MR JIM WYERS. EAST REACH FARM. HOP HOLE. DEEPING ST NICHOLAS. PE11 3HJ

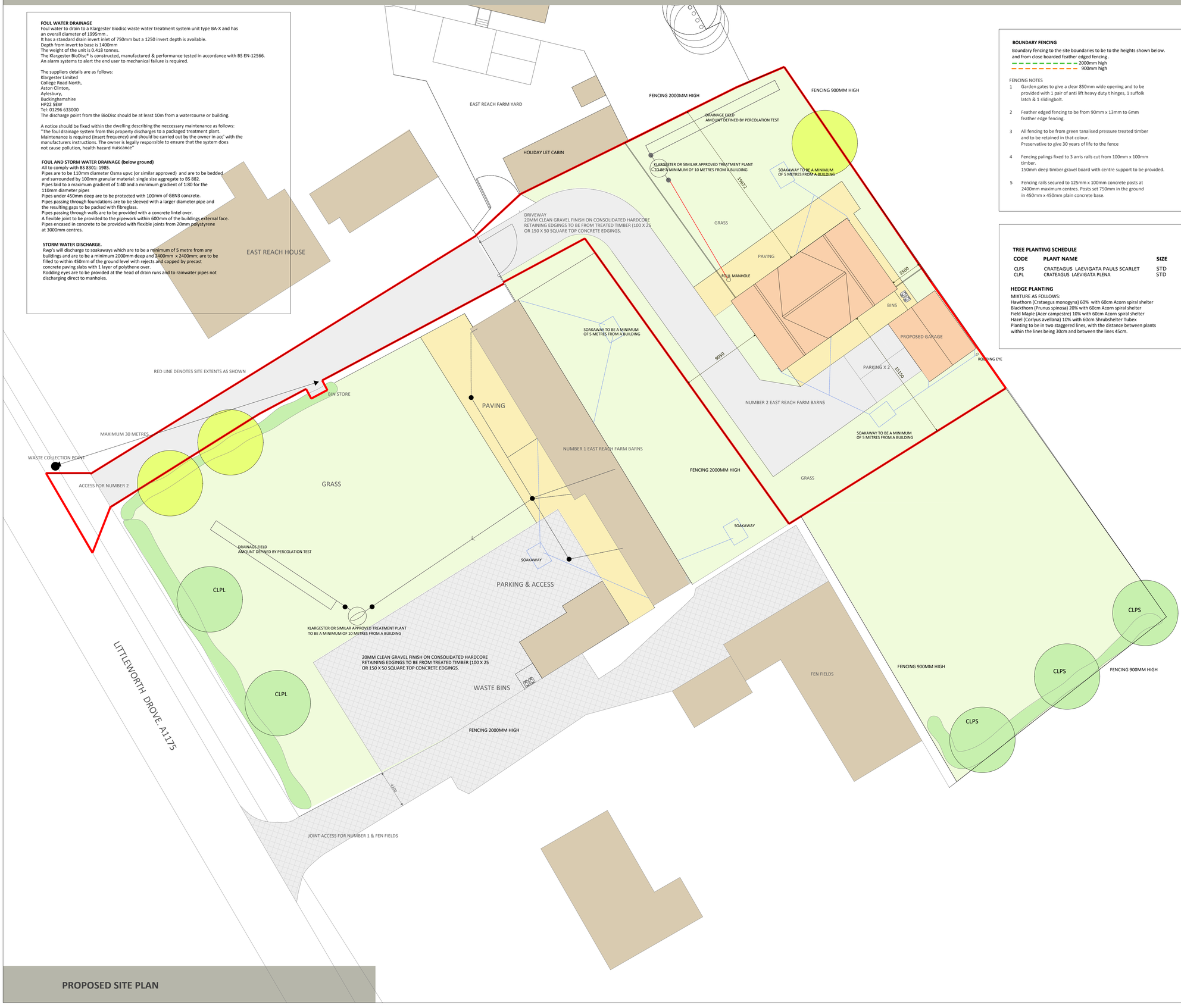
FOUL WATER DRAINAGE
Foul water to drain to a Klargester Biodisc waste water treatment system unit type BA-X and has an overall diameter of 1995mm .
It has a standard drain invert inlet of 750mm but a 1250 invert depth is available.
Depth from invert to base is 1400mm
The weight of the unit is 0.418 tonnes.
The Klargester BioDisc® is constructed, manufactured & performance tested in accordance with BS EN-12566.
An alarm systems to alert the end user to mechanical failure is required.

The suppliers details are as follows:
Klargester Limited
College Road North,
Aston Clinton,
Aylesbury,
Buckinghamshire
HP22 5EW
Tel: 01296 633000
The discharge point from the BioDisc should be at least 10m from a watercourse or building.

A notice should be fixed within the dwelling describing the necessary maintenance as follows:
"The foul drainage system from this property discharges to a packaged treatment plant.
Maintenance is required (insert frequency) and should be carried out by the owner in acc' with the manufacturers instructions. The owner is legally responsible to ensure that the system does not cause pollution, health hazard nuiscance"

FOUL AND STORM WATER DRAINAGE (below ground)
All to comply with BS 8301: 1985.
Pipes are to be 110mm diameter Osma upvc (or similar approved) and are to be bedded and surrounded by 100mm granular material: single size aggregate to BS 882.
Pipes laid to a maximum gradient of 1:40 and a minimum gradient of 1:80 for the 110mm diameter pipes
Pipes under 450mm deep are to be protected with 100mm of GEN3 concrete.
Pipes passing through foundations are to be sleeved with a larger diameter pipe and the resulting gaps to be packed with fibreglass.
Pipes passing through walls are to be provided with a concrete lintel over.
A flexible joint to be provided to the pipework within 600mm of the buildings external face.
Pipes encased in concrete to be provided with flexible joints from 20mm polystyrene at 3000mm centres.

STORM WATER DISCHARGE.
Rwp's will discharge to soakaways which are to be a minimum of 5 metre from any buildings and are to be a minimum 2000mm deep and 2400mm x 2400mm; are to be filled to within 450mm of the ground level with rejects and capped by precast concrete paving slabs with 1 layer of polythene over.
Rodding eyes are to be provided at the head of drain runs and to rainwater pipes not discharging direct to manholes.



BOUNDARY FENCING
Boundary fencing to the site boundaries to be to the heights shown below. and from close boarded feather edged fencing .
2000mm high
900mm high

FENCING NOTES
1 Garden gates to give a clear 850mm wide opening and to be provided with 1 pair of anti lift heavy duty t hinges, 1 suffolk latch & 1 slidingbolt.
2 Feather edged fencing to be from 90mm x 13mm to 6mm feather edge fencing.
3 All fencing to be from green tanalised pressure treated timber and to be retained in that colour. Preservative to give 30 years of life to the fence
4 Fencing palings fixed to 3 arris rails cut from 100mm x 100mm timber. 150mm deep timber gravel board with centre support to be provided.
5 Fencing rails secured to 125mm x 100mm concrete posts at 2400mm maximum centres. Posts set 750mm in the ground in 450mm x 450mm plain concrete base.

TREE PLANTING SCHEDULE

CODE	PLANT NAME	SIZE
CLPS	CRATEAGUS LAEVIGATA PAULS SCARLET	STD
CLPL	CRATEAGUS LAEVIGATA PLENA	STD

HEDGE PLANTING
MIXTURE AS FOLLOWS:
Hawthorn (Crataegus monogyna) 60% with 60cm Acorn spiral shelter
Blackthorn (Prunus spinosa) 20% with 60cm Acorn spiral shelter
Field Maple (Acer campestre) 10% with 60cm Acorn spiral shelter
Hazel (Corlyus avellana) 10% with 60cm Shrubshelter Tubex
Planting to be in two staggered lines, with the distance between plants within the lines being 30cm and between the lines 45cm.

PROPOSED SITE PLAN

drawing number
JW/04/G

revision
D 03/03/2023 Garage repositioned
E 11/05/2023 Drainage revised and garage added to number 2
F 30/04/2025 DRAINAGE REVISED TO 4 BEDROOM DWELLING
G 10/03/2026 REDESIGNED

NOTES
1 Do not scale from the drawings. Dimensions to be checked on site
2 All work to comply with the current building regulations.
3 All drawings are the copyright of sharman architecture.
4 This drawing is intended to identify the main features and principal components.Construction work should be carried out and supervised by experienced and competent personnel and hence exhaustive detail is not required.

N NNE NE E SE S SW W NW

0 5 10 15 20
SCALE BAR
Metres

EXISTING MATURE TREES RETAINED
PROPOSED TREES
PROPOSED HAWTHORN HEDGING

title
PROPOSED SITE PLAN
INCLUDING HARD LANDSCAPE, SOFT LANDSCAPE AND DRAINAGE

scale	date	drawn
1:200 Print at A1	APRIL 2022	PS

contract
MR JIM WYERS

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