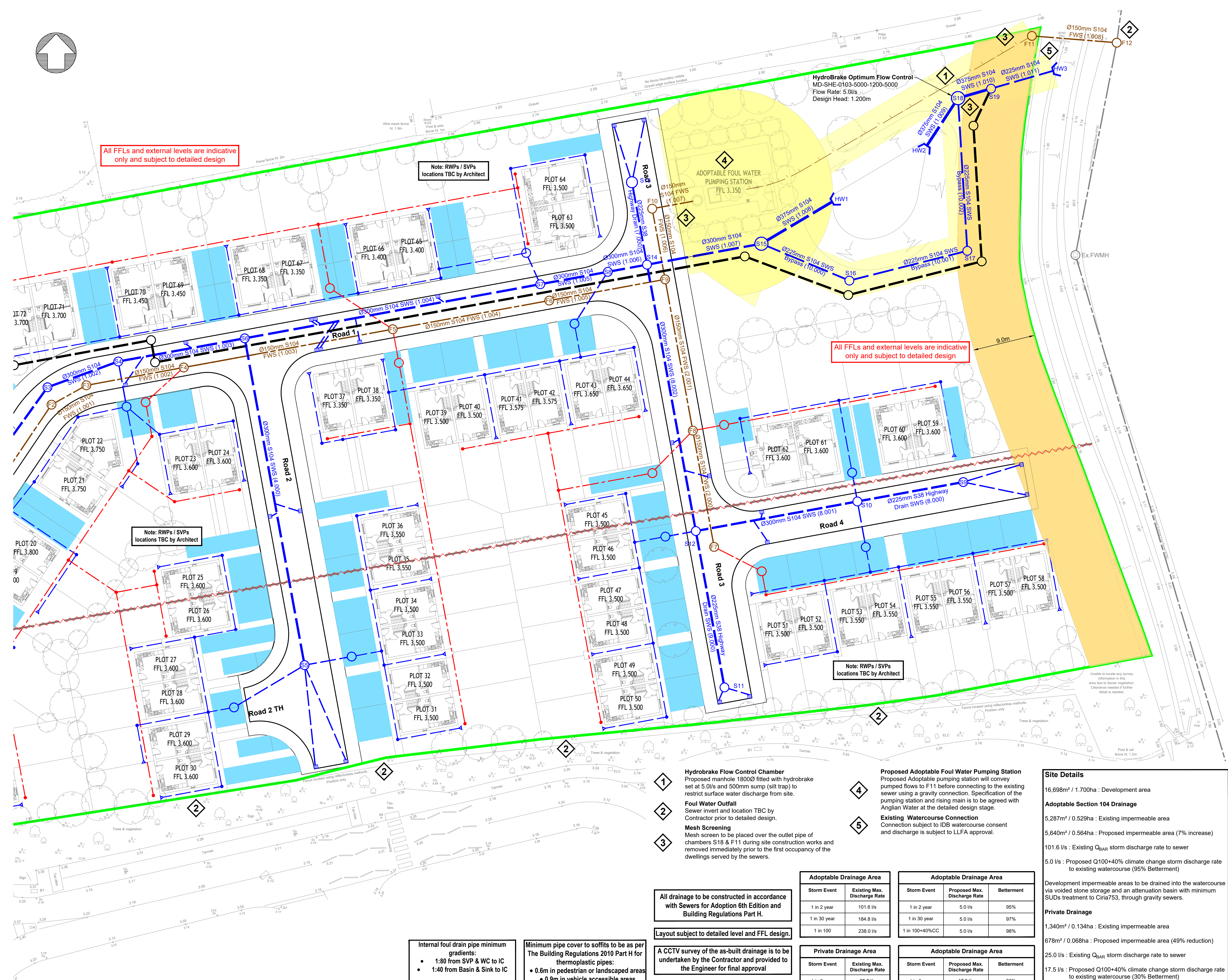




1. **DO NOT SCALE.**
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed **PRIOR** to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and **NOT** for construction. Should the Contractor commence site work prior to such approval being given it is entirely at their own risk.
5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in millimetres unless otherwise stated.
7. The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed **PRIOR** to the commencement of any work on site.

1. Information shown is FOR APPROVAL only and subject to detailed design.
2. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
3. All work is to be carried out in accordance with the current British Standards, codes of practice, building regulations and with Sewers for Adoption 6th Edition guidance.
4. The exact position, level, size and use of existing sewers to be confirmed on site. Any discrepancies are to be reported to the engineer prior to commencement of works.
5. All uncovered and shallow pipework to be protected against construction traffic as part of the contractors temporary works requirements.
6. Cover levels shown are approximate only, subject to the Architect's external works and landscaping scheme.
7. All connections to road gullies and channels shall be 150mm nominal bore pipework.
8. All pipework to be U-PVC type in accordance with WIS 4-35-01 unless otherwise noted.
9. All pipes connecting to adopted manholes up to and including 300mm dia. to be U-PVC.
10. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete.
11. All pipework entering and exiting manholes to be connected with pipe soffits level.

	Site Ownership Boundary
	450mm dia. IC Max Depth 3.0m
	1200mm dia. IC
	Rodding eye (storm only)
	Surface Water
	Private Sewer Diversion
	Foul Water
	Section 38 Storm Drainage
	Existing Sewer
	S104 Foul Water Rising Main
	400mm dia. Catchpit
	Collector drain - Ø100mm Plastic pipe
	Existing storm drain to be fully removed
	Sewer Easement
	Internal Drainage Board Easement (9m from top of bank)
	Private permeable block paving parking bays
	Voided stone attenuation area (Depth shown)

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Revision:

Development impermeable areas to be drained into the private drains via voided stone storage with minimum SUDs treatment to Ciria753, through gravity sewers.

Existing Watercourse Connection
Connection subject to IDB watercourse consent and discharge is subject to LLFA approval.

Private Drainage Area		Adoptable Drainage Area		
Storm Event	Existing Max. Discharge Rate	Storm Event	Proposed Max. Discharge Rate	Betterment
1 in 2 year	25.0 l/s	1 in 2 year	17.5 l/s	30%
1 in 30 year	47.8 l/s	1 in 30 year	17.5 l/s	63%
1 in 100	61.1 l/s	1 in 100+40%CC	17.5 l/s	71%

Mesh Screening
Mesh screen to be placed over the outlet pipe of chambers S18 & F11 during site construction works and removed immediately prior to the first occupancy of the dwellings served by the sewers.

Sewer details shown are taken from STW sewer records and are to be confirmed by Contractor prior to commencement of the works

Internal foul drain pipe minimum gradients:

- 1:80 from SVP & WC to IC
- 1:40 from Basin & Sink to IC

Minimum pipe cover to soffits to be as per The Building Regulations 2010 Part H for thermoplastic pipes:

- 0.6m in pedestrian or landscaped areas
- 0.9m in vehicle accessible areas

Any pipes with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround