CONSTRUCTIONAL NOTES

ROADS

TARMAC

On that section of road giving road access to the development from Lowfield Road extend Lowfield Road to a point where access is provided to the adjacent fields for agricultural purposes and to a point where the proposed permeable charcoal concrete block road and footways commence This road section to be constructed to Barnsley Highways specification for estate roads Pre commencement of work inspection of Manor Farm Close roads & footpaths have been carried out by Barnsley Highways in association with the developers

PERMEABLE CONCRETE BLOCK PAVINGS

ROADS, FOOTWAYS, MARGINS / CROSSOVERS

Access CBR values and lay Marshalls Priora permeable charcoal interlocking brick bond pattern permeable concrete block paving complying with BS EN 1338:2003. Form all margins and crossovers in Marshalls permeable block and lay strictly to Marshalls provided specification details for bedding, DMB, open grade crushed rock, impermeable membrane, type 1 capping layer & subgrade

Lay block paved roads to levels as shown forming ramp at junction of tarmac & paving to Barnsley Highways specification details

DRIVES

Drives/ forecourts permeable concrete block paved laid to fall away from vehicular crossover level ensuring inward percolation. Slot drain or metal grating at garage door openings

Location	Depth to top of Soakaway (m)	Depth of Soakaway (m)	Total Depth (m)	Chosen Length (m)	Calculated Width (m)
PLOT 1	0.50	1.50	2.00	3.50	2.44
PLOT 2	0.50	1.50	2.00	7.50	1.96
PLOT 3	0.50	1.50	2.00	6.00	1.92
PLOT 4	0.50	1.50	2.00	5.50	1.97
PLOT 5	0.50	1.50	2.00	3.50	1.49
PLOT 6	0.50	1.50	2.00	3.50	1.48
PLOT 7	0.50	1.50	2.00	3.00	1.99
PLOT 8	0.50	1.50	2.00	3.00	1.91

DRAINAGE

SURFACE WATER

Roads Tarmac Glazed vitrified clay 150 diam. to adjacent Yorkshire Water SW Sewer
To Estate Road lay Permeable Priora Concrete Block to Marshalls specification

Residences To individual pea gravel filled wrapped membrane soakaways to sizings as site tested and calculated in Infiltration Test Factual Report
—— · —— · —— Denotes surface water drain
• Denotes rwp locations
all surface water drains laid to slack falls with 150mm pvc pipes with 100mm concrete surround where vulnerable.

FOUL SEWERS To existing foul drain in Rear Access Road. Conform to Yorkshire Water specification requirements in making connection to the existing 225vc main sewer forming new man hole as applicable
100 diam. & 150 diam. pvc drains laid to fall not less than 1 to 60 for 100mm drains & 1 to 90 for 225mm drains. Surround 100mm concrete where cover is less than 600mm
Inspection chambers to be 450 diam pvc where chamber depth is 1m. or less.
Conc ring type manholes where depth exceeds 1m
Heavy duty ic or concrete ring manhole covers to all chambers in trafficked areas
A copy of Yorkshire Water approval to be submitted on completion

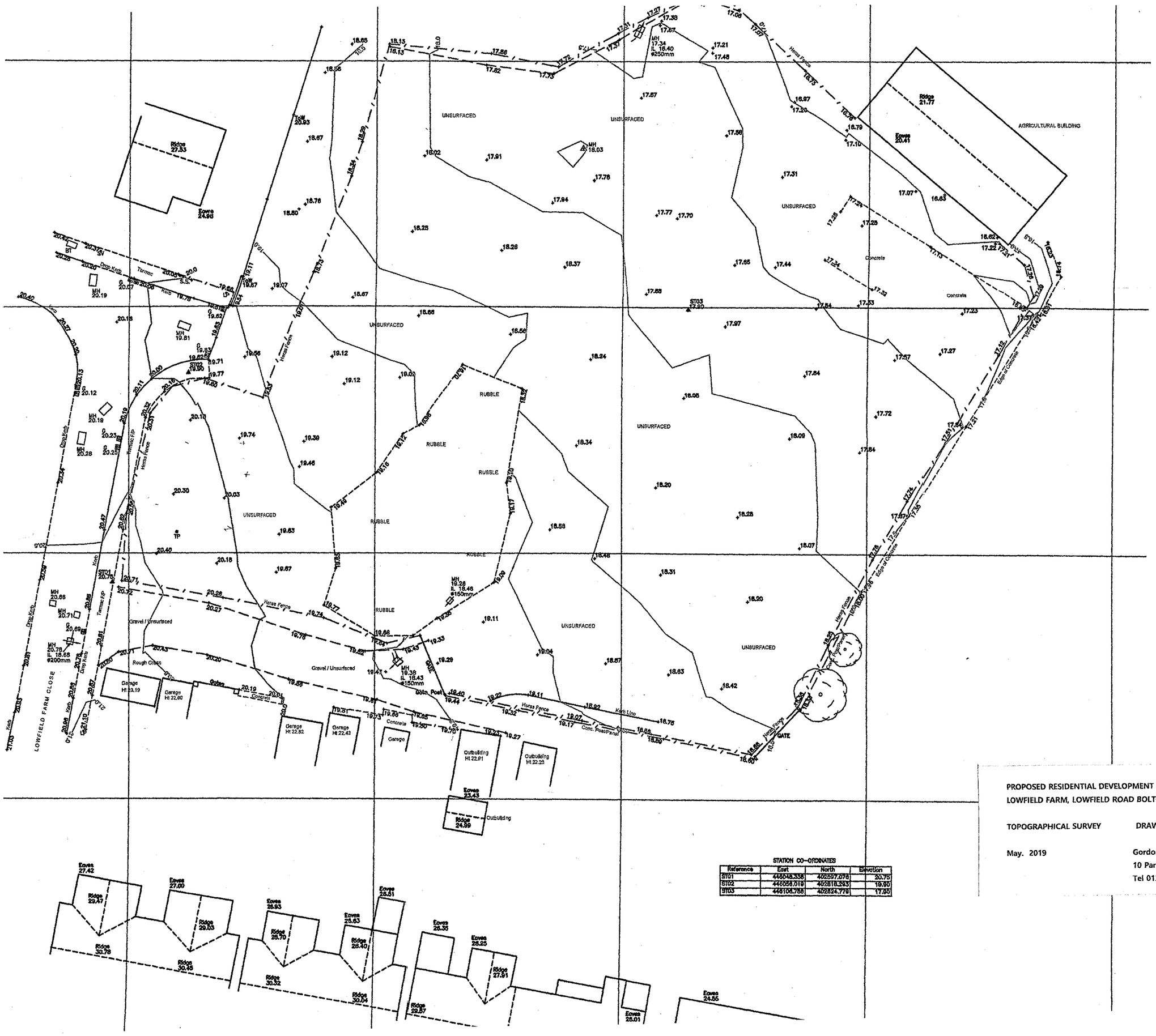
AMENDMENTS

Date	No.	Description

PROPOSED RESIDENTIAL DEVELOPMENT
LOWFIELD ROAD, BOLTON UPON DEARNE
ROAD & DRAINAGE PLAN

DRWG. NO.819/DP May 2019

Gordon Stephenson, Chartered Architect. R.I.B.A.
10 Parkwood Rise, Barnby Dun, Doncaster DN3 1LY
email stevenson_g3@sky.com Tel 01302 891411



STATION CO-ORDINATES

Reference	East	North	Elevation
S101	446548.338	402597.076	20.75
S102	446556.019	402618.293	19.90
S103	446106.768	402624.779	17.90

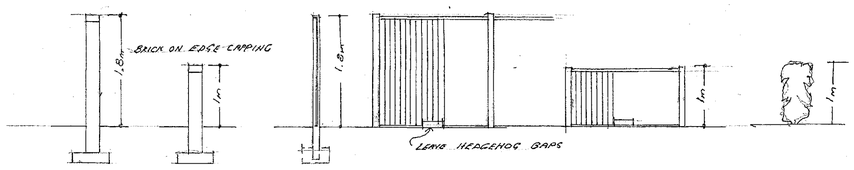
PROPOSED RESIDENTIAL DEVELOPMENT

LOWFIELD FARM, LOWFIELD ROAD BOLTON UPON DEARNE ROTHERHAM S63 8GY

TOPOGRAPHICAL SURVEY DRAWING NO. 819/TOPO SCALE 1 : 250

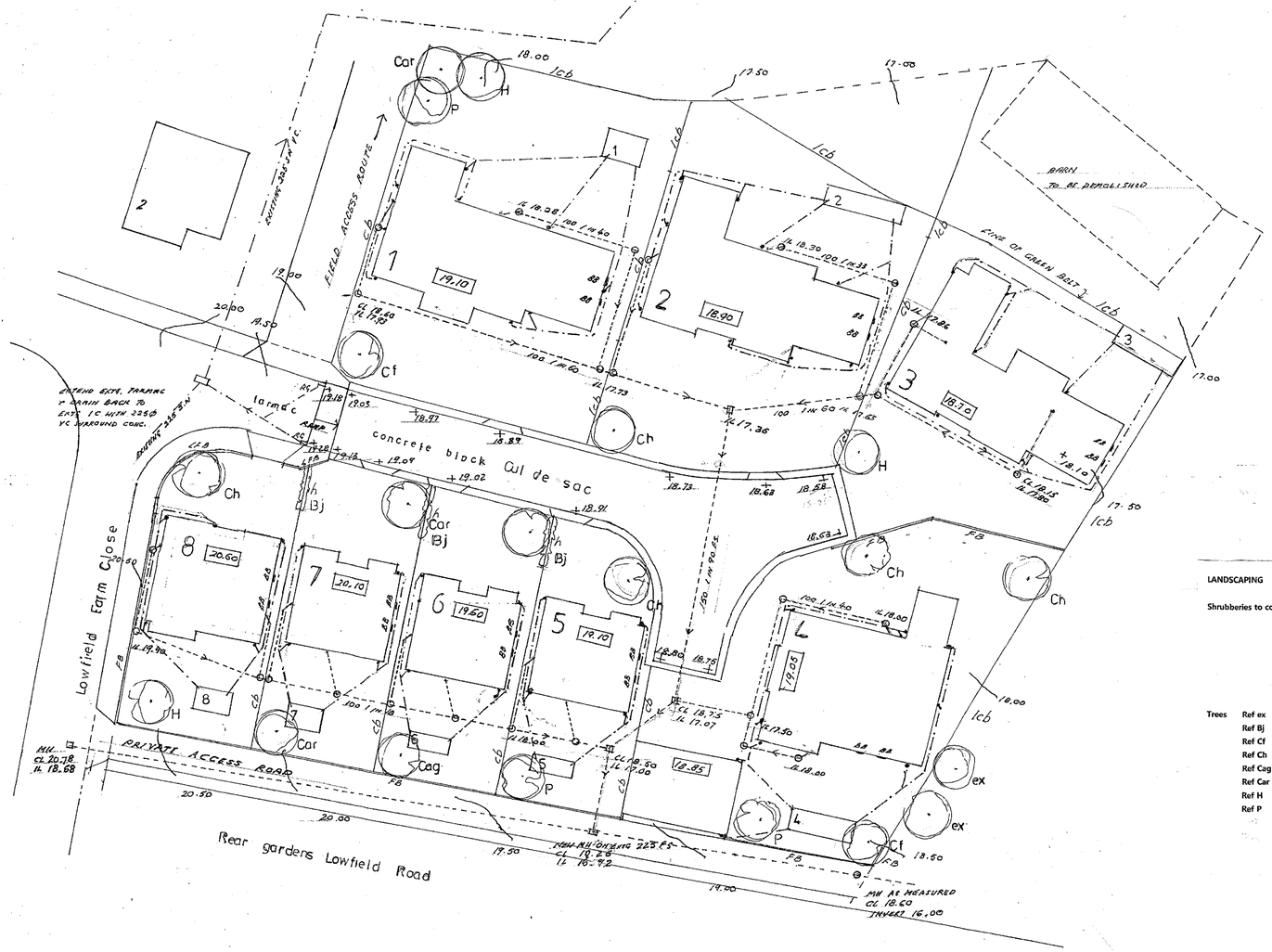
May. 2019

Gordon Stephenson Chartered Architect RIBA
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY
Tel 01302 891411 email stevenson_g3@sky.com



225 FACING BRICK FB - 1/1B CLOSEBOARD CONC. POSTS c.b CLOSEBOARD 1c.b HEDGE h BERBERIS

BOUNDARY DETAILS



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LANDSCAPING

Shrubberies to comprise	Box leafed holly	Ilex crenata
	Barberry	berberis x media Parkjuweel
	Cotoneaster	microphyllus
	Mahonia	aquifolium
	Pieris	japonica debutante
	Rhododendren	pink pearl
	Spiraea	japonica nana

Trees	Ref ex	Existing trees retaned	
	Ref Bj	Berberis Julianae	Evergreen hedging vigourous
	Ref Cf	Embothrium coccineum	Chilean Firebush
	Ref Ch	Chanticleers Pyrus calleryana	columnar flowering pear
	Ref Cag	Malus Golden Hornet	crab apple
	Ref Car	Malus Red Jade	crab apple
	Ref H	Ilex aquifolium J.C. van Tol	Holly
	Ref P	Prunus Tai Haku	Cherry

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BB BAT & BIRD BOXES TO GABLES OF HOUSES & UNDER EAVES PLOT 4

AMENDMENTS

Date	No.	Description
19.05.19	1	ADD. BOUNDARY DETAILS, BAT & BIRD BOXES & LANDSCAPING

PROPOSED RESIDENTIAL DEVELOPMENT
LOWFIELD ROAD, BOLTON UPON DEARNE
ROAD & DRAINAGE PLAN

DRWG. NO.819/DP/1 May 2019

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