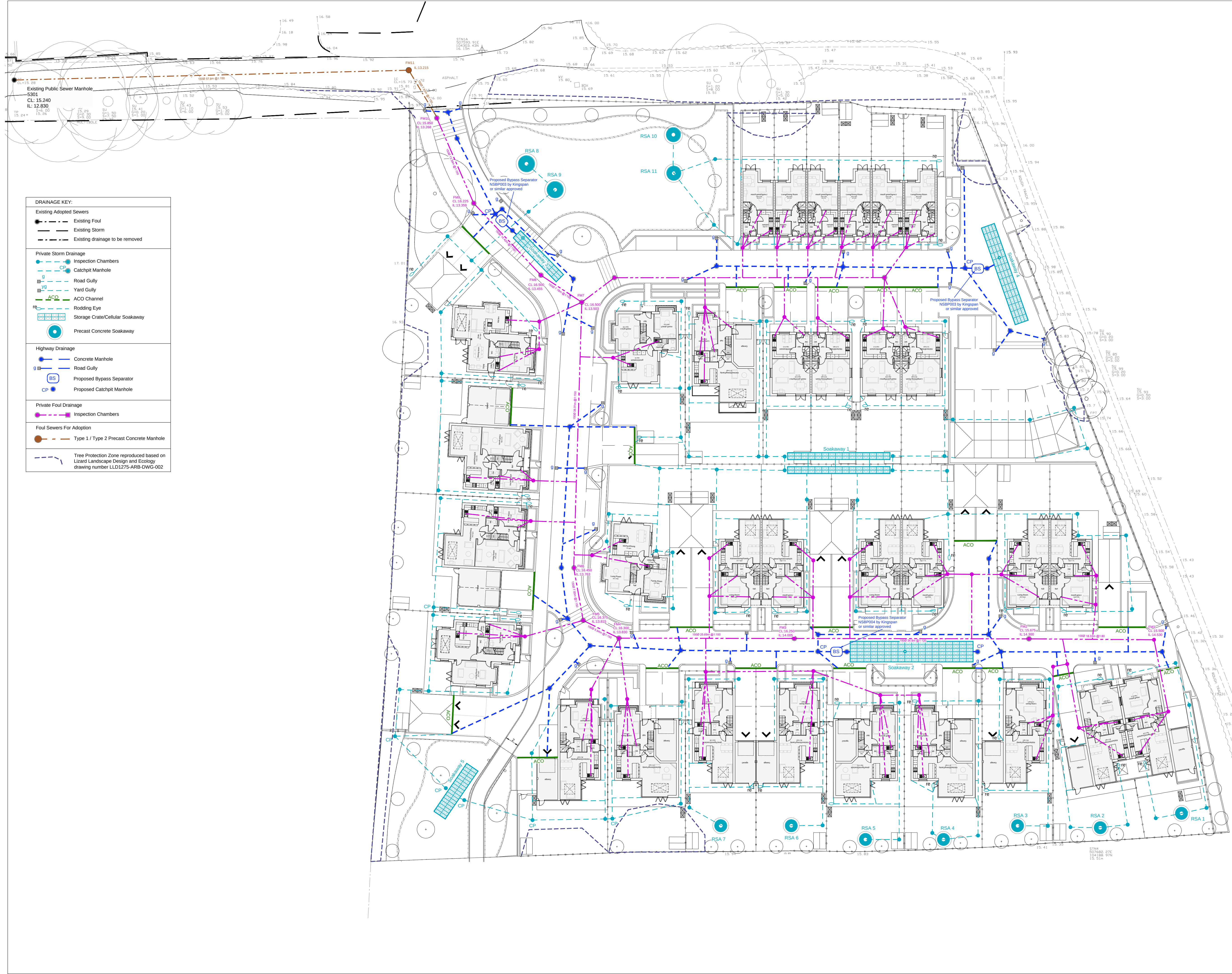




DRAINAGE KEY:

Existing Adopted Sewers

Existing Foul

Existing Storm

Existing drainage to be removed

Private Storm Drainage

Inspection Chambers

Catchpit Manhole

Road Gully

Yard Gully

ACO Channel

Rodding Eye

Storage Crate/Cellular Soakaway

Precast Concrete Soakaway

Highway Drainage

Concrete Manhole

Road Gully

Proposed Bypass Separator

Proposed Catchpit Manhole

Private Foul Drainage

Inspection Chambers

Foul Sewers For Adoption

Type 1 / Type 2 Precast Concrete Manhole

Tree Protection Zone reproduced based on Lizard Landscape Design and Ecology drawing number LLD1275-ARB-DWG-002

- NOTES:
1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.

2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.

3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

5. All pipes, bends and junctions shall be verified clay to BS EN 295-1, with flexible joints and kitemark certified. Alternatively all pipes and fittings can be UPVC conforming to BS EN 1401-1 and shall be laid in accordance with the manufacturers specification. If UPVC pipes are to be used then the manufacturer shall be approved by the Engineer prior to construction.

6. All Adoptable sewers shall be in strict accordance with the current edition of Sewers For Adoption. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.

7. All private building drainage shall be constructed in strict accordance with BS EN 752:1996. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.

8. Where the service trench is near to the foundation of any building, refer to the guidance in Approved Document H, Building Regulations Part H1.

9. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.

10. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (threboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.

11. All svps shall have rodding access plates fitted at their bases (ground floor level).

12. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.

Soakaway ref:	Soakaway Dimensions
Soakaway 1	2m x 4crates deep x 15m long
Soakaway 2	3m x 4crates deep x 18m long
Soakaway 3	1.5m x 4crates deep x 9m long
Soakaway 4	2m x 4crates deep x 15m long
Soakaway 5	2m x 4crates deep x 8.5m long
Private ring soakaway (1-7)	1.8mØ x 2.1m deep
Private ring soakaway (8-11)	2.1mØ x 2.1m deep

Calculations based on assumed infiltration rate of 4 x10⁻⁴m/s and factor of safety 2.0. Allowance of 10% for Urban Creep has also been provided for private soakaways

A	15.03.18	TZ	Revised to suit new plan	SRM
REV	DATE	INT	DESCRIPTION	CHK

Issue Status

FOR APPROVAL

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the

civil

engineering

practice

CLEAN

Roffey Homes Ltd

PROJECT

Manor Nurseries Site
Angmering

TITLE

Proposed Drainage Strategy

DRAWN

T Zajac

ENGINEER

S Magowan

SCALE

1:250 @ A1

DATE

Mar 2018

CHECKED

PROJECT NO.

22995

DWG NO.

102

REV.

A