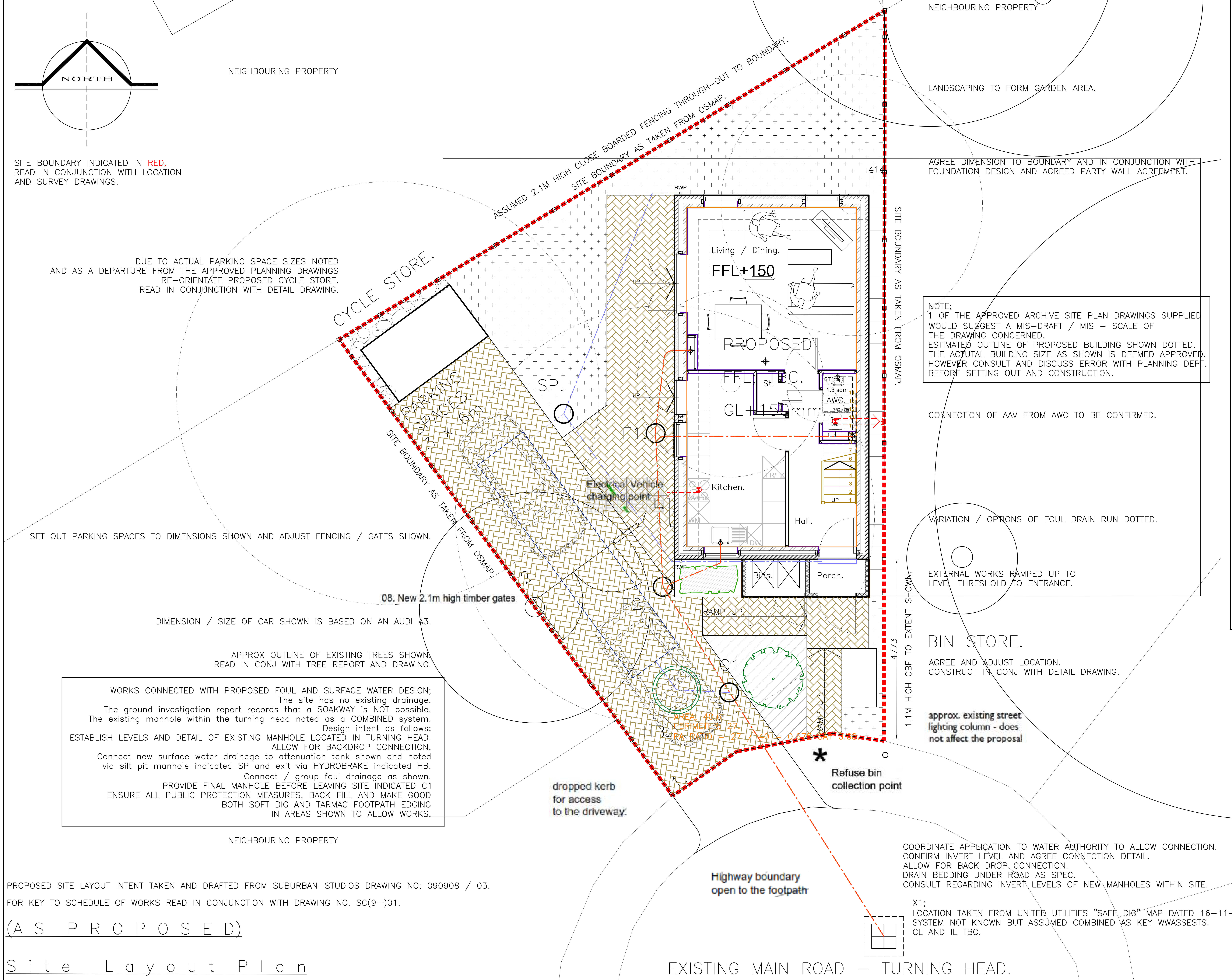
drwg. no.

SITE LAYOUT PLAN


NORTH
NEIGHBOURING PROPERTY
NEIGHBOURING PROPERTY
NEIGHBOURING PROPERTY
NEIGHBOURING PROPERTY
CYCLE STORE.
PARKING SPACES 3 x 6m
ASSUMED 2.1M HIGH CLOSE BOARDED FENCING THROUGH-OUT TO BOUNDARY.
SITE BOUNDARY AS TAKEN FROM OSMAP.
SITE BOUNDARY AS TAKEN FROM OSMAP.
SITE BOUNDARY AS TAKEN FROM OSMAP.
SP.
F1.
F2.
C1.
HB.
RWP
RWP
UP
414
Living / Dining.
FFL+150
PROPOSED
FFL TBC.
GL+150mm
St.
ST
1.3 sqm
AWC.
750 x750
Kitchen.
FR/FZ
OV/Hob
WM
DW
UP
1
2
3
4
5
6
7
Hall.
Bins.
Porch.
RAMP UP.
RAMP UP.
Electrical Vehicle charging point
08. New 2.1m high timber gates
AREA; 40.6.
PERIMETER; 27.
PA RATIO = 27 / 40 = 0.675 SAY 0.68.
4773
1.1M HIGH CBF TO EXTENT SHOWN.
dropped kerb for access to the driveway.
Refuse bin collection point
Highway boundary open to the footpath
approx. existing street lighting column - does not affect the proposal
BIN STORE.
EXISTING MAIN ROAD – TURNING HEAD.

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

DUE TO ACTUAL PARKING SPACE SIZES NOTED
AND AS A DEPARTURE FROM THE APPROVED PLANNING DRAWINGS
RE-ORIENTATE PROPOSED CYCLE STORE.
READ IN CONJUNCTION WITH DETAIL DRAWING.

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.

WORKS CONNECTED WITH PROPOSED FOUL AND SURFACE WATER DESIGN;
The site has no existing drainage.
The ground investigation report records that a SOAKAWAY is NOT possible.
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.
Connect / group foul drainage as shown.
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.

LANDSCAPING TO FORM GARDEN AREA.

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

NOTE;
1 OF THE APPROVED ARCHIVE SITE PLAN DRAWINGS SUPPLIED
WOULD SUGGEST A MIS-DRAFT / MIS – SCALE OF
THE DRAWING CONCERNED.
ESTIMATED OUTLINE OF PROPOSED BUILDING SHOWN DOTTED.
THE ACTUAL BUILDING SIZE AS SHOWN IS DEEMED APPROVED.
HOWEVER CONSULT AND DISCUSS ERROR WITH PLANNING DEPT.
BEFORE SETTING OUT AND CONSTRUCTION.

CONNECTION OF AAV FROM AWC TO BE CONFIRMED.

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.

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 WWASSESTS.
CL AND IL TBC.

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.

(AS PROPOSED)

Site Layout Plan

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

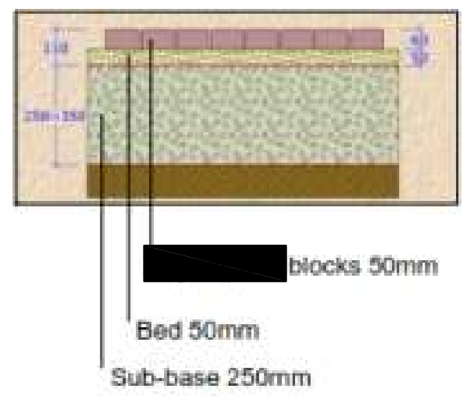
Key

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. Downpipe

▨	SOFT LANDSCAPING. MEADOW GRASS AS SPEC.
▦	PAVING SLABS WHERE INDICATED TO SIDE OF HOUSE.
▨	GRAVEL INFILL.
▨	BRICK PAVING; EXTENT AS SHOWN. ALL WITH PC CONCRETE EDGING.

[redacted] PAVING [redacted]

NOTE;
SITE INVESTIGATION REPORT NOTED OUTLINES THAT
A SOAKAWAY IS NOT POSSIBLE DUE TO GROUND CONDITIONS
AND THEREFORE THE PERMEABLE PAVING SUGGESTED MAY ALSO
NOT BE POSSIBLE. RETAIN EXTENT OF PAVING SHOWN.



SIZE SHOWN, NOT TO SCALE, FOR INFORMATION ONLY.

PROPOSED ATTENUATION TANK AND
HYDROBRAKE CHAMBER.

GROUND INVESTIGATION REPORT REF; G20367
OUTLINES THAT A SOAKAWAY IS NOT POSSIBLE
AS NOTED PAGE 6.
THEREFORE ATTENUATION TANK DESIGN AND
AGREEMENT APPLICATION FROM UNITED UTILLITIES.

READ IN CONJ WITH
POLYPIPE EMAIL DATED 16–11–20.
SITE CONSTRAINTS AND PERCOLATION DATA
DICTATE AN ATTENUATION TANK,
3 L/S SIZE DESIGNED. SIZED TO ALLOW FIT.
SIZE 7M X 1.5M X 0.8M DEEP.
MICRO DRAINAGE DESIGN REF 55440.

CONSTRUCT HYDROBRAKE CHAMBER
AS POLYPIPE DETAIL DRAWING RST–SD–CH–001.

CONTRACTOR TO FURTHER INVESTIGATE
EXISTING SURFACE WATER DRAINAGE
WITHIN IMMEDIATE VICINITY OF SITE

DRAINAGE FITTINGS;

PROPOSED FOUL DRAIN AND MANHOLES.

PROPOSED SURFACE WATER DRAIN AND MANHOLES.

RG/FG. × BD.
RG= ROAD GULLEY. FG= FOOTPATH GULLEY.
BD= BACKDROP CONNECTION TO EXISTING MANHOLE.
RWP= DOWNPIPES CONNECTED TO SOAKAWAY AS NOTED.

AC / LT THRESHOLD DRAINAGE CHANNEL TO ENTRANCE DOOR AND AREAS INDICATED.

1800MM CLOSE BOARDED FENCE AND MATCHING GATES WHERE SHOWN, INDICATED CBF AND NOTED 1.1 – 2.1M HIGH.

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

× 46.650 PROPOSED SITE LEVELS TYPICALLY EXISTING LEVELS TO BE CONFIRMED.

VARIOUS EXISTING TREES TO BE RETAINED WHERE OUTSIDE OF PLOT BOUNDARY.
PROTECT IN ACCORD WITH RECOMMENDATION FROM TREE REPORT, REF; 1373063, 1373064 AND 1373065.

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

PROPOSED LANDSCAPING TAKEN FROM APPROVED PLANNING DRAWINGS AND SUBJECT TO WRITTEN AGREEMENT.
PROPOSED TREES; SPEC TO BE AGREED.
PROPOSED MIXED NATIVE HEDGING SPEC TO BE AGREED.

PROPOSED AS "PYRUS CALLERYANA CHANTICLEER" TREE OR SIMILAR WITHIN MADE
UP GROUND WITH GARVEL / STONE OR BARK MULCH FINISH AND SURROUND.

This drawing is copyright:–

Figured dimensions must be taken in preference to scaled dimensions and ALL contractors and suppliers must check and verify all dimensions on site before preparing shop drawings,commencing work or pre–odering of fixtures and fittings.It is deemed as part of good building practice that ALL contractors will have read and understood manufacturers instructions in relation to materials specified.

ALL contractors are to carry out the works indicated in accordance with the latest Building Regulations,British Standards,Codes of Practice, specifications and any legislation that may be in force @ the time of construction, together with latest robust standard details, NHBC specification of works and practices covered under both the Health and Safety at Work Act and current CDM regulations.

Work should only be undertaken from drawings referred to in the Local Authority approval documents.

Notes;

REV	DATE	ISSUE RECORD	AUTHOR
C	17/11/20	LANDSCAPING INTENT UPDATED. ATTENUATION TANK REVISED.	KNJ
B	16/11/20	FORMAT ADJUSTED.NOTES ADDED.	KNJ

Scale; 1;50 @ A1
Date; OCT. 20.
Dwg. no; 2017–AL(9–)01
Rev. no; C

Client;
DERZIS CONSTRUCT LIMITED.

Title;
AS SHOWN

Project;
PLOT KNOWN AS
11, SLAITHWAITE DRIVE, MANCHESTER, M11 4BA.

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LABC