Notes:

1 Drawing shows FFLs from 23489/1210K

2 The Phase 2 and 3 site layout is based on APM drawing: 20062 / P302 B - received 1 July 2021

3 The Phase 1 site layout is based on:
20-202 x site 02072021.dwg - received 2 July 2021
with updated foundation level block plans to Plots 20 21 & 22-24

4 Plot 1-22 & Plots 1-142 to 1-156 inc have flush threshold to the rear

5 Site layout adjusted to accommodate new block plan for plots 1-22 - 1-24

GENERAL 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.

DRAINAGE NOTES:

1. All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.

2. All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. 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.

3. All private building drainage shall be constructed in strict in accordance with the current version of BS EN 752:2017. 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.

4. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.

5. 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.

6. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreboard 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.

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

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

9. Any discrepancy between the drawing and site should be reported immediately to the Engineer.

10. All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

Legend:

- Site Boundary
- Existing Foul Sewers
- Adoptable Type 2 Foul Water Manhole and lateral connection from proposed site
- F1 Private Type 2 Foul Water Manhole
- FW Private Type 4 / 3 Foul Water Inspection Chamber
- SW Private Type 4 or catchpit Storm Water Inspection Chamber
- RE Private Storm Water Rodding Eye
- df1 Single Diffuser Tank up to 200m$^2$ 0.354m x 0.708m x 0.150m
- df2 Double Diffuser Tank up to 350m$^2$ 0.708m x 0.708m x 0.150m
- Aco channel with sump and outfall
- Area of voided subbase for storm water storage
- Type 1 Concrete baffles in voided subbase. Baffle separates areas.

| REV | DATE | INT | DESCRIPTION | CHK |
|---|---|---|---|---|
| L | 23.02.22 | MJP | Constructed roads added to phase 1 Plots 33-35 moved to phase 2 | SRM |
| K | 08.02.22 | PJR | Plots 33-35 added. | SRM |
| J | 04.02.22 | MJP | Updated block plans and drainage to suit | SRM |
| H | 04.02.22 | MJP | Drainage connections added to plots 22-24 | SRM |
| G | 06.01.22 | MJP | Purple lines to plot 1 drive removed | SRM |
| F | 01.10.21 | MJP | Aco added to key, coloured orange | MK |
| E | 30.09.21 | MJP | Plot 19 added | MK |
| D | 22.09.21 | MJP | Minor amendments | MK |
| C | 09.09.21 | PR | Minor amendments | MK |
| B | 07.07.21 | MJP | Minor amendments | MK |
| A | 06.07.21 | MJP | Surface finishes updated to suit new site layout | MK |

Issue Status: AS BUILT


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CLIENT: Seaward Properties Limited

PROJECT: Bonhams Field, Yapton
75 Dwellings

TITLE: Proposed Drainage and Levels Layout Plan
Phase 1 - Whole Site

| DRAWN | DATE | PROJECT NO. |
|---|---|---|
| M Pacifico | July 2021 | 23489 |
| ENGINEER: S Magowan | CHECKED: SRM | DRG. No. 1-200 REV. L |
| SCALE: 1:500 @ A1 / :1000 @ A3 | | |