



# GENERAL NOTES ON SOFT LANDSCAPING

- Contractor to establish location of all services and drainage before starting any work.
- Minimum topsoil depths to be: Trees 1 x 1 x 0.8m depth. All depths assume topsoil laid over clean subsoil. Pits for climbers and in other narrow strips adjacent to hard surfacing formed by setting 300mm diam. drainage pipe vertically to depth of 500mm min. and filling with clean soil. Climbers mulched with clean 20mm shingle.
- Establishment maintenance for 12 months for all planting including weed control, watering and replacement if failures (to the original specification) in the plating season following failure. Particular attention given to watering trees during prolonged dry spells.
- The developer/client shall be responsible for ensuring that foundation design accommodates proposed tree planting with reference to the current NHBC guidance.

## NOTES ON SURFACE WATER DRAINAGE

Total site area: 617sqm

### Existing:

Permeable surfaces: 155sqm  
Impermeable: 462sqm  
Existing buildings drain to the combined sewer.

### Proposed:

Permeable: 265sqm  
Impermeable: 352sqm

### Site Changes:

- New gardens of 110sqm permeable area (excluding patios)
- New dwelling of 58sqm replacing existing outbuilding and hardstanding. This will require a 1 cubic metre crated soakaway located at least 5m from the property and 5m from the public road.
- A 4.8m long ACO drain across the entrance from Mount Pleasant Road to mitigate run-off to the highway. This will be connected to the soakaway. the existing impermeable driveway is 102sqm; the soakaway will be increased to a total of 2 cubic metres.

### Soakaway construction:

3 cubic metre crated soakaway set on a firm bed. Lay and compact drainage base comprising 150mm depth of clean 20-40mm stone on a geotextile membrane. Wrap crates in geotextile membrane, fill voids with pea shingle and backfill.

### Foul Drainage

Both existing and new buildings will utilise the existing sewer connection via existing chamber at the site entrance.

THE HOP POLES  
Site Plan - as proposed  
1:200 @ A3

237  
April 2021  
Drwg No 237.D01