT LEAST 1 METER AWAY FROM A PUBLIC SEWER. ALL UNITS ARE TO MADE ACCESSIBLE FOR CLEANING. THE MINIMUM SIZE FOR SURFACE WATER PIPEWORK BELOW GROUND IS TO BE 110Ø MM, & THE MINIMUM FALL IS 1:100. DRIVEWAYS ARE TO BE GRADED TO FALL TO GULLIES. ENSURE ALL HARD PAVED AREAS ARE ADEQUATELY DRAINED OF SURFACE RAINWATER EITHER NATURALLY THROUGH SWALES, USE OF PERMEABLE HARD PAVING OR COLLECTION GULLIES, CONNECTED TO SITE SOAKAWAY'S.
16. DRAIN ROUTES THROUGH TREE PROTECTION ZONES ARE TO BE EXCAVATED UNDER THE SUPERVISION OF THE APPOINTED TREE CONSULTANT.

DRAINAGE LEGEND

- NEW 110Ø FOUL DRAIN BELOW GROUND
- NEW 110/150/225Ø STORM WATER DRAIN BELOW GROUND
- NEW MANHOLE/ACCESS CHAMBER
- RG — ROAD GULLEY
- SVP — SOIL & VENT PIPE
- RWP — RAIN WATER PIPE
- TDU — DOOR THRESHOLD DRAINAGE UNIT
- S/T — ACCESS CHAMBER WITH SILT TRAP
- S — SOAK-AWAY

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SCALING FOR REFERENCE ONLY, WRITTEN DIMENSIONS SHALL GOVERN

GENERAL NOTES

SITE NOTES

GENERAL
SCAN FOR SUB-TERRANEAN SERVICES PRIOR TO EXCAVATION WORKS.

MATERIALS
ALL EXTERNAL FACING & ROOFING MATERIALS ARE SUBJECT TO THE WRITTEN APPROVAL OF THE LOCAL PLANNING AUTHORITY (LPA).

HARD & SOFT LANDSCAPING DESIGN
THE HARD & SOFT LANDSCAPING DESIGN LAYOUT IS TO BE PROVIDED BY A SPECIALIST CONSULTANT & WILL REQUIRE THE WRITTEN APPROVAL OF THE LPA. THE DETAILS SHOWN ON THIS DRAWING ARE NOTIONAL & INTENDED FOR GENERIC INDICATION PURPOSES ONLY

SERVICES (BELOW & ABOVE GROUND)
REDUNDANT SERVICES ARE TO BE REMOVED TO A POINT AS CLOSE TO THE DISTRIBUTION TRUNK MAIN AS POSSIBLE, CAP OFF, & MAKE SAFE TO THE SATISFACTION OF THE SERVICE PROVIDER/BUILDING CONTROL. LIVE ACTIVE SERVICES ARE TO BE RE-ROUTED ACCORDINGLY. THE APPOINTED BUILDING CONTRACTOR WILL BE PREPARED TO NEGOTIATE, RE-ROUTE & REPAIR IF NECESSARY ANY UNMARKED SERVICES DISCOVERED UPON COMMENCEMENT OF EXCAVATION WORKS

LEVELS & SETTING OUT
FINISHED LEVELS & SETTING OUT TO BE DETERMINED & EXECUTED BY CONTRACTOR ON SITE. LEVELS SHOWN ARE FOR GUIDANCE ONLY. REFER TO TOPOGRAPHICAL SURVEY DRAWING FOR ALL EXISTING LEVELS

TREES
ALL RETAINED TREES ARE TO BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH WITH BS 5387 1991, AND THE METHOD STATEMENT AND ARBORICULTURAL REPORT PRODUCED BY BARRELL TREE CARE ARBORICULTURAL CONSULTANTS LTD

ECOLOGICAL
MITIGATION AND ENHANCEMENT MEASURES TO BE IMPLEMENTED IN ACCORDANCE WITH APPRAISAL REPORT PRODUCED ON BEHALF OF THE NFNPA.

REFUSE STORAGE

PROVIDE AN AREA FOR EACH DWELLING, EQUIVALENT TO 1.2 x 1.2 SQUARE METERS, FOR THE STORAGE OF REFUSE & RECYCLABLE WASTE MATERIALS. THE ALLOCATED AREA WILL BE SITED SO AS NOT TO IMPEDE PEDESTRIAN OR VEHICULAR ACCESS

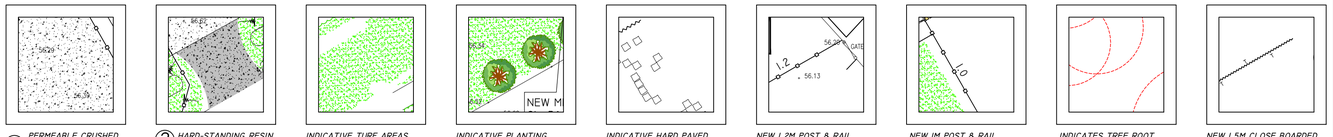
DISABLED ACCESS

1. THE EXTERNAL APPROACH TO THE MAIN ENTRY DOORS WILL BE FIRM, LEVEL (CROSS FALLS OF OR GREATER THAN 1:20 ARE DEEMED AS LEVEL) & RELATIVELY SMOOTH & BE AT LEAST 900MM WIDE. MORTAR JOINTS BETWEEN SLABS OR PAVIORS WILL BE POINTED FLAT. ADJOINING LANDSCAPES SUCH AS BRANCHING PATHS OR DRIVEWAYS WILL BE FLUSH AT THE ADJOINING SURFACE. IF RAMPED APPROACHES ARE TO BE USED DUE TO THE TOPOGRAPHY OF THE SITE, THEY ARE TO BE NO STEEPER THAN 1:15. RAMPS LONGER THAN 10M SHALL HAVE TOP, BOTTOM & INTERMEDIATE LANDINGS (IF REQUIRED), OF A LENGTH OF NO LESS THAN 1.2M. IF A STEPPED APPROACH IS TO BE USED DUE TO THE TOPOGRAPHY OF THE SITE, THE STAIR WIDTH MUST BE AT LEAST 900MM WIDE, THE RISE OF THE FLIGHT BETWEEN LANDINGS MUST NOT BE MORE THAN 1.8M, THE UNIFORM RISE OF EACH STAIR MUST BE BETWEEN 75 & 150MM, WITH A GOING OF NO LESS THAN 280MM, THE TOP OF EACH RISER IS TO BE PROVIDED WITH SUITABLE STEP NOSING (BULLNOSE) PROFILE
2. AN ACCESS RAMP WITH TOP LANDING (OR LEVEL ACCESS) WILL BE PROVIDED AT THE MAIN ENTRY DOOR TO EACH DWELLING. TOP LANDING GRADIENTS ARE TO BE 1:20 OR GREATER. THE GRADIENT SHALL BE NO LESS THAN 1:12 & LESS THAN 5M IN LENGTH. THE ADJOINING ABUTMENT DETAIL WILL BE CONSTRUCTED IN A WAY THAT DOES NOT COMPROMISE THE DPC OR THE WEATHERPROOF INTEGRITY OF THE FRONT DOOR.

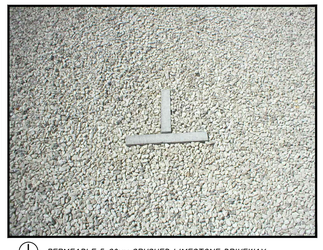
SCHEDULE OF ACCOMMODATION

PLOT No.	DWELLING AREA IN M²	TOOL STORE AREA IN M²	PLOT AREA IN M²	PARKING SPACES
1	99	7.2	351	2
2	99	7.2	308	2

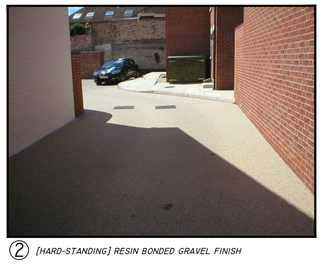
LEGEND



1. PERMEABLE CRUSHED LIMESTONE DRIVEWAY SURFACING
2. HARD-STANDING RESIN BONDED GRAVEL FINISH
- INDICATIVE TURF AREAS
- INDICATIVE PLANTING
- INDICATIVE HARD PAVED AREAS
- NEW 1.2M POST & RAIL FENCE
- NEW 1M POST & RAIL FENCE
- INDICATES TREE ROOT PROTECTION ZONES
- NEW 1.5M CLOSE BOARDED FENCE, WITH 0.3M TRELLIS ON TOP



1. PERMEABLE 5-20MM CRUSHED LIMESTONE DRIVEWAY SURFACING.



2. [HARD-STANDING] RESIN BONDED GRAVEL FINISH

REV	BY	DATE	DESCRIPTION
/	//	////////	////////// //////////

REVISIONS / AMENDMENTS

0 10 20 30 40 50 60 70 80 90 100
ORIGINAL SCALE SIZE 100MM-THIS DRAWING MAY HAVE BEEN REDUCED

CLIENT: NFNP AUTHORITY

SITE: LAND ADJACENT TO COUNCIL CAR PARK IN BURLEY

PROJECT: 2 NEW-BUILD SEMI-DETACHED DWELLINGS

DWG. TITLE: SITE & DRAINAGE PLAN

DWG. STATUS: AS PROPOSED

DWG. No. P574/203	REVISION:
DRAWN BY: PA	DATE: JUNE 2019
CHECKED BY: SA	DATE: JUNE 2019
SCALE: 1:200 & AS NOTED	@ A1

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