

A1

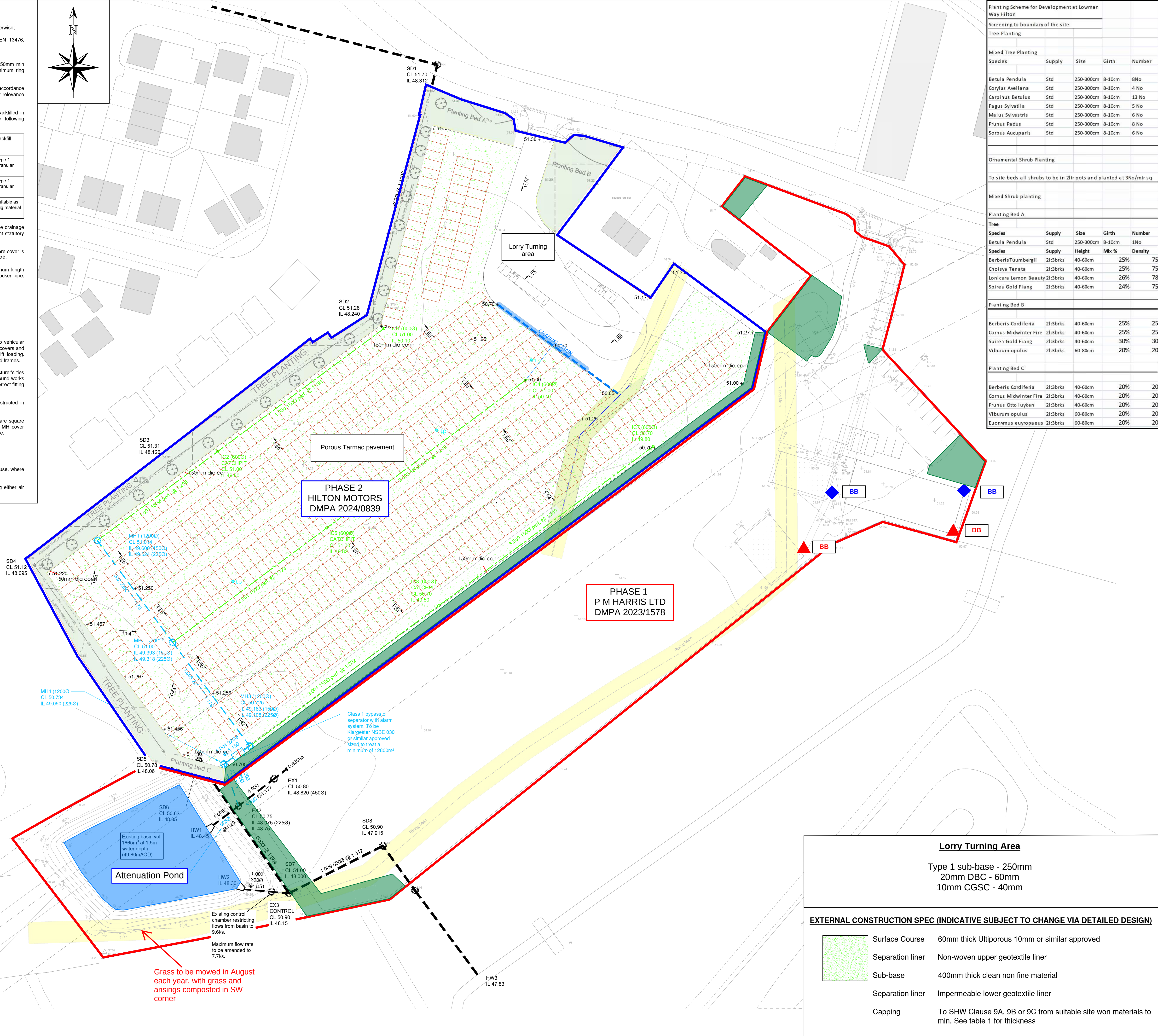
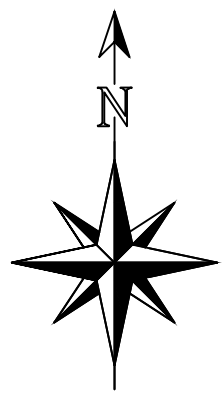
SPECIFICATION NOTES

- The following types of pipe may be used unless noted or agreed otherwise:
  - Pipes up to 600mm diameter to be Structured Walled to BS EN 13476, Polypropylene to BS EN 1852 or PVC-U to BS EN 1401.
  - Pipes over 600mm diameter to be Concrete to BS 5911.
- Both Clay and Concrete pipes shall be strength class 120 (100/150mm min crushing strength 28kNm). Thermoplastic pipes shall have a minimum ring stiffness of SN4.
- Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25. Diagrams 7 and 8 are of particular relevance and shall be complied with.
- All pipes, chambers and fittings shall be installed, bedded and backfilled in accordance with the manufacturer's instructions subject to the following minimum requirements:

| Pipe Location           | Cover to Crown*  | Clay / Concrete Pipe Bedding    | Plastic Pipe Bedding                       | Backfill                    |
|-------------------------|------------------|---------------------------------|--------------------------------------------|-----------------------------|
| Roads (HGV)             | > 1.2m<br>< 1.2m | Class S<br>Class 'A' (Concrete) | Class S (S1 or S2)<br>Class 'A' (Concrete) | Type 1<br>Granular          |
| Drives / Car Parking    | > 0.9m<br>< 0.9m | Class S<br>Class 'A' (Concrete) | Class S (S1 or S2)<br>Class 'A' (Concrete) | Type 1<br>Granular          |
| Hard & Soft Landscaping | > 0.6m<br>< 0.6m | Class S<br>Class 'A' (Concrete) | Class S (S1 or S2)<br>Class 'A' (Concrete) | Suitable as<br>dug material |

\*The above depths are based on a private drainage network. Adoptable drainage should be installed in accordance with the requirements of the relevant statutory sewerage undertaker.
- All pipes beneath buildings to have concrete bed and surround. Where cover is less than 300mm the concrete is to be cast integrally with the floor slab.
- The first flexible joint in pipes adjoining a manhole shall be a maximum length of 600mm from the inside face of the manhole, connecting to a rocker pipe. The length of the rocker pipe shall be as follows:

| Pipe Diameter | Length of Rocker Pipe |
|---------------|-----------------------|
| Ø150 - Ø600mm | 600mm                 |
| Ø675 - Ø750mm | 1,000mm               |
- All manholes and inspection chambers situated in areas subject to vehicular loading to have class D400 covers and frames to BS EN124, E600 covers and frames to be provided within service yard areas subject to forklift loading. Those not subject to vehicular loading to have class B125 covers and frames.
- Drainage frames must be tied to manhole risers by use of manufacturer's ties (eg. Polytype ref FRK500 fixing kit and FRK501 black ties). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturer's fixing equipment.
- All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
- All drainage MH covers and frames to be orientated so that they are square and perpendicular to the block paving patterns where applicable. MH cover locations also to avoid building door opening locations where possible.
- All surface water connections to be Ø150mm.
- All surface water laterals to be min 1:100.
- Alarm panels for oil separators are to be installed within the gatehouse, where applicable, or in the building reception.
- All pipelines shall be tested both before and after backfilling, using either air test or water test, in accordance with BS EN 1610.



|                                                                      |          |           |        |         |
|----------------------------------------------------------------------|----------|-----------|--------|---------|
| Planting Scheme for Development at Lowman Way Hilton                 |          |           |        |         |
| Screening to boundary of the site                                    |          |           |        |         |
| Tree Planting                                                        |          |           |        |         |
| Mixed Tree Planting                                                  |          |           |        |         |
| Species                                                              | Supply   | Size      | Girth  | Number  |
| Betula Pendula                                                       | Std      | 250-300cm | 8-10cm | 8No     |
| Corylus Avellana                                                     | Std      | 250-300cm | 8-10cm | 4 No    |
| Carpinus Betulus                                                     | Std      | 250-300cm | 8-10cm | 13 No   |
| Fagus Sylvatica                                                      | Std      | 250-300cm | 8-10cm | 5 No    |
| Malus Sylvestris                                                     | Std      | 250-300cm | 8-10cm | 6 No    |
| Prunus Padus                                                         | Std      | 250-300cm | 8-10cm | 8 No    |
| Sorbus Aucuparis                                                     | Std      | 250-300cm | 8-10cm | 6 No    |
| Ornamental Shrub Planting                                            |          |           |        |         |
| To site beds all shrubs to be in 2ltr pots and planted at 3No/mtr sq |          |           |        |         |
| Mixed Shrub planting                                                 |          |           |        |         |
| Planting Bed A                                                       |          |           |        |         |
| Tree                                                                 |          |           |        |         |
| Species                                                              | Supply   | Size      | Girth  | Number  |
| Betula Pendula                                                       | Std      | 250-300cm | 8-10cm | 1No     |
| Shrub                                                                |          |           |        |         |
| Species                                                              | Supply   | Height    | Mix %  | Density |
| Berberis Tuumbergii                                                  | 2l:3brks | 40-60cm   | 25%    | 75      |
| Choisya Tenata                                                       | 2l:3brks | 40-60cm   | 25%    | 75      |
| Lonicera Lemon Beauty                                                | 2l:3brks | 40-60cm   | 26%    | 78      |
| Spirea Gold Flang                                                    | 2l:3brks | 40-60cm   | 24%    | 75      |
| Planting Bed B                                                       |          |           |        |         |
| Berberis Cordifolia                                                  | 2l:3brks | 40-60cm   | 25%    | 25      |
| Cornus Midwinter Fire                                                | 2l:3brks | 40-60cm   | 25%    | 25      |
| Spirea Gold Flang                                                    | 2l:3brks | 40-60cm   | 30%    | 30      |
| Viburnum opulus                                                      | 2l:3brks | 60-80cm   | 20%    | 20      |
| Planting Bed C                                                       |          |           |        |         |
| Berberis Cordifolia                                                  | 2l:3brks | 40-60cm   | 20%    | 20      |
| Cornus Midwinter Fire                                                | 2l:3brks | 40-60cm   | 20%    | 20      |
| Prunus Otto Iuyken                                                   | 2l:3brks | 40-60cm   | 20%    | 20      |
| Viburnum opulus                                                      | 2l:3brks | 60-80cm   | 20%    | 20      |
| Euonymus europaeus                                                   | 2l:3brks | 60-80cm   | 20%    | 20      |

GENERAL NOTES

- DO NOT SCALE.
- This drawing is to be read in conjunction with all other relevant drawings and details.
- Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
- Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site works prior to such approval being provided it is entirely at their own risk.
- Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.
- All dimensions are in metres unless otherwise stated.
- The Rodgers Leask Designer's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works on site.

KEY

- Red line boundary
- Land within applicant's ownership
- + 51.25
- Proposed level
- Proposed gradient
- Proposed channel drain
- Approximate flood extents during 1:100yr + CC storm event
- Existing drainage easement
- Proposed perforated carrier drain
- Proposed surface water drainage
- Existing surface water drainage
- Car Parking (Porous Tarmac)
- Class 1 bypass oil separator

BB Bird Box

BB Bat Box

Green Landscape areas - 1080m2  
Biodiversity Gain

P M HARRIS LTD CIVIL ENGINEERING CONTRACTORS

Project  
P M HARRIS LTD  
Hilton Business Park  
Phase 1  
Drawing Title  
SOFT FINISHES, LANDSCAPING  
& GENERAL ARRANGEMENT.

Status  
CONSTRUCTION

Scale  
1:500 @ A1  
Drawn  
Checked  
Date  
18.11.2025

Drawing Number  
2443-01  
Revision  
C02

Drawing Reference  
2443-01

Scale Bar  
1:500  
0 10 20 30

Lorry Turning Area

Type 1 sub-base - 250mm  
20mm DBC - 60mm  
10mm CGSC - 40mm

EXTERNAL CONSTRUCTION SPEC (INDICATIVE SUBJECT TO CHANGE VIA DETAILED DESIGN)

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| Surface Course   | 60mm thick Ultraporous 10mm or similar approved                                               |
| Separation liner | Non-woven upper geotextile liner                                                              |
| Sub-base         | 400mm thick clean non fine material                                                           |
| Separation liner | Impermeable lower geotextile liner                                                            |
| Capping          | To SHW Clause 9A, 9B or 9C from suitable site won materials to min. See table 1 for thickness |