

**FOUL WATER DRAINAGE**  
Foul water to drain to a Klargestar Biodisc waste water treatment system unit type BA-X and has an overall diameter of 1595mm.  
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 Klargestar 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 nuisance"

**FOUL AND STORM WATER DRAINAGE (below ground)**

All to comply with BS 8301: 1985.  
Pipes are to be 110mm diameter Orma 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.

EAST REACH FARM YARD

FENCING 2000MM HIGH

FENCING 900MM HIGH

GRASS

SOAKAWAY TO BE A MINIMUM OF 5 METRES FROM A BUILDING

DRIVEWAY  
20MM CLEAN GRAVEL FINISH ON CONSOLIDATED HARDCORE  
RETAINING EDGINGS TO BE FROM TREATED TIMBER (100 X 25 OR 150 X 50 SQUARE TOP CONCRETE EDGINGS.

NUMBER 2 EAST REACH FARM BARN

WASTE BINS

PAVING

PARKING X 2

SOAKAWAY TO BE A MINIMUM OF 5 METRES FROM A BUILDING

PAVING

NUMBER 1 EAST REACH FARM BARN

FENCING 2000MM HIGH

SOAKAWAY

GRASS

DRAINAGE FIELD  
AMOUNT DEFINED BY PERCOLATION TEST

GRASS

DRAINAGE FIELD  
AMOUNT DEFINED BY PERCOLATION TEST

KLARGESTER OR SIMILAR APPROVED TREATMENT PLANT  
TO BE A MINIMUM OF 10 METRES FROM A BUILDING

20MM CLEAN GRAVEL FINISH ON CONSOLIDATED HARDCORE  
RETAINING EDGINGS TO BE FROM TREATED TIMBER (100 X 25 OR 150 X 50 SQUARE TOP CONCRETE EDGINGS.

FENCING 2000MM HIGH

FENCING 900MM HIGH

FEN FIELDS

FENCING 900MM HIGH

CLPS

CLPS

CLPS

ACCESS FOR NUMBER 2

LITTLEWORTH DROVE. A1175

JOINT ACCESS FOR NUMBER 1 & FEN FIELDS

**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 hinges, 1 Suffolk latch & 1 sliding bolt.
- 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 pallings fixed to 3 aris 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 (Corylus 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.

drawing number

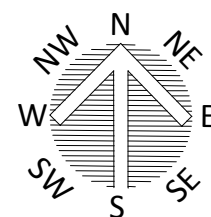
JW/04/A

**revision**

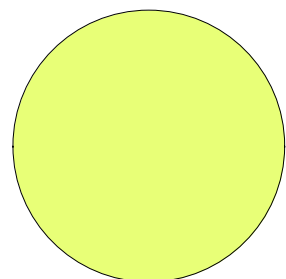
A 29/04/2022 Drawing issued.

**NOTES**

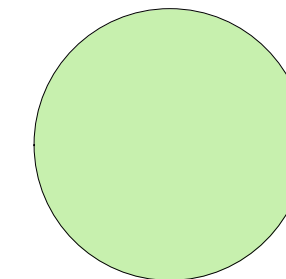
- 1 Do not scale from the drawings. Dimensions to be checked on site
- 2 All work to comply with the current building regulations.
- 3 All drawings are the copyright of sharman architecture.
- 4 This drawing is intended to identify the main features and principal components. Construction work should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



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**  
1:200 Print at A2

**date**  
APRIL 2022

**drawn**  
PS

**contract**  
MR JIM WYERS

**sharman architecture**

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