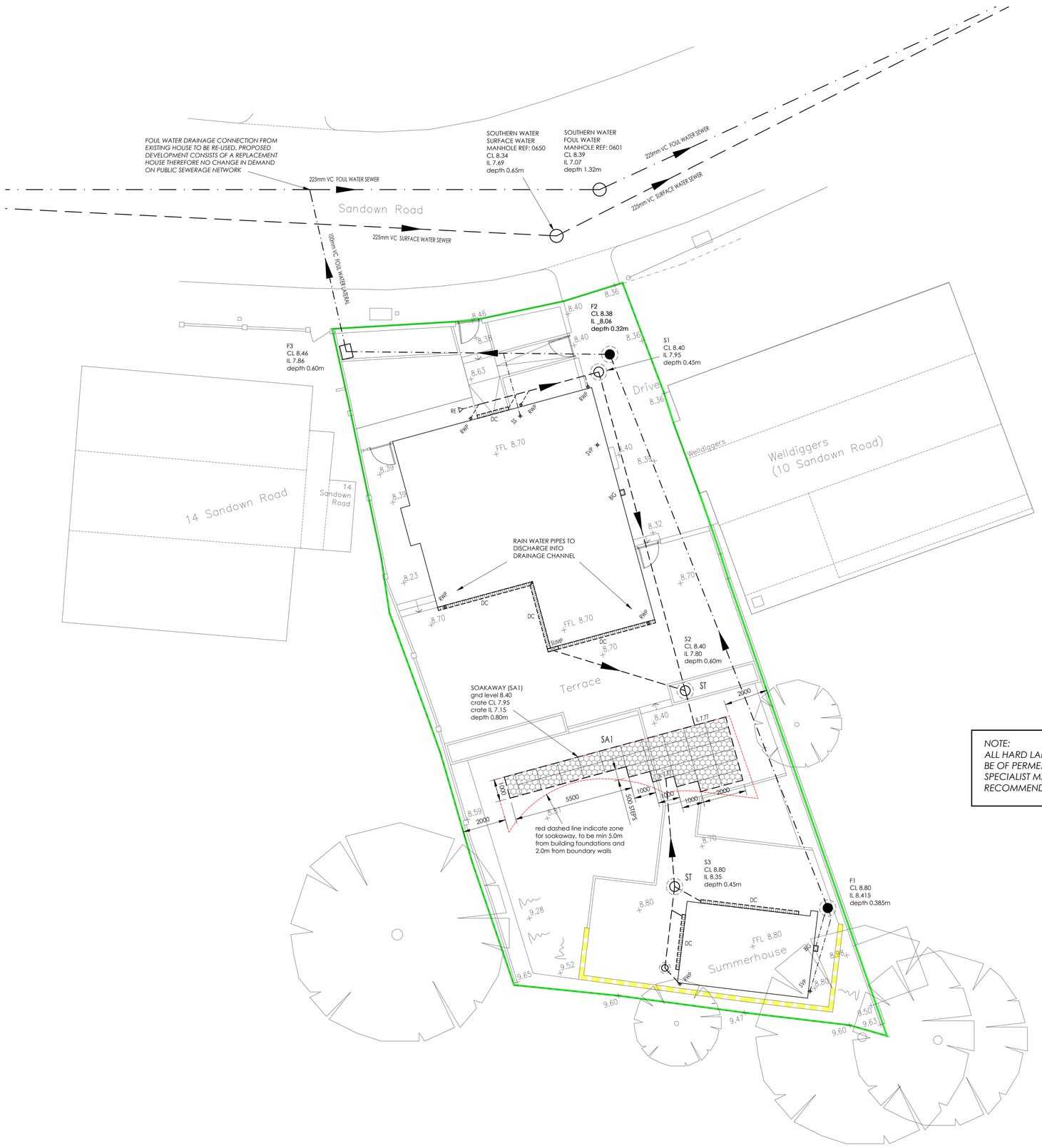

LEGEND

- RWP — rain water pipe
- RE — rodding eye
- DC — drainage channel
- SVP — soil vent pipe
- SS — stub stack
- BIG — back inlet gulley
- proposed private surface water drainage
- proposed private foul water drainage
- S1 CL 8.40 IL 7.80 depth 0.60m — proposed PPIC surface water manhole (type 3/ type 4), showing manhole reference, cover level, invert level & depth
- ST — indicates manhole with 450mm silt trap
- F1 CL 8.80 IL 8.415 depth 0.385m — proposed PPIC foul water manhole (type 3/ type 4), showing manhole reference, cover level, invert level & depth
- SA1 — SOAKAWAY CONSTRUCTED USING GEOCELLULAR STORAGE 17.5m² x 0.8m DEEP
  - provide two layers AquaCell Core-R from WAVIN or similar approved to be laid in a 'brick bonded' pattern installed in strict accordance with manufacturers SOAKAWAY details
  - AquaCell to be laid on 100mm bed of coarse sand or non angular granular material, level & compact
  - AquaCell units to be wrapped using a 300g non-woven geotextile
  - provide min 100mm of coarse sand or non angular granular material between the trench walls and AquaCell structure & compact
  - lay 100mm of coarse sand or non angular granular material over the geotextile and compact
  - use AquaCell adaptors to connect incoming pipework
  - ensure minimum 300mm cover depth to units where installed under landscaped/ non-trafficked area
  - ensure minimum 500mm cover depth to units where installed under areas where a ride on mower may be used
- SITE BOUNDARY
- BRICK RETAINING WALL, REFER TO SK08/ SK09 FOR DETAILS

NOTE:
ALL HARD LANDSCAPED SURFACES TO BE OF PERMEABLE CONSTRUCTION TO SPECIALIST MANUFACTURERS DETAILS/ RECOMMENDATIONS

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 2010 (2015 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 soakaways are located a minimum of 5.0m away from the foundations of a building and that the effective soakaway depth is within the permeable ground bearing stratum (*having filtration rate = 36 mm/hr, in accordance with soil report prepared by ASHDOWN SITE INVESTIGATIONS*)
19. soakaway locations, diameters and effective depths are to be confirmed following on-site soakage testing to BRE digest 365
20. 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

Rev B - 21 Oct 2021
updated following Laura Gibbons comments 14/10/2021
Rev A - 29 Sep 2021
updated following Laura Gibbons comments 23/08/2021

Ings Engineering Limited

client: SMS (SOUTHERN) LTD

job: 12 Sandown Road, Southwick, Brighton, BN42 4HB

drawing number: 8560/ D1

revision: B

drawing title: Site Plan Showing Below Ground Drainage & External Works

drawn by: ICR

checked by: _

issue status: _

date: Apr 2021

scale (printed at A1): 1/ 100

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's

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