A1

GARDEN LEVEL DESIGN FOR ALL PLOTS INCLUDING ANY RETAINING REQUIRED IS SUBJECT TO CONFIRMATION BY THE LANDSCAPE ARCHITECT. RETAINING SHOWN IS SUBJECT TO CHANGE.

TERRACED GARDEN AND/OR EXPOSED BRICKWORK MAY BE REQUIRED TO REMOVE NEED FOR RETAINING IN ORDER TO COMPLY WITH TREE RPAs.

N

Retaining to rear gardens shown indicatively and to be designed by others and therefore heights have not been shown

RtW 0.80m

RtW 1.20m

RtW 1.60m

RtW 1.60m

RtW 0.45m

RtW 0.40m

RtW 1.05m

FFL 90.25

FFL 92.30

FFL 92.85

RE IL 89.40

100Ø 1:80

100Ø 1:8

100Ø 1:65

SW IC CATCHPIT 600Ø CL 89.95 IL 89.20

600Ø CATCHPIT PPIC SOAKAWAY CL 89.55 Incoming IL 88.70 Sump IL 88.20 SA Top 88.95 SA Base 88.05

1.5 x 1.5m x 0.9m high surround in clean stone/gravel with minimum 30% void ratio, wrapped in permeable geotextile

FW IC 475Ø CL 90.25 IL TBC

600Ø CATCHPIT PPIC SOAKAWAY CL 89.05 Incoming IL 88.20 Sump IL 87.70 SA Top 88.45 SA Base 87.55

1.5 x 1.5m x 0.9m high surround in clean stone/gravel with minimum 30% void ratio, wrapped in permeable geotextile

Minimum 25mm upstand on driveway edge to direct runoff

Lower cover if necessary

Private drive to be permeable paving. Private drainage for plot to connect to sub-base and to drain via infiltration.

Indicative foul drainage. Requires survey to determine IL and location of stub

Reduction in maintenance margin to be agreed with LLFA

Gated access to pond via private drive, right of way to be maintained.

Rotate and lower cover if necessary

Stone wall ht 1.2m

Tarmac

Pond CL 89.90 IL 87.90 Storage volume=12.6m3 1:3 internal slopes and tie in to be shown.

Mature hedge ht 6m

Vegetation

@1:7

@1:9

@1:12

@1:6

@1:30

@1:18

@1:40

@1:5

@1:12

KEY.

- Foul drain (Invert level shown)
- Surface water drain (Invert level shown)
- 1050 mm dia. private foul Inspection Chamber (1.0m to 6m depth) using preformed chamber base. Access restricted to 375mmØ or 300 x 300mm on chambers over 1.2m deep.
- 460mm dia. Foul Universal Inspection Chamber (Up to 3.0m deep). Access restricted to 375mmØ or 300 x 300mm on chambers over 1.2m deep.
- 320mm dia. Shallow Foul Inspection Chamber (Up to 600mm deep)
- 1050 mm dia. private storm Inspection Chamber (1.0m to 6m depth) using preformed chamber base. Access restricted to 375mmØ or 300 x 300mm on chambers over 1.2m deep.
- 460mm dia. Private Surface Water Universal Inspection Chamber (Up to 3.0m deep). Access restricted to 375mmØ or 300 x 300mm on chambers over 1.2m deep.
- Sealed Rodding Eye with invert level 600-700mm below ground level.
- YG — Trapped Yard Gully (Use of extra channel drainage system at discretion of client).
- Aco Channel Drain (or similar approved)
- Infiltration pipe to aid permeable pavement
- SE 0.45m — Slab on edge retaining feature (Example shows max. height of 0.45 m). May be switched (if possible) to log retaining feature, subject to costs and location
- Rt W 1.2m — Structural Retaining Wall (Example shows max. height of 1.2 m) Heights over 1.2m need individual design
- 4C — External wall where showing more than 150mm brickwork (eg. 4C = 4 courses plus 150mm)
- External wall protected by means of tanking face brickwork to 150mm above retention level
- 159.7 x — Proposed level
- 1 in 15 — Drive Gradient
- FFL 160.95 — FFL relates to the finished level of the concrete floor slab (typically 150mm above external levels).
- SSL 160.95 — Garage slabs are given as SSL and relate to the finished level of concrete at the front entrance of the garage.
- Banking works (1 in 3 unless otherwise stated)
- 69.5 — Survey Contour and Label
- Permeable block paving to drain by infiltration
- Indicative access location - subject confirmation.
- Flood flow routes of events exceeding the 100yr + 30% CC event

General Notes.

1. Do not scale this drawing. If in doubt, ask.
2. This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.
3. All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the Engineer immediately.
5. The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately in writing, should any errors be found.
6. It is the responsibility of the Contractor to locate any service apparatus in the vicinity of the works. The client will accept no claims whatsoever in respect of any losses or damage caused in respect of such apparatus, however caused.
7. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the Principal Designer, within his rates.
8. The Contractor is responsible for ensuring that all works are to the satisfaction of the Engineer, and shall be deemed to have included within his rates for any necessary testing.
9. The Contractor will be responsible for providing all necessary de-watering and trench support to execute the works in a satisfactory manner, and shall be deemed to have allowed for the same within his rates.
10. All buried concrete products and mortar shall be made using sulphate resisting cement.
11. All pipes shall be laid with soffits level unless stated otherwise.
12. All pipework under the carriageway where there is less than 1.2m of cover / under any part of the highway is to have concrete protection.
13. All pipes with greater than 1.2m cover to have Class S Bedding and Surround. Refer to RL Highway Construction Details drawing.
14. Tree / shrub planting adjacent to public (or prospective public) sewers shall conform to restrictions shown in Figure 2.3 of Sewers For Adoption 6th edition. No trees are to be planted within 6m of adoptable sewers.
15. At least one week prior to commencement of the drainage works, the contractor shall check the invert level of the existing sewers. If there are any discrepancies with the invert levels shown the engineer shall be contacted immediately.
17. Architects layout shown is based upon Justin Smith Architect's drawing no A17-044-105 Rev A. This layout may be subject to change and is intended for indicative purposes only.
18. Level design carried out with respect to existing trees in accordance with Justin Smith Architect's drawing no. A17-044-121 Revision F.
19. Back garden levels and retaining design is indicative final design to be designed by others.
20. Private SW pipework to be laid at 1:100 unless stated otherwise. FW pipework to be laid at 1:80 unless stated otherwise.
21. Drawing status is 'For Approval' as it is subject to planning approval. Until approval is granted by all relevant authorities, all information presented is subject to change.

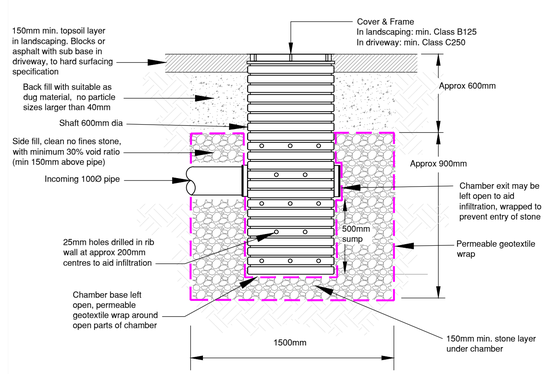
UNTIL TECHNICAL APPROVAL HAS BEEN GRANTED BY THE RELEVANT LOCAL AUTHORITIES AND STATUTORY UNDERTAKER, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS FOR APPROVAL AND NOT FOR CONSTRUCTION. ANY WORKS TO COMMENCE PRIOR TO APPROVAL BEING GIVEN, IS AT THE CLIENT'S RISK.

RETAINING WALLS TO SIDE AND REAR OF GARDENS SHOWN INDICATIVELY ONLY. RETAINING TO SIDE AND REAR OF GARDENS IS SUBJECT TO CONFIRMATION AND WILL BE DESIGNED BY OTHERS. IT IS ASSUMED THAT ANY PROPOSED RETAINING WILL BE DESIGNED WHILST TAKING INTO CONSIDERATION RODGERS LEASK ENVIRONMENTAL'S FOUNDATION ZONING PLAN AND SCHEDULE.

DETAILS OF PATHS AND EXTERNAL WORKS LAYOUT IN PRIVATE AREAS HAS NOT BEEN MADE AVAILABLE AND HAS BEEN ASSUMED. ACCESS TO DWELLINGS SHOULD BE IN ACCORDANCE WITH PART M OF BUILDING REGULATIONS.

Plastic Silt Trap Soakaway Chamber

NTS



Rev	Date	Amendments	By	Chk
C	11.08.21	Revised to suit access direct from public highway	AM	ML
B	30.07.20	Revised to include ramped access to pond from Plot 15 driveway.	ML	AP
A	21:05:20	Exceedance flow arrows added. Notes revised.	ML	ML

RLRE

Client

DAVID ASHLEY CONSTRUCTION LIMITED

Project

ANCHOR INN OAKERTHORPE

Drawing Title

EXTERNAL WORKS AND PRIVATE DRAINAGE FOR PLOT 15

Status

FOR APPROVAL

Scale	Drawn	Checked	Date
A1@1:100	AM	ML	MAR 20

Drawing No. — Rev.

17429-RLL-20-XX-M2-D-107 — C

Scale Bar: 1:100 1 2 3 4 5 6 7

St James House • Mansfield Road • Derby • DE1 3TQ • Tel: 01332 297200 • Fax: 01332 297299 • www.rodgersleask.co.uk

Copyright © Rodgers Leask Limited