

SCREEN FENCE
TO BE PROVIDED BETWEEN REAR GARDENS
AND TO SITE PERIMETER AS SHOWN

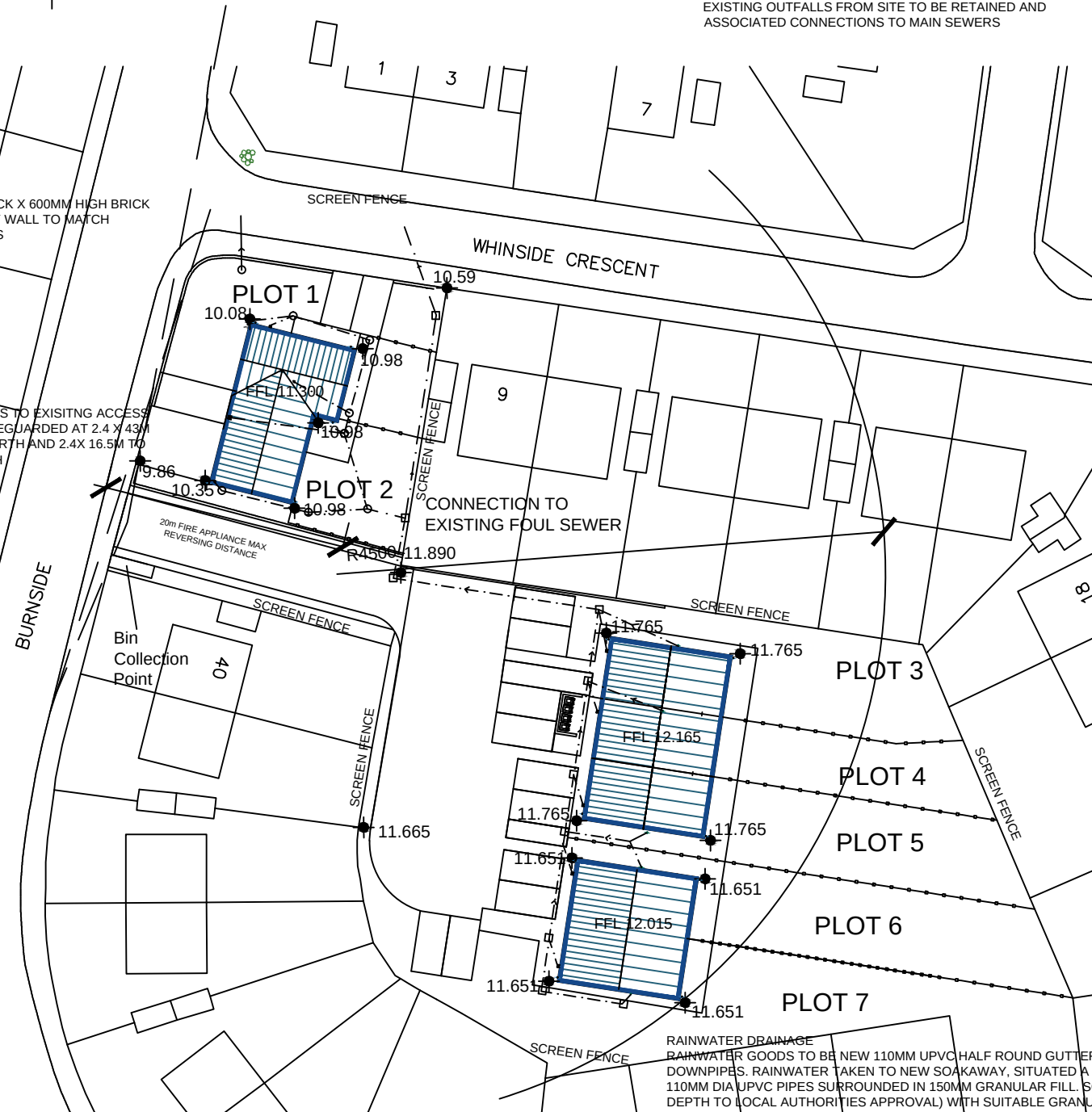
1800MM HIGH AND STEPPED TO SUIT SITE CONTOURS
CONC POSTS
125X25MM DARK STAINED TIMBER
FENCING AND RAILS
CONC GRAVEL BOARDS

2.4x43M VISIBILITY SPLAY TO THE SOUTH
AT JUNCTION OF WHINSIDE CRESCENT & BURNSIDE

DRAINAGE FROM DEVELOPMENT TO BE TAKEN INTO
EXISTING SEWER NETWORK. ALL TO YORKSHIRE WATER
APPROVAL.
EXISTING OUTFALLS FROM SITE TO BE RETAINED AND
ASSOCIATED CONNECTIONS TO MAIN SEWERS

215MM THICK X 600MM HIGH BRICK
BOUNDARY WALL TO MATCH
DWELLINGS

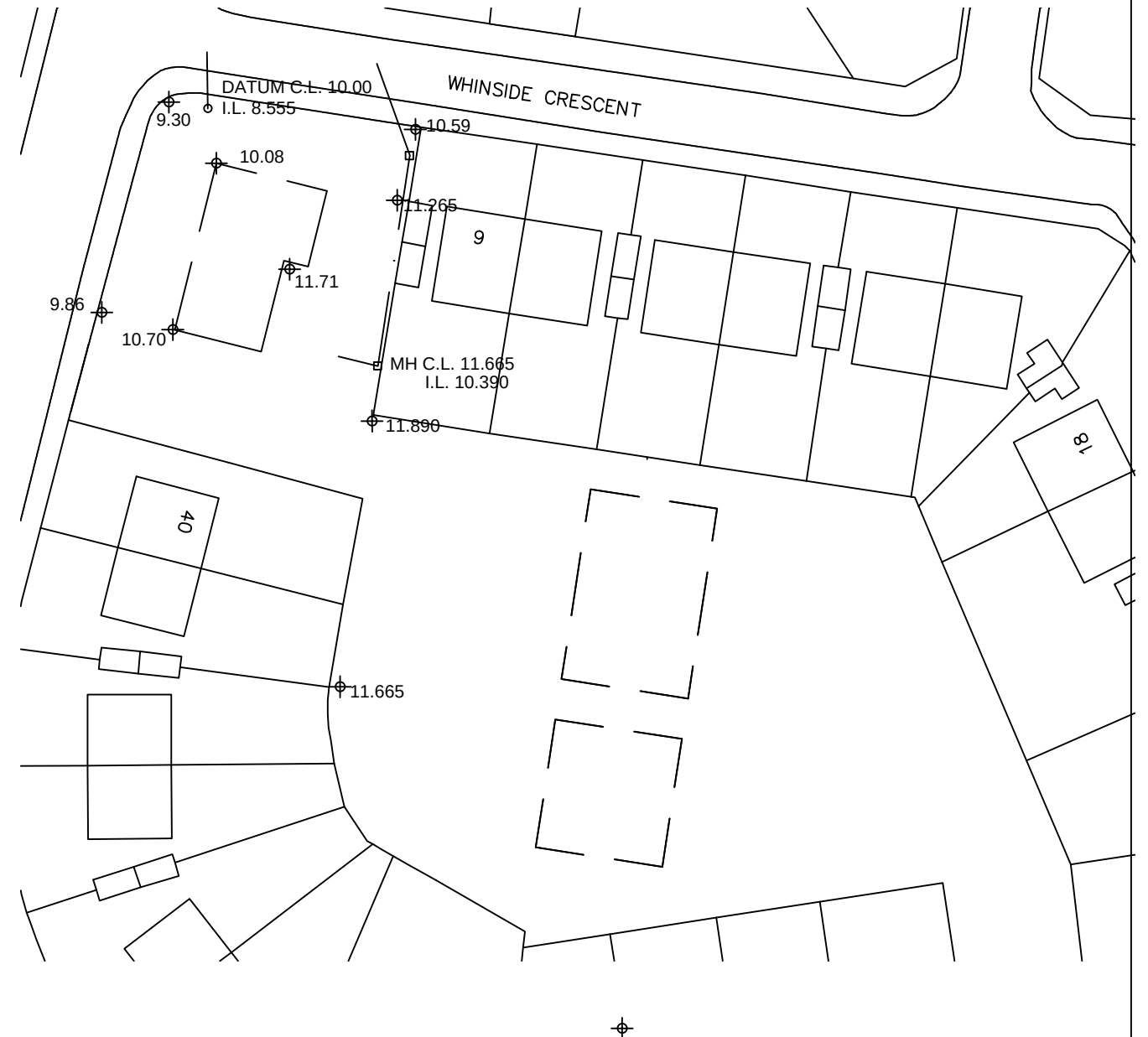
SIGHT LINES TO EXISTING ACCESS
TO BE SAFEGUARDED AT 2.4 X 43M
TO THE NORTH AND 2.4X 16.5M TO
THE SOUTH



RAINWATER DRAINAGE
RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC
DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA
110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO
DEPTH TO LOCAL AUTHORITIES APPROVAL) WITH SUITABLE GRANULAR FILL WITH GEOTEXTILE SURROUND TO PREVENT
MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL.
SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE
COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL
CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES
OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN
DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.



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ARCHITECTURAL SERVICES AND SURVEYORS

Project.
RESIDENTIAL DEVELOPMENT AT
BURNSIDE, THURNSCOE
ROTHERHAM S63 0PW

Client.
BROOKSON LTD

Drawing
Title.
SITE PLAN

Date.
SEPT 16
Ref.
15-159
Scale.
1:500 @ A3
Dwg. No.
05
Rev.
A

Date	Suffix	Description	Date	Suffix	Description
04-10-16	A	DRAINAGE REVISED & BOUNDARY DETAILS ADDED			