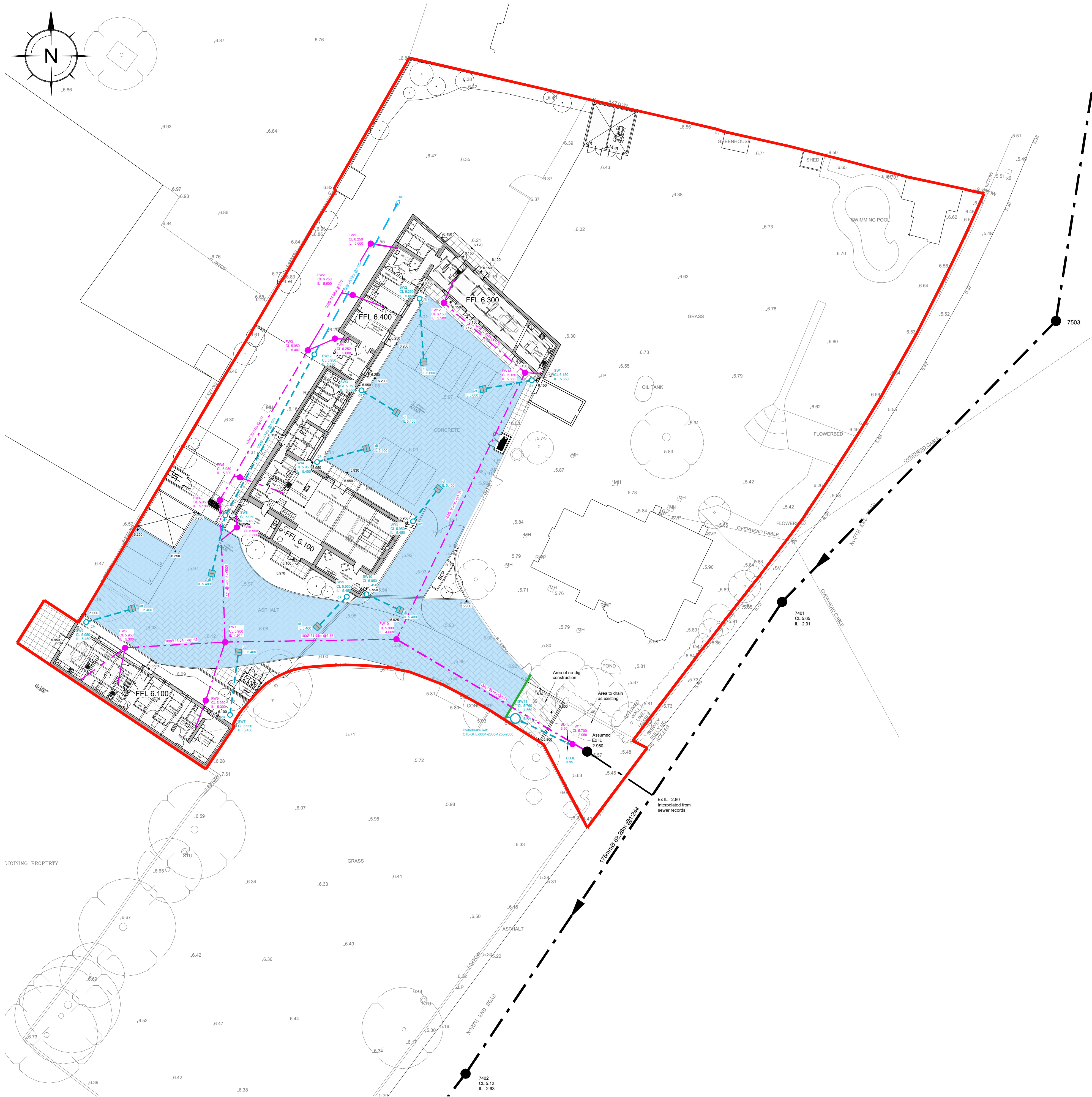




Drainage Legend:

Existing Storm Sewer

Existing Foul Sewer

Private Type 4 Storm Water Inspection Chamber

Private Storm Water Rodding Eye

ACO

ACO or similar approved linear channel drain and sump

Catchpit

Diffuser tanks

Voided subbase for attenuation and filtration 971m³ Minimum 98.2m³ of storage required

Fin Drain to voided subbase

Hydrobrake Reference: CTL-SHE-0064-2000-1250-2000

Storm water drainage to be maintained by the estates management company

Private Type 4 Foul Water Inspection Chamber

Foul water drainage to be maintained by the estates management company

Site boundary

Surface Finishes Legend:

Paving flags impermeable with falls to landscaping areas

Permeable paving with voided subbase beneath.

Note:
Surface finishes are shown for illustrative purposes only.
See architect's design and details

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 vitrified 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 (fibreglass 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 sumps 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.

REV	DATE	INT	DESCRIPTION	CHK
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Issue Status FOR APPROVAL

The Civil Engineering Practice

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Sussex

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CLIENT

Granite Gate Ltd

PROJECT

Stakers Farm, North End Road, Yapton

TITLE

Proposed Drainage and Levels Layout plan

DRAWN

M Pacifico

DATE

Feb 2021

PROJECT NO.

23452

ENGINEER

M Kempshall

CHECKED

DRG. NO.

201

REV.

-

SCALE

1:250 @ A1, 1:500@ A3

ARUN DISTRICT COUNCIL VS22200C