

ARIEL PLAN SCALE 1:200

0 5 10 20m

Indicative

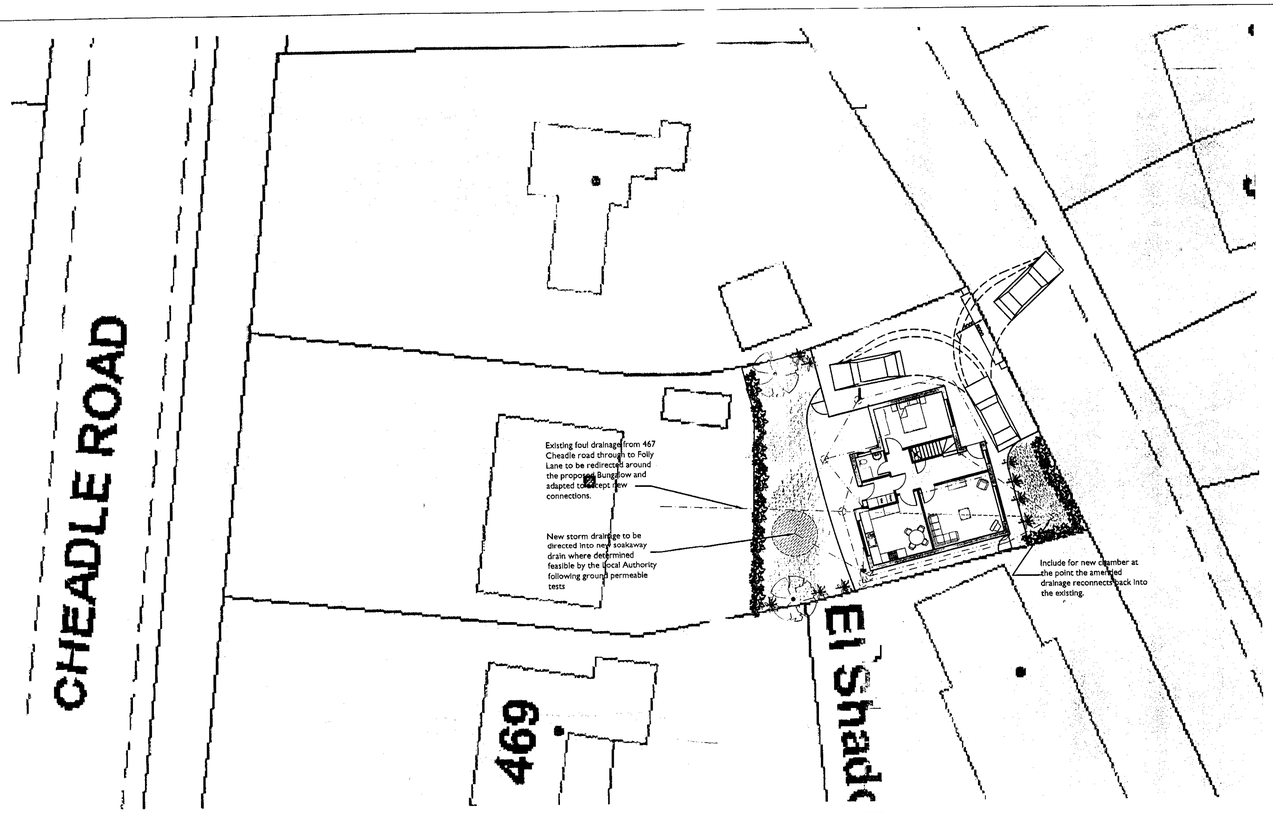
In accordance with the requirements of Staffordshire County Highways the new driveway entrance is to provide a 43 Metre visibility splay set back 2000mm from the road in each direction.

The driveway is to have a gradient no greater than 1:10

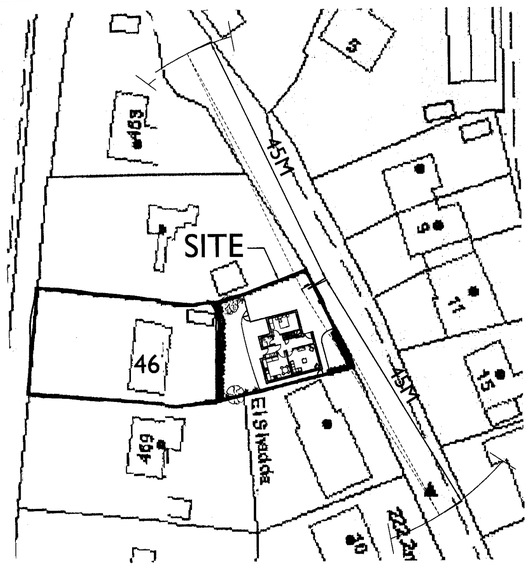
The driveway entrance is to be 5000mm wide with max 900mm high brick pillar each side.

Any hedges within the visibility splay are to be trimmed to a height of no more than 900mm above road level and maintained as such.

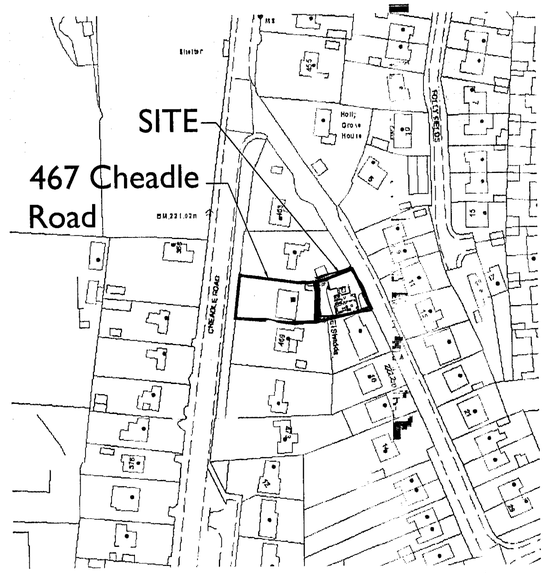
Construct new 1800mm high concrete post and timber panel fence to the new boundary within the garden of 467 Cheadle Road.



DRAINAGE PLAN SCALE 1:200



BLOCK PLN SCALE 1:500



SITE LOCATION PLAN SCALE 1:1250

Indicative



View of the plot from the garden of 467 Cheadle Road



View of the plot from the garden of 467 Cheadle Road



View from the plot lookingrear elevation of 467 Cheadle Road



View from the proposed entrance position to the plot looking North along Folly Lane



View from the proposed entrance position to the plot looking South along Folly Lane

EXTERNAL DRAINAGE

Foul drainage to be to B.S. 8301 in "Hepworth" supersleve pipes or equal approved on agranular bed laid to falls.

New Foul drain to be vented through new SVP pipe projecting min. 900mm above head of any opening into building within 3m at head of drain and fitted with proprietary bird proof terminal.

All materials are to be fixed in strict accordance with manufacturers recommendations.

Below ground drainage to be carried out in accordance with CP301 and BS8301. New drains to be 100mm dia Or as sized on the drawing with extended pipe sections to match the exstg. All new pipes are to be in plastic with flexible joints laid to a min fall 1:60 foul.

All drains beneath the building are to be encased in minimum 150mm concrete with movement joints as recommended by the manufacturer.
Drains within 1000mm of the foundations are to encased in concrete to a level equal to the underside of the foundation.

The contractor is required to assess the location and runs of the existing drainage system to propose the preffered route for the new foul connections.

Rev	Date	Description

Client
MR J BASSETT

Project
PROPOSED DETACHED DORMER BUNGALOW ON LAND AT 467 CHEADLE ROAD CHEDDLETON

Title
SITE, DRAINAGE AND LOCATION PLANS

Drawn	Date JAN 2010
Checked -	Scale 1:200@A1

Status
PLANNING

Drg No.	Rev
02	-

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