

P/2018/00438
Received
29/03/2018

RETAINING WALL TO BE DESIGNED BY A STRUCTURAL ENGINEER DUE TO PROXIMITY OF ROAD & LEVEL DIFFERENCE ADJACENT TO BOUNDARY.

Existing BT Chamber to be relocated
Prior to commencement of works, invert level to be confirmed in order to ascertain the existing invert level of Foul Water Sewer at the proposed point of connection.

IN ACCORDANCE WITH THE FRA - FINISHED FLOOR LEVELS TO BE A MINIMUM OF 48.80m AOD - HOWEVER THIS IS CURRENTLY BEING REVISED DUE TO THE CORRECTION IN THE FLOOD MAP. THEREFORE PROPOSED FINISHED FLOOR LEVELS ARE SET AT 600mm ABOVE EXISTING GROUND LEVELS TO PROVIDED FREEBOARD

* ALL DRIVEWAYS TO BE POROUS BLOCK PAVING (INFILTRATION) WITH DEEPEND SUB-BASE FOR SW STORAGE *
** ROAD CARRIAGEWAY TO BE POROUS BLOCK PAVING (INFILTRATION) WITH DEEPEND SUB-BASE FOR SW STORAGE. SUB-BASE DEPTH (AVERAGES IN BETWEEN 0.8-1.2m FROM ROAD SURFACE) AND IS SHOWN ON DRG. P. ENG_003 - PRELIMINARY LONG SECTIONS **

POSSIBLE EXISTING RISING MAIN ALONG FOOTPATH LINK. NO INFORMATION AVAILABLE. APPROX LOCATION TAKEN FROM ANECDOTAL EVIDENCE ONLY. THEREFORE TO BE FULLY INVESTIGATED WITH TRIAL PITS AS IT WILL EFFECT THE FOUL WATER OUTFALL.

EXACT ROUTE AND DEPTH OF EXISTING PRIVATE RISING MAIN TO BE INVESTIGATED WITH SLIT TRENCHES TO ALLOW DIVERSION THROUGH THE SITE. CLIENT TO CONFIRM EASEMENT WIDTH REQUIRED.

PRIVATE FW PUMP STATION
CL 47.60 L 44.765
Sumo IC 43.000 (150)
Outgoing PIP L 46.00
FW Emergency Storage
53.000 @ 160 L x 400 L
= 8.48 m³ (in wet well)

EXISTING DITCH / WATERCOURSE TO BE CLEARED-OUT AND RE-GRADED WHERE NECESSARY.

RETAINING WALL TO BE DESIGNED BY A STRUCTURAL ENGINEER DUE TO PROXIMITY OF RW & ROAD ADJACENT TO WATERCOURSE. CLIENT TO CONSIDER AMENDMENT TO SITE LAYOUT MOVING THE ROAD AWAY FROM TOP OF BANK.

CONTROL CHAMBER S30
(Greenfield Run-Off to FRA)
1yr Storm = 9.7 l/s
30yr Storm = 23.3 l/s
100yr +40% = 30.0

EXISTING SURFACE WATER FLOWS FROM THE DEVELOPMENT LAND APPEAR TO FLOW TO THE EXISTING DITCH ALONG THE EASTERN AND SOUTHERN BOUNDARY OF THE SITE.
* PROPOSED OVERFLOW FROM ROAD INFILTRATION SUB-BASE TO MIMIC THE EXISTING SITUATION WITH FLOWS RESTRICTED TO GREENFIELD RUN-OFF.
* PRIOR TO DEVELOPMENT THE CLIENT MUST ENTER INTO AN AGREEMENT WITH ANY 3RD PARTY LAND OWNERS TO OUTFALL TO THIS POINT, AND ALSO AGREE ANY NECESSARY RIGHTS OF DRAINAGE.
** PLEASE NOTE THAT THE CONSENT FOR DISCHARGE CANNOT BE REQUESTIONED AND NEGOTIATION WITH THE LANDOWNERS WILL BE REQUIRED.

EXTENTS OF ROOT PROTECTION ZONES TO BE CONFIRMED IN REAR GARDENS

EXISTING WATERPARK WATER LEVEL - TBC

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Approximate route of existing pumping main crossing the site. Pumping main shown grey where it is to be diverted and the possible diversion route shown in red - subject to all necessary approvals.

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EXTENTS OF ROOT PROTECTION ZONES TO BE CONFIRMED IN REAR GARDENS

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees / structures are to be retained they should be subject to a full specialist inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Residential & Commercial Engineering Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients the Developer or Contractor but not limited thereto) non-compliance with above mentioned provisions.

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- GENERAL CONSTRUCTION NOTES -
1. HIGHWAY INSPECTOR TO BE PRESENT DURING INSPECTIONS / CR TESTING.
 2. ALL TACTILE PAVING CROSSING POINTS ARE TO BE AGREED ON SITE WITH HIGHWAYS OFFICER. THE CONTRACTOR IS TO OBTAIN THE POSITIONS SHOWN ON THE DETAILED DESIGN PLANS.
 3. ALL EXISTING DRAINAGE INVERT LEVELS & POSITIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ANY WORKS BEING UNDERTAKEN ON SITE.
 4. ALL LEVELS, HIGHWAYS & DRAINAGE DETAILS SUBJECT TO CHANGE UPON RECEIPT OF TECHNICAL APPROVAL VIA RELEVANT APPROVING AUTHORITIES.
 5. BUILDING DRAINAGE SHALL COMPLY WITH BS5511 1985 & THE BUILDING REGULATIONS 1985 PART 7.
 6. ALL BUILDING DRAINAGE SHALL BE 100MM DIAMETER UNLESS SPECIFIED OTHERWISE. ALL DRAINAGE SERVICES 15 OR MORE FLOORS SHALL BE 150MM DIAMETER IN ACCORDANCE WITH SEWERS FOR ADOPTION.
 7. ALL MANHOLES TO BE EITHER PRIVATE OR ADOPTABLE. PRIOR TO ENTERING A ROADWAY TO BE PROVIDED AS A CATCHER WITH A MINIMUM 500mm SUMP TO COLLECT SLUR & DELETERIOUS MATERIAL.
 8. CONCRETE PROTECTION SHALL BE PROVIDED TO ALL LINIC PIPES WITH LESS THAN ROOM COVERS & TO SLAY PIPES WITH LESS THAN 300MM COVER WITH NON ADOPTE AREAS.
 9. WHERE A PIPE PASSES THROUGH A WALL AN OPENING IS TO BE MADE TO THE PIPE. THE PIPE SHALL BE SUPPORTED BY A LUTEL. A PIPE OF MAXIMUM 600MM LENGTH SHALL BE USED TO CONTINUE THE PIPEWORK.
 10. WHERE A PIPE TRENCH IS WITHIN 4M OF A BUILDING IT IS TO BE FILLED WITH CONCRETE UP TO A LEVEL BELOW THE BUILDING EQUAL TO THE DISTANCE FROM THE BUILDING LESS 300MM.
 11. WHERE THE FORMATION OF A PIPE TRENCH IS ABOVE ORIGINAL GROUND LEVELS IT IS TO BE MADE UP WITH WELL COMPACTED DTP TYPE MATERIAL OR BETTER.
 12. WHERE A DRIVEWAY FALLS TOWARDS A DWELLING, IT SHALL BE WATERED WITH 25% FINE SAND OR DRAINAGE CHANNELS TO PREVENT SLIPPERY SURFACES.
 13. ALL RETAINING WALLS ABOVE 600MM TO HAVE SUITABLE FALL PROTECTION MEASURES AT THE HIGHER LEVEL.
 14. ALL ADOPTABLE PIPEWORK FOR HIGHWAY DRAINS TO BE MINIMUM CLASS M TO BS511 OR CLASS 150 JULY OR 25 KVM CRIPDRING STRENGTH IF DRAINAGE TO BE CLASS EN 20K AND 500 CLASS GRANULAR BED UNLESS SHOWN OTHERWISE.
 15. MANHOLES COVERS AND SLOPE GRATES TO BE ADOPTED SHALL BE KITE MARKED AND TO BS EN124 CLASS D400.
 16. ALL CONNECTIONS TO SEWERAGE UNDERNEATH HIGHWAYS MUST BE MADE VIA FACTORY MADE JUNCTIONS.
 17. ALL DRAINAGE UNDER PROPOSED ADOPTABLE ROADS MUST BE BACKFILLED WITH AN APPROVED GRADED GRANULAR MATERIAL.
 18. ALL DRAINAGE MATERIALS MARKED WITH (C) TO BE AGREED WITH THE SEWER TRENCH WATER LEVELS OF THE TRENCH PRIOR TO ANY CHANGES TO THE MATERIAL PALETTE SPECIFIED.
 19. POLISHED STONE, VALVES AND INTEGRATE SIZES, AGGREGATE, ABSORPTION MATERIALS, REBAR, JOINTS, LUBRICANTS, SIGNALLING, ADHESIVES AND COMPLY WITH ALL CODES OF PRACTICE PRIOR TO ORDERING AND KIND OF MATERIALS TO BE USED.
 20. A SCREEN IS TO BE FITTED OVER THE OUTGOING PIPE TO THE LAST NEW SURFACE LANDOWNERS MARKS. PRIOR TO STARTING THE EXISTING SEWER SERVICE, APPROVED MARKING OUT ON THE GROUND WITHIN THE SITE AND THE CONTRACTOR SHALL MAKE SURE CAREFUL RECORDS OF THE EXISTING SEWER SERVICE ARE DISCOVERED ON SITE THE ENGINEER IS TO BE CONTACTED IMMEDIATELY.

Rev	Description	Date	Drawn	Check
Revisions:				



Drawing Status:
S111 - Subject to Technical Approval from Suffolkshire CC Highways
S104 - Subject to Technical Approval from Severn Trent Water
S106 - Developer to complete application/Approval with STW.
Exempt to Discharge - Developer to complete application/Approval with SCC Land Drainage Team

Client:
Lioncourt Homes

Project:
Tatenhill Lane, Branston

Title:
Highway Drainage & Contours Plan

Job Number:
RACE/LCH/TLB
Drawing No.
ENG_150
Revision #

Scale: 1:500 @ A1
Date: June '17
Drawn by: SM
Checked by: GJ

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