Fox & Goose Car Park

The Malthouse

Existing Sewer Manhole Ref. 4505
Invert depth 1.41m
Invert level 4.97m

New saddle connection to main sewer
Invert level 5.55m

Lines of diverted sewer

New manhole (main sewer)
Invert level 6.34m
Invert depth 0.90m (Approx)

Soakaway

Rainwater Harvesting Tank

Rockery

Lawned areas

Flowers

Bedding plants

Retaining walls

Indian Stone Pavings

EL 7.02

EL 7.35

Garden Shed

Retaining/Boundary Wall with timber fence above.

Line of existing sewer (to be diverted)

Lawned areas

Retaining walls

Flowers

Retaining walls

EL 7.40

EL 7.49

EL 7.76

EL 8.65

Flowers & Shrubs

Timber boarded fencing & gates

Proposed Dwelling

Finished floor level 8.40

Lawned areas

Shrubs to be a mix of Cotoneaster Franchetti, Common Broom, Daphne odora Aureomarginata, Pachysandra Terminalis, Euonymous Gold & Silver & Cotoneater conspicorus 'Decorus' spaced a minimum of 1 metre apart.

Timber boarded fence & gate

Retaining walls

New manhole (main sewer)
Invert level 7.34m
Invert depth 0.91m

Timber boarded fence

EL 9.25

EL 8.04

EL 8.63

PL 8.25

PL 9.40

Parking & Turning Area (Permeable Tarmac)

Flowers & Shrubs

Retaining walls

Existing wall and verge removed to make new site access all to the requirements of Staffs. County Council Highways Department.

Line of diverted sewer

EL 10.00

EL 9.35

Existing Sewer Manhole Ref. 4504
Invert depth 1.48m
Invert level 7.62m

Line of existing sewer

Supply and lay 125 x 150mm concrete half battered road kerbs on 350 x 150mm concrete (C30 grade) foundation with splayed droppers at ends of crossing all backed with a minimum of 150mm of concrete, with top of kerbs set 25mm above road level, and lower verge to suit in with a minimum 150mm thickness of limestone hardcore and pave crossing in granite sets bedded and pointed in cement mortar (1:3)

EL = Existing level
PL = Proposed level

REVISIONS:
- A 27-10-16 Existing levels shown. Garage shown.
- B 31-10-16 Dwelling moved by 1 metre. Garage increased in size. Retaining walls and proposed levels shown.
- C 09-11-16 Main sewer and diversion shown. Dwelling resited. Garage omitted. Drainage added.
- D 01-12-16 New Access clarified.
- F 15-02-17 Site access moved towards North boundary.
- G 30-03-16 Paving & Landscaping shown.
- H 21-04-17 Shrub types note added. Road crossing detail shown.

MR. & MRS. R. PRIOR

DATE OCTOBER 2016

PROPOSED NEW DWELLING

AT
THE MALTHOUSE,
FOXT LANE,
FOXT,
STOKE-ON-TRENT.
ST10 2HN

SCALE:
SITE PLAN 1:100

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS & BUILDING COST CONSULTANTS
CURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AR
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E-MAIL: Malcolm.sales@salesqs.co.uk

AS PROPOSED INCLUDING ROOF PLAN

FOR PLANNING APPLICATION

DRAWING NR. 1605/09/02/H