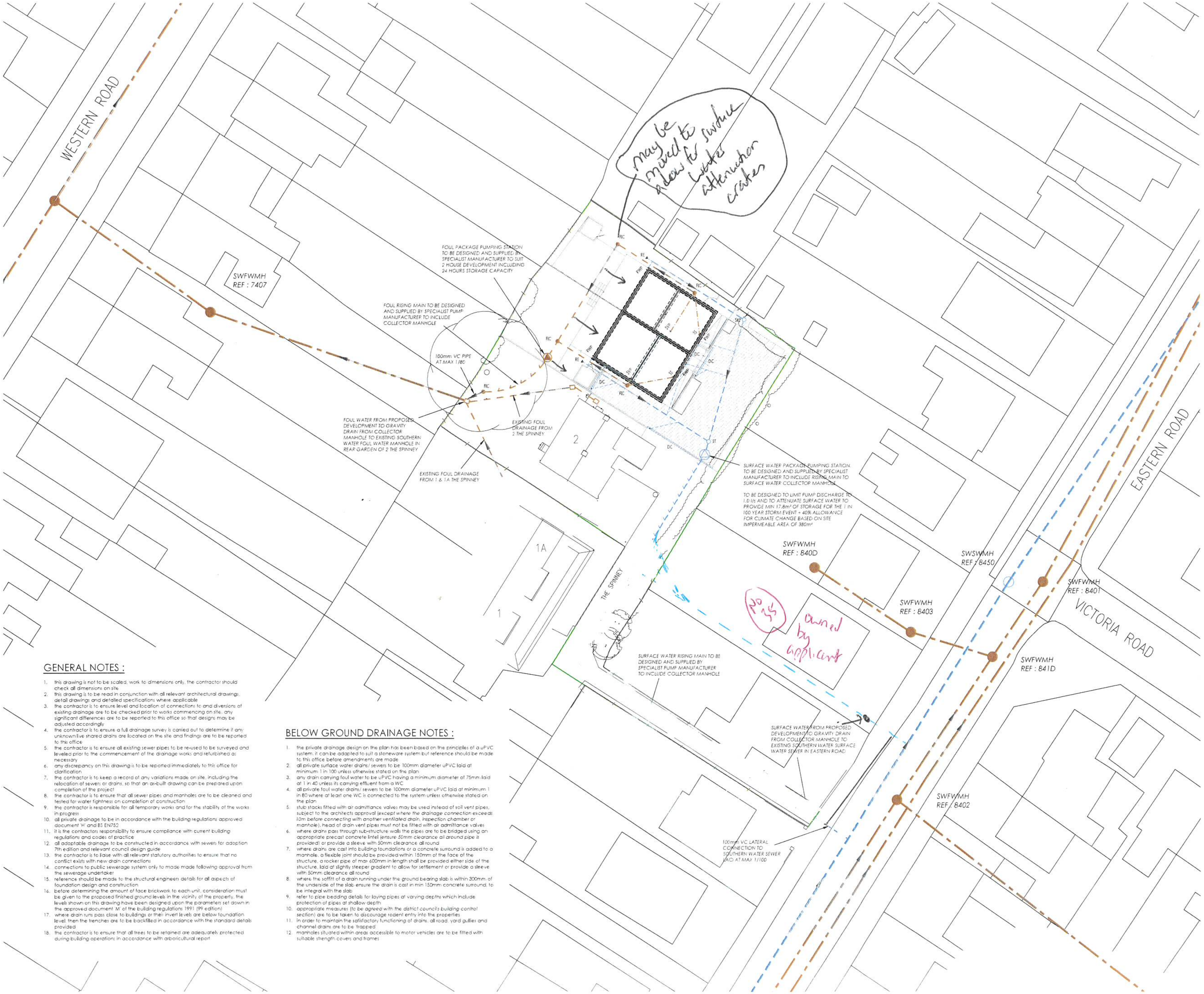

may be moved to allow for surface water attenuation crates

No 35

owned by applicant

FOUL PACKAGE PUMPING STATION TO BE DESIGNED AND SUPPLIED BY SPECIALIST MANUFACTURER TO SUIT 2 HOUSE DEVELOPMENT INCLUDING 24 HOURS STORAGE CAPACITY

FOUL RISING MAIN TO BE DESIGNED AND SUPPLIED BY SPECIALIST PUMP MANUFACTURER TO INCLUDE COLLECTOR MANHOLE

100mm VC PIPE AT MAX 1/80

FOUL WATER FROM PROPOSED DEVELOPMENT TO GRAVITY DRAIN FROM COLLECTOR MANHOLE TO EXISTING SOUTHERN WATER FOUL WATER MANHOLE IN REAR GARDEN OF 2 THE SPINNEY

EXISTING FOUL DRAINAGE FROM 2 THE SPINNEY

EXISTING FOUL DRAINAGE FROM 1 & 1A THE SPINNEY

SURFACE WATER PACKAGE PUMPING STATION TO BE DESIGNED AND SUPPLIED BY SPECIALIST MANUFACTURER TO INCLUDE RISING MAIN TO SURFACE WATER COLLECTOR MANHOLE

TO BE DESIGNED TO LIMIT PUMP DISCHARGE TO 1.0 l/s AND TO ATTENUATE SURFACE WATER TO PROVIDE MIN 17.8m³ OF STORAGE FOR THE 1 IN 100 YEAR STORM EVENT + 40% ALLOWANCE FOR CLIMATE CHANGE BASED ON SITE IMPERMEABLE AREA OF 380m²

SURFACE WATER RISING MAIN TO BE DESIGNED AND SUPPLIED BY SPECIALIST PUMP MANUFACTURER TO INCLUDE COLLECTOR MANHOLE

SURFACE WATER FROM PROPOSED DEVELOPMENT TO GRAVITY DRAIN FROM COLLECTOR MANHOLE TO EXISTING SOUTHERN WATER SURFACE WATER SEWER IN EASTERN ROAD

100mm VC LATERAL CONNECTION TO SOUTHERN WATER SEWER LAID AT MAX 1/100

GENERAL NOTES :

1. this drawing is not to be scaled, work to dimensions only, the contractor should check all dimensions on site
2. this drawing is to be read in conjunction with all relevant architectural drawings, detail drawings and detailed specifications where applicable
3. the contractor is to ensure level and location of connections to and diversions of existing drainage are to be checked prior to works commencing on site. any significant differences are to be reported to this office so that designs may be adjusted accordingly
4. the contractor is to ensure a full drainage survey is carried out to determine if any unknown live shared drains are located on the site and findings are to be reported to this office
5. the contractor is to ensure all existing sewer pipes to be re-used to be surveyed and leveled prior to the commencement of the drainage works and refurbished as necessary
6. any discrepancy on this drawing is to be reported immediately to this office for clarification
7. the contractor is to keep a record of any variations made on site, including the relocation of sewers or drains, so that an as-built drawing can be prepared upon completion of the project
8. the contractor is to ensure that all sewer pipes and manholes are to be cleaned and tested for water tightness on completion of construction
9. the contractor is responsible for all temporary works and for the stability of the works in progress
10. all private drainage to be in accordance with the building regulations approved document 'H' and BS EN752
11. it is the contractors responsibility to ensure compliance with current building regulations and codes of practice
12. all adoptable drainage to be constructed in accordance with sewers for adoption 7th edition and relevant council design guide
13. the contractor is to liaise with all relevant statutory authorities to ensure that no conflict exists with new drain connections
14. connections to public sewerage system only to made made following approval from the sewerage undertaker
15. reference should be made to the structural engineers details for all aspects of foundation design and construction
16. before determining the amount of face brickwork to each unit, consideration must be given to the proposed finished ground levels in the vicinity of the property. the levels shown on this drawing have been designed upon the parameters set down in the approved document 'M' of the building regulations 1991 (99 edition)
17. where drain runs pass close to buildings or their invert levels are below foundation level, then the trenches are to be backfilled in accordance with the standard details provided
18. the contractor is to ensure that all trees to be retained are adequately protected during building operations in accordance with arboricultural report

BELOW GROUND DRAINAGE NOTES :

1. the private drainage design on the plan has been based on the principles of a uPVC system. it can be adapted to suit a stoneware system but reference should be made to this office before amendments are made
2. all private surface water drains/ sewers to be 100mm diameter uPVC laid at minimum 1 in 100 unless otherwise stated on the plan
3. any drain carrying foul water to be uPVC having a minimum diameter of 75mm laid at 1 in 40 unless its carrying effluent from a WC
4. all private foul water drains/ sewers to be 100mm diameter uPVC laid at minimum 1 in 80 where at least one WC is connected to the system unless otherwise stated on the plan
5. stub stacks fitted with air admittance valves may be used instead of soil vent pipes, subject to the architects approval (*except where the drainage connection exceeds 10m before connecting with another ventilated drain, inspection chamber or manhole*). head of drain vent pipes must not be fitted with air admittance valves
6. where drains pass through sub-structure walls the pipes are to be bridged using an appropriate precast concrete lintel (*ensure 50mm clearance all around pipe is provided*) or provide a sleeve with 50mm clearance all round
7. where drains are cast into building foundations or a concrete surround is added to a manhole, a flexible joint should be provided within 150mm of the face of the structure, a rocker pipe of max 600mm in length shall be provided either side of the structure, laid at slightly steeper gradient to allow for settlement or provide a sleeve with 50mm clearance all round
8. where the soffitt of a drain running under the ground bearing slab is within 300mm of the underside of the slab ensure the drain is cast in min 150mm concrete surround, to be integral with the slab
9. refer to pipe bedding details for laying pipes at varying depths which include protection of pipes at shallow depth
10. appropriate measures (*to be agreed with the district council's building control section*) are to be taken to discourage rodent entry into the properties
11. in order to maintain the satisfactory functioning of drains, all road, yard gullies and channel drains are to be 'trapped'
12. manholes situated within areas accessible to motor vehicles are to be fitted with suitable strength covers and frames

LEGEND

━━━	proposed site boundary
━ ▪ ━	existing southern water foul water sewer
━ ━ ━	existing southern water surface water sewer
— — — —	proposed foul water main drain
— — — —	proposed surface water main drain
— · — · —	proposed foul water drainage
- - - - - -	proposed surface water drainage
— ∟ ∟ ∟	proposed foul water rising main
— ∟ ∟ ∟ ∟	proposed surface water rising main
● FWMH	foul water manhole
● FIC	PPIC foul water inspection chamber
● FAC	300mm Ø PPIC foul water access chamber
○ SWMH	surface water manhole
○ SIC	PPIC surface water inspection chamber
○ SAC	300mm Ø PPIC surface water access chamber
○ ST	PPIC surface water silt trap chamber with min 450mm catchpit
• SVP	soil vent pipe
• SS	stub stack
▫ BIG	back inlet gully
• RWP	rain water pipe
RE ▸--	rodding eye
DC	drainage channel
⊡	trapped gulley

Ings
Engineering
Limited

client
AM Construction (Southern) Ltd

job
Land Adjacent 2 The Spinney,
Eastern Road,
RH16 3NG

drawing number
9501/ D1

revision
-

drawing title
Site Plan Showing Below Ground
Drainage Layout

drawn by
ICR

checked by
-

issue status
-

date
Apr 2023

scale (printed at A1)
1/200

1.0m 1/ 20
1.0m 1/ 50
1.0m 1/ 100

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP

ings engineering limited
spithurst [illegible] spithurst road
barcombe east sussex [illegible]
[illegible]