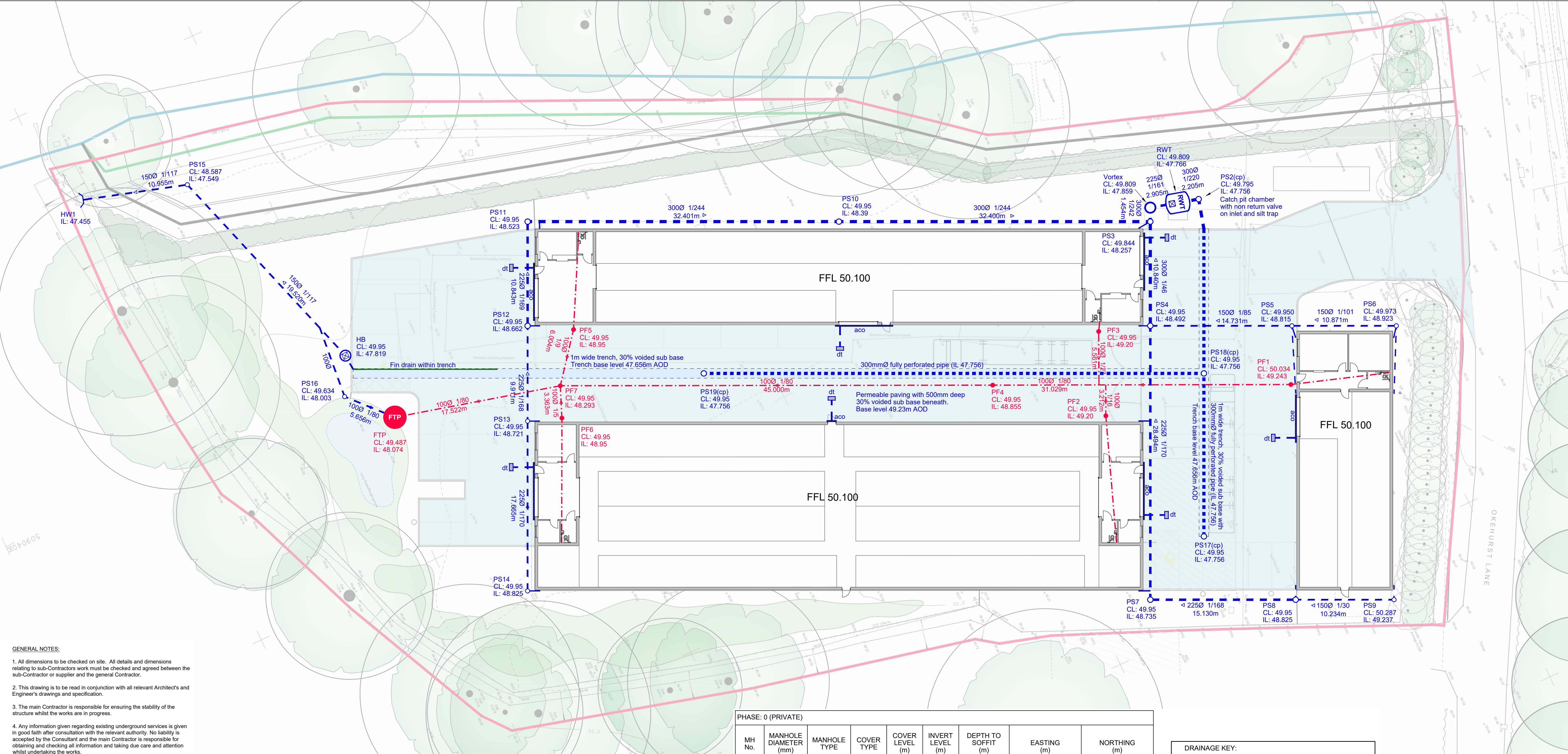




- GENERAL NOTES:
1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
 2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's 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.

- DRAINAGE NOTES:
1. All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.
 2. All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. 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.
 3. All private building drainage shall be constructed in strict in accordance with the current version of BS EN 752:2017. 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.
 4. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
 5. 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.
 6. 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.
 7. All svps shall have rodding access plates fitted at their bases (ground floor level).
 8. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
 9. Any discrepancy between the drawing and site should be reported immediately to the Engineer.
 10. All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

PHASE: 0 (PRIVATE)								
MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
HB	1200	Type B	B125	49.950	47.756	2.044	509036.877	127400.409
PS2	600	CATCHPIT	B125	49.795	47.756	1.739	509059.523	127487.795
PS3	600	Type E	B125	49.844	48.257	1.287	509059.523	127482.245
PS4	600	Type E	D400	49.950	48.492	1.158	509069.354	127477.678
PS5	450	Type E	D400	49.950	48.815	0.985	509075.561	127491.038
PS6	450	Type E	B125	49.973	48.923	0.900	509080.142	127500.897
PS7	600	Type E	B125	49.950	48.735	0.990	509095.195	127465.672
PS8	600	Type E	B125	49.950	48.825	0.900	509101.570	127479.393
PS9	450	Type E	B125	50.287	49.237	0.900	509105.882	127488.674
PS10	600	Type E	B125	49.950	48.390	1.260	509045.871	127452.862
PS11	600	Type E	B125	49.950	48.523	1.127	509032.219	127423.478
PS12	600	Type E	D400	49.950	48.662	1.063	509042.052	127418.908
PS13	600	Type E	D400	49.950	48.721	1.004	509051.039	127414.730
PS14	600	Type E	B125	49.950	48.825	0.900	509067.058	127407.283
PS15	450	Type E	B125	48.587	47.549	0.888	509013.816	127392.985
PS16	450	Type E	B125	49.634	48.003	1.531	509040.707	127398.535
PS17	600	CATCHPIT	D400	49.950	47.756	2.094	509091.574	127473.502
PS18	600	CATCHPIT	D400	49.950	47.756	2.094	509076.194	127480.649
PS19	600	CATCHPIT	D400	49.950	47.756	2.094	509054.264	127433.450
Vortex	1200	Type B	B125	49.809	47.859	1.725	509058.204	127482.858
PF1	450	Type D	D400	50.034	49.243	0.691	509081.056	127488.374
PF2	450	Type D	D400	49.950	49.200	0.650	509075.890	127469.537
PF3	450	Type D	D400	49.950	49.200	0.650	509067.622	127472.557
PF4	450	Type D	D400	49.950	48.855	0.995	509068.041	127460.206
PF5	450	Type D	D400	49.950	48.950	0.900	509044.418	127423.080
PF6	450	Type D	D400	49.950	48.950	0.900	509052.253	127418.104
PF7	450	Type D	D400	49.950	48.293	1.557	509049.138	127419.369

DRAINAGE KEY:

Proposed Private Drainage

- PS2 Surface water sewer
- (cp) Catch pit chamber
- HB1 Hydrobrake manhole
- CTL-SHE-0106-6100-1700-6100 passing 6.1 l/s at 1.7m head
- RWT Enduramaxx 5000 litre non-potable underground tank 2480 long x 2030mm wide
- HW1 Concrete bagwork headwall
- aco ACO Channel with sump outlet
- dt Distribution tank
- Permeable paving with 300mm deep 30% voided sub base beneath. Base level 49.23m AOD
- Fin drain Fin drain
- 1m wide trench, 30% voided sub base with 300mmØ fully perforated pipe (IL 47.756) Trench base level 47.656m AOD
- PF2 Foul water sewer
- FTP Waste water treatment plant - Klargester Bio-Disc BB

A | 04.02.25 | AJD | Drawing updated | SM

REV	DATE	BY	DESCRIPTION	CHK
Issue Status				
FOR TENDER				

C

e

p

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CLIENT

Denver Commercial LLP

PROJECT

Denver, Okehurst Lane

TITLE

Site Layout - Proposed Drainage And Levels

DRAWN

A Davies

DATE

Jan 2025

PROJECT NO.

23516

ENGINEER

S Macandrew

CHECKED

SM

DRG. NO.

101

REV.

A

SCALE

1:200 @ A1, 1:400 @ A3