Camellia Rise

Chantry Rise

CAMELLIA RISE

RESIDENT PARKING

LOWER LEVEL CAR PARK

STAFF & VISITOR PARKING

FIRE HYDRANT

MAIN BUS PARKING BAY

AMBULANCE PARKING

CARE HOME ENTRANCE

Note: the surface watter drainage system has been designed to accomodate up to the 1 in 100 year + climate change storm event with no flooding on site. The arrows demonstrated on this plan show the surface water flow path based on proposed site levels, in the event of a full surface water drainage system blockage or exceedence events in excess of the 1 in 100 year + climate change event.

Overland flow paths have been generated using Causeway Live Design Overland Flow Path modelling tool, applied to a 3D proposed surface levels design.

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialist sub-contractors drawings and the specification.

2. All setting out to be in accordance with the schedules. any discrepancies between the engineers and the architects drawings to be referred to the architect before proceeding. Dimensions must not be scaled.

3. All private drainage is to be in accordance with BS EN 752-1-2-3-4, BS EN 1295-1, BS EN 1610 and all relevant sections of approved document H of the building regulations (2015 Edition).

4. Where drainage pipework is to be flexibly jointed extra strength vitrified clay it should be to BS EN 295-1, Hepworth 'Supersleve' or equivalent.

5. Where drainage pipework is plastic i.e. PVC-U it shall be to BS EN 1401-1 Osma or equivalent. Private pipework to be type SN4 and all adoptable pipework to be type SN8.

6. Where drainage pipework is cast iron it shall be to BS EN 877 and for ductile iron it shall be to BS EN 598.

7. All concrete pipework, shall be to BS EN 1916 and BS 5911-1. Manholes and fittings shall be to BS 5911 parts 3 and 4 and BS EN 1917.

8. All materials for adoptable drainage are to be Kitemarked as appropriate.

9. All adoptable manhole covers and frames are to be 150mm deep minimum and the covers badged as appropriate i.e. 'FW' or 'SW'.

10. Where drains pass through foundations or connect to manholes, flexible pipe joints are to be provided within 150mm of the face of the structure and within a further 600mm to form a rocker pipe.

11. Where pipes pass through screen walls, footings or retaining walls, lintels are to be provided.

12. Where pipelines pass within 1.0m of buildings or walls the foundations are to be taken down below the bottom of the trench. Where pipelines are more than 1.0m away from foundations the trench shall be backfilled with concrete up to a point that meets a 45° angle line taken from the bottom corner of the nearest foundation.

13. Where depth to invert does not exceed 600mm and the pipe size does not exceed 100mm diameter, 300mm dia. polypropylene access chambers may be used. Elsewhere, proprietary polypropylene or precast concrete manholes are to be used.

14. Where connections are to be made to existing manholes / sewers, invert levels, pipe sizes and orientation should be checked prior to the commencement of the works and any variance reported to the engineer immediately. Where connections are to be made on or off site the contractor is to check the line and level of any services / mains, to ensure that no clashes exist prior to works commencing.

15. Where pipelines cross, each is to be surrounded with grade ST4 mass concrete for a distance not less than 1.0m centred on the crossing point. Length of surround to be extended as necessary to within 150mm of the next nearest flexible joints.

16. For private drainage, concrete protection is to be provided where the effective cover to the crown of the pipe(s) is less than 1.2m in trafficked areas and 0.6m in soft landscaped or pedestrianised areas.

17. The contractor is to ensure that protective measures are taken to ensure that drainage pipework and fittings are not damaged by site traffic prior to oversite filling operations being completed around buildings.

18. The top run of each private foul drainage network is to be laid to falls no slacker than 1:40, the head of each run is to be vented to atmosphere in accordance with approved document H.

19. All surface water drainage to be min 100mm dia, laid at a gradient no slacker than 1/80. And all foul water drainage to be min 100mm dia. unless stated otherwise.

20. The contractor is to ensure that all pipework connections are arranged to direct flows down or into the main channel in the direction of the main flow. Where necessary 3/4 bends are to be used on oblique connections inside the manhole benching where sufficient room exists or the pipelines on oblique connections are arranged outside the chamber to be able to divert flows down the main channel. Connections brought in perpendicular to the main channel are not acceptable. Where possible the main channel flow shall be from any connections with WC's to ensure a flush through the main channel is achieved.

21. The contractor is to ensure that when preformed polypropylene manhole bases are used that they are orientated such that the main flow is through the main channel of the base. this should be achieved by incorporating long radius bends outside of the manhole.

22. The contractors attention is drawn to the need to ensure that any trenches excavated through previously compacted filled areas, in particular under the building footprint and immediately around the outside, are re-compacted to ensure localised differential settlement does not occur.

23. Where new connections are to be made into existing manholes or sewers, all invert levels, pipe orientation and sizes should be checked on-site prior to the commencement of the works, with any variance reported to the engineer once identified. Where new connections are to be made either on or off-site, the contractor is to check the line and level of any existing services / mains, to ensure that no clashes exist prior to the works commencing.

24. Any and all new connections into a public sewer are to be inspected by the local water authority and carried out fully in accordance with their requirements. The contractor is to allow for obtaining the appropriate 'Section Agreements' as well as paying all necessary fees.

25. The contractor is to allow for obtaining the appropriate road opening licence's from the local highway authority and paying all necessary fees. All reinstatement works within the public highway are to be carried out in accordance with the requirements of the local highway authority.

26. Permeable paving surface finish 'to the architects spec'. Any alteration to the extents of the permeable paving may have an adverse affect upon the Surface water drainage design and must therefore be discussed with the engineer.

27. Modular crate soakaway system(s) to be 'Wavin Aquacell' or 'Polypipe Polystorm'. Any other system offered will need to be provided with a separate warranty for design and installation.

28. Contractor to allow for threshold channel drainage to building access points where required.

Rev.	Date	Description
P1	12.09.24	First Issue for Planning

Calcinotto
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Client
Care South

Project Title
Sussexdown House

Drawing Title
Surface Water
Overland Flow Paths

Drawing Status
Planning

Originator No.	Rev by	Chk by	Scale
114522	DB	MD	1:200 @A1

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NO.
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