

LOCATION OF EXISTING SEWERS ARE ASSUMED. THE CONTRACTOR SHALL CONFIRM THE LOCATIONS, LEVELS, DIAMETER AND CONDITION OF THE SEWERS PRIOR TO COMMENCING CONSTRUCTION WORKS ON SITE.

CONTRACTOR TO COMPLETE S106 APPLICATIONS AND OBTAIN APPROVAL PRIOR TO CONSTRUCTION AND CONNECTING TO THE PUBLIC SEWER.

SHRUBS AND VEGETATION PLANTED TO BE CHECKED THAT ROOTS NOT DAMAGE DRAINAGE SYSTEM UNDERNEATH. DUCTILE IRON PIPES MAY BE USED, WHERE COVER NOT SUFFICIENT FOR PIPE CONCRETE PROTECTION

All redundant sewers to be blocked and sealed.

Design subject to change when position of RWPs, SVPs, etc is confirmed. Group of appliances assumed rather single appliances for internal drainage. Cover levels indicative and subject to change as well as the re-design when surfaced levels are finished.

Linear drain to be checked and confirmed with manufacturer

Build over or near sewer agreement to be made with Water Authority or other sewer owner if required

Foundations to be deepened in case of clash with drainage.

Contractor to check for any existing 3rd party sewers crossing the site and all disused sewers are sealed.

Design subject to planning conditions

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SP3
Pump Chamber with raising main
tbc with pump manufacturer
Discharge to be constant flow at 2l/s
for all storm events up to 100yr+30%cc
CL18.75
Incoming pipe IL17.482
to be confirmed by manufacturer/provider - the size and position of pump station (including rising main and associated chambers) may change following pumping station manufacturer/provider design
location to be agreed with Building Control
maintenance regime as per manufacturer instruction
If invert level or other details are different Engineer to be notified

TANKED STORAGE CRATES
3 X 2 X 0.4M DEEP
TO STORE 2.85M3
INCOMING PIPE IL20.845
BASE LEVEL 20.845
TOP LEVEL 21.245
SURFACE LEVEL22.04
95% VOIDS
Buoyancy protection measures to manufacturer's instruction.
No traffic only allowed.
refer to drawing number PK146-161for detail.

FW MH 1
Suitability of connection of rising main TBC by pump manufacturer/specialist
CL22.08TBC
IL21.511TBC

FP1
Foul pump station with non-return valve and raising main
tbc with pump manufacturer
Discharge rate 2.5l/s TBC
(with assumption receiving MH outfall pipe to have sufficient capacity - otherwise lower discharge rate pump to be used with prior agreement with engineer and manufacturer)
CL18.75
Incoming pipe IL17.353
Base level 16.77 assuming 1.2mØ chamber
24 Hour storage = 0.66m³
(based on 150 l/person/day +10%= 660 l/day for 4 residents - TBC - if number of residents is different - adequate capacity wet-well to be installed)
to be confirmed by manufacturer/provider - the size and position of pump station may change following pumping station manufacturer/provider design
location to be agreed with Building Control
If invert level or other details are different Engineer to be notified

Key:

- Proposed Private Foul Water Sewer
- Proposed Private Surface Water Sewer
- Existing Foul Water Sewer
- Existing Surface Water Sewer
- Yard Gully
- Proposed Soil & Vent Pipe
- Proposed Rain Water Pipe
- Proposed Private Surface Water Manhole
- Proposed Private Surface Water PPIC (Inspection Chamber)
- Proposed Private Surface Water Rodding Eye
- Site Boundary
- Proposed Crate Storage
- Proposed Private Foul Water Manhole
- Proposed Private Foul Water PPIC (Inspection Chamber)
- Linear Drain
- Flow Exceedance routes
- Proposed Permeable Pavement - min 300mm deep permeable subbase and 80mm deep pavement blocks on 50mm sand TBC with Structural Engineer

Notes:

- DO NOT SCALE.
- This drawing should be read in conjunction with all other relevant drawings and details.
- If there is any conflict between the information on this drawing and that indicated on other drawings the Engineer should be informed BEFORE commencement of construction on site.
- It should be understood that all drawings issued are Preliminary and NOT for construction until technical approval has been obtained from the relevant Authority. If the contractor commences site work prior to such approval being given, it is solely at his own risk.
- All dimensions are given in millimetres unless noted otherwise.
- The Risk Assessment and Hazard Identification and information for this project must be reviewed and understood by the contractor BEFORE the commencement of any works on site.
- The Contractor is responsible for checking all tie-ins for line and level with existing prior commencement of any works. If any errors are found The Engineer, should be notified immediately in writing.
- The positions of soil & vent pipes & rainwater pipes etc and level information on this drawing are indicative only. Refer to current Architects Plans for location(s). The drainage design may require the change after all those locations have been confirmed. All rainwater and soil and vent pipes shall be completed with rodding access.
- The Building Regulations Part H apply to all private drainage to be constructed.
- All private drains/sewers to be 100 mm diameter unless noted otherwise.
- For details of pipes penetrating walls and pipe runs near buildings refer to Building Regulations Part 'H'.
- All workmanship should be in accordance with the most current British Standards.
- The drainage is designed for the permanent case. Should additional loads over & above those designed for may arise during the construction process, the Contractor shall ensure any necessary temporary protection is in place for pipelines, manholes etc. so nothing is damaged as a result of his method of working.
- Pipe gradients shown are indicative only and are not to be used for setting out purposes.
- Internal drainage indicative only. Architects or M&E engineers drawings should be referred to for in-house connections.
- Contractor to liaise with Statutory Undertakers and Services Owners to agree services diversions if necessary.
- Design subject to change when foundation type confirmed.
- Cover levels may need adjustment to suit the surface (if lower than shown Engineer is to be notified).



CBS Engineering

105 Raleigh rd
Layout

Drainage Strategy Layout

Drawing Status

PRELIMINARY

Job No.

PK146

Drawn

PK

Checked

PK

Drawing No.

PK146-140

Scale at A1

1:100

Date

16.06.25

Issue Date

16.06.25

Revision

P0