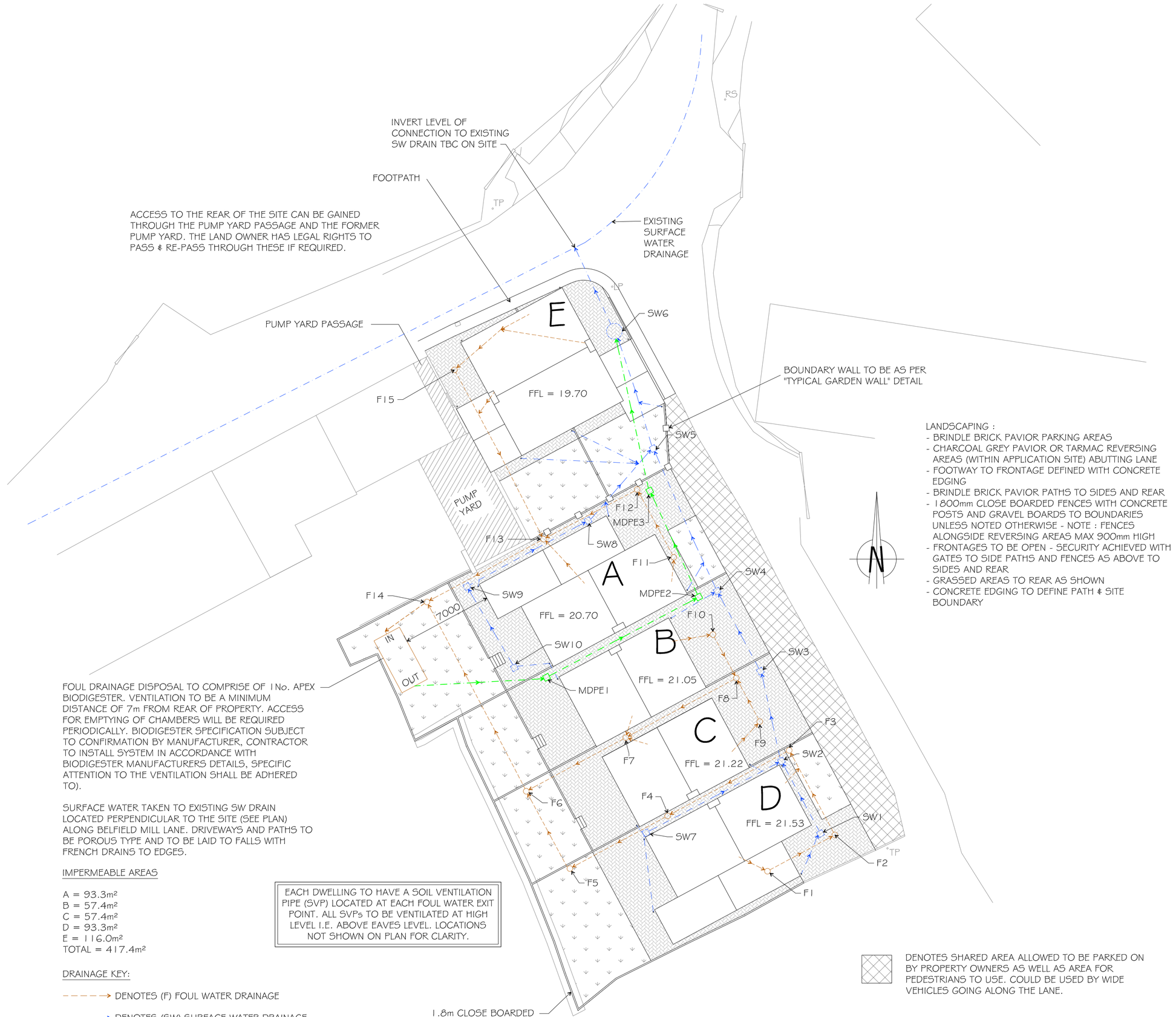
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NOTES:

1. DO NOT SCALE FROM DRAWING

2. ALL DIMENSIONS IN MILLIMETRES

3. TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, CALCULATIONS, SPECIFICATIONS ETC.



LANDSCAPING :
- BRINDLE BRICK PAVIOR PARKING AREAS
- CHARCOAL GREY PAVIOR OR TARMAC REVERSING AREAS (WITHIN APPLICATION SITE) ABUTTING LANE
- FOOTWAY TO FRONTAGE DEFINED WITH CONCRETE EDGING
- BRINDLE BRICK PAVIOR PATHS TO SIDES AND REAR
- 1800mm CLOSE BOARDED FENCES WITH CONCRETE POSTS AND GRAVEL BOARDS TO BOUNDARIES UNLESS NOTED OTHERWISE - NOTE : FENCES ALONGSIDE REVERSING AREAS MAX 900mm HIGH
- FRONTAGES TO BE OPEN - SECURITY ACHIEVED WITH GATES TO SIDE PATHS AND FENCES AS ABOVE TO SIDES AND REAR
- GRASSED AREAS TO REAR AS SHOWN
- CONCRETE EDGING TO DEFINE PATH & SITE BOUNDARY

FOUL DRAINAGE DISPOSAL TO COMPRISE OF 1No. APEX BIODIGESTER. VENTILATION TO BE A MINIMUM DISTANCE OF 7m FROM REAR OF PROPERTY. ACCESS FOR EMPTYING OF CHAMBERS WILL BE REQUIRED PERIODICALLY. BIODIGESTER SPECIFICATION SUBJECT TO CONFIRMATION BY MANUFACTURER, CONTRACTOR TO INSTALL SYSTEM IN ACCORDANCE WITH BIODIGESTER MANUFACTURERS DETAILS, SPECIFIC ATTENTION TO THE VENTILATION SHALL BE ADHERED TO).

SURFACE WATER TAKEN TO EXISTING SW DRAIN LOCATED PERPENDICULAR TO THE SITE (SEE PLAN) ALONG BELFIELD MILL LANE. DRIVEWAYS AND PATHS TO BE POROUS TYPE AND TO BE LAID TO FALLS WITH FRENCH DRAINS TO EDGES.

IMPERMEABLE AREAS

A = 93.3m²
B = 57.4m²
C = 57.4m²
D = 93.3m²
E = 116.0m²
TOTAL = 417.4m²

DRAINAGE KEY:

- DENOTES (F) FOUL WATER DRAINAGE
- DENOTES (SW) SURFACE WATER DRAINAGE
- DENOTES MDPE PUMPED MAIN

EACH DWELLING TO HAVE A SOIL VENTILATION PIPE (SVP) LOCATED AT EACH FOUL WATER EXIT POINT. ALL SVPs TO BE VENTILATED AT HIGH LEVEL I.E. ABOVE EAVES LEVEL. LOCATIONS NOT SHOWN ON PLAN FOR CLARITY.

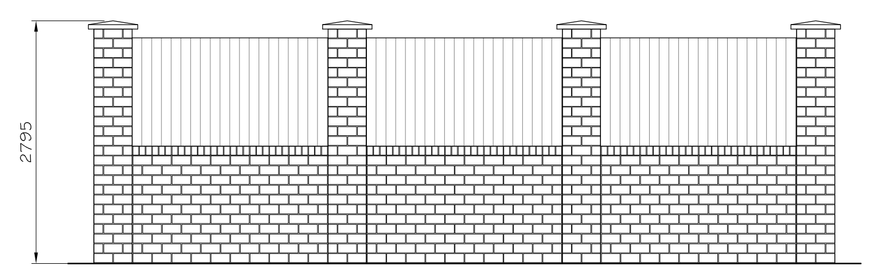
1.8m CLOSE BOARDED FENCE AS NOTED

DENOTES SHARED AREA ALLOWED TO BE PARKED ON BY PROPERTY OWNERS AS WELL AS AREA FOR PEDESTRIANS TO USE. COULD BE USED BY WIDE VEHICLES GOING ALONG THE LANE.

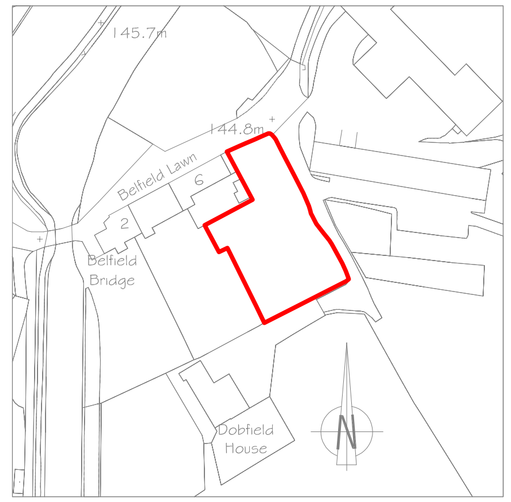
DENOTES BLOCK PAVED AREAS - MARSHALLS PRIORA OR SIMILAR APPROVED BY ROCHDALE BOROUGH COUNCIL DRAINAGE OFFICER

DENOTES LANDSCAPE AREAS

PROPOSED SITE LAYOUT
(scale 1:200)



TYPICAL GARDEN WALL
(scale 1:50)



SITE LOCATION PLAN
(scale 1:1250)

DRAINAGE LEVELS

REFERENCE	COVER LEVEL (m)	INVERT LEVEL (m)
F1	21.38	20.93
F2	21.38	20.785
F3	21.38	20.602
F4	21.38	20.34
F5	21.38	20.125
F6	21.46	19.90
F7	21.07	20.117
F8	21.07	20.357
F9	21.07	20.62
F10	20.90	20.45
F11	20.55	20.10
F12	20.55	18.725
F13	20.55	18.49
F14	21.50	18.24
F15	19.55	19.10
SW1	21.38	20.93
SW2	21.38	20.81
SW3	21.07	20.62
SW4	20.90	20.45
SW5	19.55	19.20
SW6	19.55	19.10
SW7	21.38	20.93
SW8	20.55	19.27
SW9	20.55	19.38
SW10	20.55	19.45
MDPE1	20.90	TBC
MDPE2	20.90	TBC
MDPE3	20.55	TBC

NOTE(S):

FOUL DRAINAGE TO BE 150mm Ø WITH A FALL OF 1:40

SURFACE WATER DRAINAGE TO BE 150mm Ø WITH A FALL OF 1:100

COVER LEVELS TO THE FRONT OF THE SITE TO BE CONFIRMED ON SITE SUBJECT TO SLOPE OF THE PROPOSED DRIVEWAY DOWN TO THE EXISTING ROAD.

Rev.	Description	Date
S	Amendments made to drainage in accordance with proposed scope of works	July 19
R	Amendments made to drainage to suit comments received.	Jun 19
Q	Amendments made to drainage layout and levels.	Jun 19
P	Drainage details update to suit additional comments received from drainage officer	Jun 19
N	Drainage details update to suit	Jun 19
M	Impermeable areas added	Jun 19
L	Boundary Fencing added	Jan 19
K	Landscaping note amended to suit comments received	July 17
J	Amendments made to semi-detached property	July 17
H	Amendment made to note on proposed site layout	June 17
F	Garden walls amended to suit comments	May 17
G	Amended to suit planning comments	May 17
F	Minor Amendments	June 15
E	Amended to suit planning comments	Oct 15
D	Notes amended & Minor amendments	July 15
C	Semi-Detached house size amended	Mar 15
B	Amended to suit comments from client	Mar 15
A	Amended to suit comments from client	Mar 15

Client: Mr M Brereton

Project: Residential Development
Belfield Lane
Rochdale
Proposed Site Plan

Scale: AS SHOWN @ A1 Date: Feb 2015

Drawing No. 15-143-100 (S)

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