740mN
720mN
700mN
680mN
660mN
180mE
200mE
220mE
240mE
260mE

'Orchard Cottage'
ridge 16.6
T.O.C 17.7
eave 13.1
eave 11.4
8.888
9.07
Gully
IC 9.126
9.086
Replanted Yew Hedge also slightly improves the Visibility Splay for Orchard Cottage in this area
eave 12.2
ridge 13.8
Garage
Western Red Cedar
1.3\8\8\cherry
1.0\8\8\cherry
Section Line - Ref. Drawing 103
9.224
Picket Fence (dilapidated)
pollarded line of trees
Replanted Yew Hedge to Nearside of Agreed Visibility Splays
9.458
Village Hall Car Park
9.368
Wall Cut back to just beyond width of Driveway
9.521
Driveway
Proposed House
Indicative position of New Soakaway located min. 5m from buildings, highways, and boundaries
Replanted Yew Hedge to Nearside of Agreed Visibility Splays
Connection to Existing Foul Sewer as Shown
Cottages (3 No.)
This Part of Yew Hedge Can be Retained or Replanted In Situ
BT Pole
9.67
IC (BT)
Wooden Gate
Hedge Continues beyond the site
9.874
New Inspection Chamber where new run meets existing run
Proposed Foul Sewer
Existing Foul Sewer
Lawson Cypress
MH(?)
Old Redundant Inspection Chamber no longer required and backfilled
Live Sewer from Neighbouring Property
NOTE:
RWP = Rainwater Downpipe
RP = Rodding point at change of direction
STN A
E 194.711
N 682.598
9.980
10.017
10.000 (TBM)
IC
10.125
Driveway
eave 17.3
T.O.C 19.8
ridge 18.8
'The Annesty'
eave 16.4
ridge 19.1
ridge 20.6
eave 16.4
Section Line - Ref. Drawing 103

INDICATIVE

SIGHT LINES AS AGREED WITH MATT HOGBEN – KCC HIGHWAYS – 21.08.2013

1m 3m 5m
0m 2m 4m 10m 20m
1:200 SCALE BAR

E 05.07.17 KH Tree T35 Shown as being retained and proposed drainage run and Manhole relocated accordingly.

D 03.07.17 KH Garage and shed omitted. Incoming neighbouring sewer shown.

C 31.03.16 KH Foul drainage runs clearly annotated where existing and proposed, and rainwater downpipes and soakaways indicated.

B 07.10.15 KH Foul drainage connection to Public Foul Sewer shown.

A 20.08.15 KH Garage moved a further 600mm away from the boundary with The Annesty and note added regards shallow excavation for garage.

Revisions

DESIGNSCAPE
Consultancy Limited
ARCHITECTURE + URBAN DESIGN

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Client				
Mr. Kingston				
Project				
Proposed New Dwelling at The Street, Postling				
Drawing Title				
Site Layout Plan				
Scale	Drawn	Date	Drg. No	Revision
1:200	KH	May 2014	151/102	E

Main Features of the Proposal:

- Proposed New Dwelling as shown

- Proposed Driveway Access as shown

- Visibility Splays as Agreed with Kent Highways

- Tree & Shrub Strategy As Agreed with Tree Officer:
Refer to Specialist Tree Drawings for details.

Also ref. Survey Drawing, Detailed House Plans, and Section

BASE SURVEY WORK BY JC WHITE

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LEGEND

SERVICES

AV	AIR VENT
CAJB	CABLE JUNCTION BOX
CATV	CABLE TELEVISION COVER
CD	CABLE DUCT
CIP	CABLE INSPECTION POINT
EIC	ELECTRIC INSPECTION COVER
EJB	ELECTRIC JUNCTION BOX
EP	ELECTRICITY POLE
ER	EARTHING ROD
FH	FIRE HYDRANT
GIC	GAS INSPECTION COVER
GJB	GAS JUNCTION BOX
GV	GAS VENT
JB	JUNCTION BOX
MK(E)	SERVICE MARKER (ELECTRIC)
MK(G)	SERVICE MARKER (GAS)
MK(W)	SERVICE MARKER (WATER)
OHW	OVERHEAD WIRE
SC(G)	STOP COCK (GAS)
SC(W)	STOP COCK (W)
STP	SUPPORT FOR TELEPHONE POLE
SV	STOP VALVE
TIC	TELEPHONE INSPECTION COVER
TJB	TELEPHONE JUNCTION BOX
TP	TELEPHONE POLE
WIC	WATER INSPECTION COVER
WM	WATER METER

LEVEL

DPC	DAMP PROOF COURSE
THL	THRESHOLD LEVEL
T.O.C	TOP OF CHIMNEY
T.O.W	TOP OF WALL
WL	WATER LEVEL

INTERNAL

CLG	CEILING LEVEL
DHL	DOOR HEAD LEVEL
FL	FLOOR LEVEL
SCLG	SUSPENDED CEILING LEVEL
US	UNDERSIDE
USB	UNDERSIDE OF BEAM
WCL	WINDOW CILL LEVEL
WHL	WINDOW HEAD LEVEL

DRAINAGE

BD	BACK DROP
BL	BASE/BED LEVEL
CL	COVER LEVEL
CP	CATCH PIT
DC	DRAINAGE CHANNEL
DP	DOWN PIPE
G	GULLY
IC	INSPECTION COVER
IL	INVERT LEVEL
MH(C)	MANHOLE (COMBINED)
MH(F)	MANHOLE (FOUL)
MH(S)	MANHOLE (SURFACE WATER)
RE	RODDING EYE
RWP	RAIN WATER PIPE
SEG	SIDE ENTRY GULLY
SVP	SOIL VENT PIPE
UTL	UNABLE TO LIFT
VP	VENT PIPE
WO	WASH OUT

FEATURES

B	BOLLARD
BH	BORE HOLE
BP	BRICK PILLAR
BS	BUS STOP
CPS	CONCRETE PAVING SLABS
FB	FLOWER BED
LB	LITTER BIN
LC	LIGHTING COLUMN
P	POST
PB	POST BOX
RNP	ROAD NAME PLATE
RS	ROAD SIGN
RW	RETAINING WALL
SP	SIGN POST
SU	STEP(S) UP
TCB	TELEPHONE CALL BOX
TH	TRIAL HOLE
TS	TREE STUMP

CONTROL

OSBM	ORDNANCE SURVEY BENCH MARK
STN	SURVEY STATION
TBM	TEMPORARY BENCH MARK

P1 PHOTOGRAPH NUMBER, LOCATION & DIRECTION

TREE (girth\spread\height\species) DIRECTION OF LEAN

GATE – GATES
FENCE
BUILDING
OVER HEAD BUILDING LINE
FACE OF WALL
BACK OF RETAINING WALL
LINE
CHANGE OF SURFACE
EDGE OF UNDERGROWTH

BANKING
TOP OF BANK
BOTTOM OF BANK
KERB
DROP KERB
VERGE
10.25 CONTOUR WITH VALUE
OHW E T OVER HEAD WIRE
TREE LINE

ALL LEVELS AND COORDINATES HAVE BEEN FITTED TO EXISTING SITE CONTROL PROVIDED BY TANGENT SITE ENGINEERING, WHOSE SURVEY IS SHOWN IN GREY ON THIS PLAN FOR INFORMATION PURPOSES.