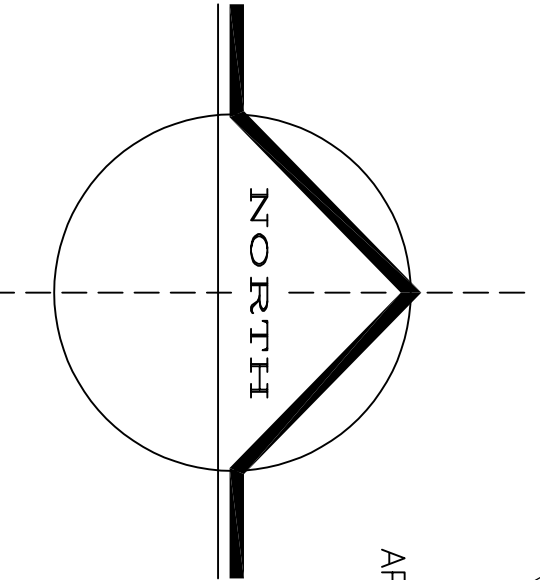


SITE LAYOUT PLAN



APPROX LINE OF NO. 7 CRAVEN PLACE.

Dowmpipe from Cycle Store connected to surface water system and silt pit / attenuation tank shown.

SITE BOUNDARY INDICATED IN RED.
READ IN CONJUNCTION WITH LOCATION AND SUREY DRAWINGS.

PROPOSED CYCLE STORE:
READ IN CONJUNCTION WITH DETAIL DRAWINGS:
AL(821)01, AL(831)01 AND AL(841)01.

NEIGHBOURING PROPERTY

NEIGHBOURING PROPERTY

LANDSCAPING TO FORM GARDEN AREA.

AGREE DIMENSION TO BOUNDARY AND IN CONJUNCTION WITH FOUNDATION DESIGN AND AGREED PARTY WALL AGREEMENT.

NOTE: FOUL DRAINAGE CONNECTION OF AAV FROM AWC AND STACK NOTED AS ST-TBC TO BE CONFIRMED AND AGREED ON SITE AND TO SUIT FIRST FLOOR BATHROOM LAYOUT.

VARIATION / OPTIONS OF FOUL DRAIN RUN DOTTED.

EXTERNAL WORKS RAMPED UP TO LEVEL THRESHOLD TO ENTRANCE.

BIN STORE.

AGREE AND ADJUST LOCATION. CONSTRUCT IN CONJ WITH DETAIL DRAWING.

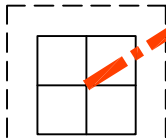
approx. existing street lighting column - does not affect the proposal

1.1M HIGH CBF TO EXTENT SHOWN.

Refuse bin collection point

COORDINATE APPLICATION TO WATER AUTHORITY TO ALLOW CONNECTION. CONFIRM INVERT LEVEL AND AGREE CONNECTION DETAIL. ALLOW FOR BACK DROP CONNECTION. DRAIN BEDDING UNDER ROAD AS SPEC. CONSULT REGARDING INVERT LEVELS OF NEW MANHOLES WITHIN SITE.

X1: LOCATION TAKEN FROM UNITED UTILITIES "SAFE DIG" MAP DATED 16-11-20. SYSTEM NOT KNOWN BUT ASSUMED COMBINED AS KEY WMASSSETS. CL AND IL TBC.



EXISTING MAIN ROAD – TURNING HEAD.

dropped kerb for access to the driveway.

Highway boundary open to the footpath

WORKS CONNECTED WITH PROPOSED FOUL AND SURFACE WATER DESIGN:
The site has no existing drainage. The existing manhole within the turning head noted as a COMBINED system.
Design intent as follows:
ESTABLISH LEVELS AND DETAIL OF EXISTING MANHOLE LOCATED IN TURNING HEAD.
ALLOW FOR BACKDROP CONNECTION.
Connect new surface water drainage to attenuation tank shown and noted via silt pit manhole indicated SP and exit via HYDROBRAKE indicated HB.
PROVIDE FINAL MANHOLE BEFORE LEAVING SITE INDICATED C1 ENSURE ALL PUBLIC PROTECTION MEASURES, BACK FILL AND MAKE GOOD BOTH SOFT DIG AND TARMAC FOOTPATH EDGING IN AREAS SHOWN TO ALLOW WORKS.

SET OUT PARKING SPACES TO DIMENSIONS SHOWN AND ADJUST FENCING / GATES SHOWN.
DIMENSION / SIZE OF CAR SHOWN IS BASED ON AN AUDI A3.
APPROX OUTLINE OF EXISTING TREES SHOWN. READ IN CONJ WITH TREE REPORT AND DRAWING.

APPROX POSITION OF OUT-BUILDING TO NO. 3 SLATHWAITE DRIVE.

08. New 2.1m high timber gates

PROPOSED SITE LAYOUT INTENT TAKEN AND DRAFTED FROM SUBURBAN-STUDIOS DRAWING NO: 090908 / 03.
FOR KEY TO SCHEDULE OF WORKS READ IN CONJUNCTION WITH DRAWING NO. SC(9-)01.

Site Layout Plan (AS PROPOSED)

This drawing is copyright –
Figured dimensions must be taken in preference to scaled dimensions
and ALL connections and supports must check and verify all dimensions
of structures and components and ensure they are in accordance with
the relevant standards and specifications and any regulation that may be in force @
date of construction, together with latest robust standard details,
the Health and Safety at Work Act and current CDM regulations.
Note: ALL connections will show roof and underside manufacturers instructions in
relation to structural aspects.

Notes:

REV C 15/12/20
DATE 15/12/20
ISSUE RECORD
REVISED PLANNING APPLICATION:
CYCLE SHED INCREASED IN SIZE.
BOUNDARY AS CHECK NOTE ADDED.

Scale: 1:50 @ A1
Dwg. no: 2017-AL(9-)01
Rev. no: G
Author: KNU

Client: ROMAN WINOS LTD.
Title: AS SHOWN

Project: PLOT KNOWN AS 11, SLATHWAITE DRIVE, MANCHESTER, M11 4BA

KEY TO FINISHES:
SHOWN FOR ILLUSTRATION PURPOSES ONLY. TAKEN FROM APPROVED PLANNING DRAWINGS WHERE APPLICABLE.

Key

01. Permeable paving
02. Low growing vegetation
03. New timber fence panel 2.1m high
04. Proposed new crossover
05. New soft landscaping
06. Bin Store
07. Glazed opaque fixed window (security-certified)
08. New 2.1m high timber gates
09. Indicative discharge of rain water from roof using french drain
10. Dowmpipe

BRICK PAVING EXTERIOR AS SHOWN.
ALL WITH PC CONCRETE EDGING.

NOTE:
THE INFORMATION REPORT NOTED OUTLINES THAT
SOME OF THE PROPOSED PAVING MAY BE INCONGRUOUS
AND THEREFORE THE PERMEABLE PAVING SUGGESTED MAY ALSO
NOT BE POSSIBLE. KEVIN EXTENT OF PAVING SHOWN.

SIZE SHOWN, NOT TO SCALE FOR INFORMATION ONLY.

PROPOSED ATTENUATION TANK AND HYDROBRAKE CHAMBER.

GROUND INSPECTION REPORT REF: G03087 OUTLINES THAT A SOAKAWAY IS NOT POSSIBLE. THEREFORE ATTENUATION TANK DESIGN AND ADJACENT APPLICATION FROM UNITED UTILITIES.

READ IN CONJ WITH PROPOSED SITE LAYOUT DRAWING REF: 2017-AL(9-)01. SITE CONSTRAINTS AND PERCOLATION DATA 3.1/3.5 SIZE DESIGNED, SIZED TO ALLOW FIT. MICRO DRAINAGE DESIGN REF: 50440.

CONSTRUCT HYDROBRAKE CHAMBER AS POLYUPE DETAIL DRAWING RST-SO-CH-001. CONTRACTOR TO FURTHER INVESTIGATE WITHIN AVAILABLE WIDTH OF SITE.

DRAINAGE FINISHES:
PROPOSED FOUL DRAIN AND MANHOLES.

SP-TBC ROAD GULLY, FG= FOOTPATH GULLY.
BO= BACKDROP CONNECTION TO EXISTING MANHOLE.
RMP= DOWNPIPE CONNECTED TO SOAKAWAY AS NOTED.

1.180MM CLOSE BARBED FENCE AND WATCHING GATES WHERE SHOWN, INDICATED GPR AND NOTED 1.1 – 2.1M HIGH

+10% EXISTING SITE LEVELS NOT KNOWN, GOOGLE SUGGESTS A FLAT SITE.

X1: PROPOSED SITE LEVELS TYPICALLY EXISTING LEVELS TO BE COMBINED.

VARIOUS EXISTING TREES TO BE RETAINED WHERE OUTSIDE OF PLOT BOUNDARY. PROTECT IN ACCORD WITH RECOMMENDATION FROM TREE REPORT. REF: 1370063, 1370064 AND 1370065.

VARIOUS EXISTING TREES, ALL TO BE REMOVED WITHIN PLOT BOUNDARY SHOWN DOTTED.

PROPOSED LANDSCAPING TAKEN FROM APPROVED PLANNING DRAWINGS AND SUBJECT TO WRITTEN AGREEMENT. SPEC TO BE AGREED.

PROPOSED AS TYPING OUTLINE. CONTRACTORS TREE GO SHOWN WITHIN MAKE UP GROUND WITH GARDEN / STONE OR BARK MULCH FINISH AND SURROUND.