Table 1:

Easement minimum distances from buildings/structures for sewers proposed for adoption that are not located within the adoptable highway.

Sewer Diameter / size (mm)	Less than 150	150 - 299	300 - 449	450 - 600	601 - 749	750 - 924	925 - 1000	1001- 1124	1125- 1399	1400 or greater	Box culverts
Depth to Invert of sewer (m)											
Less than 3.0	3.0	3.0	3.0	3.5	3.5	4.0	5.0	5.0	5.0	5.0	4.0m from centreline **or** 2.0m from outside edge
3.0 to 4.0	3.0	3.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0m from centreline **or** 2.5 from outside edge
4.0 to 5.0	4.0	4.0	4.0	5.0	5.0	5.0	6.0	6.0	6.5	6.5	6.0m from centreline **or** 2.5m from outside edge
5.0 to 6.0	5.0	5.0	5.0	6.0	6.0	6.5	6.5	6.5	6.5	6.5	6.0m from centreline **or** 2.5m from outside edge
6.0 to 7.5	6.0	6.0	6.0	6.0	6.0	6.0	6.5	6.5	6.5	6.5	6.0m from centreline **or** 2.5m from outside edge
7.5 or greater	4.0	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	6.0	6.0m from centreline **or** 2.5m from outside edge

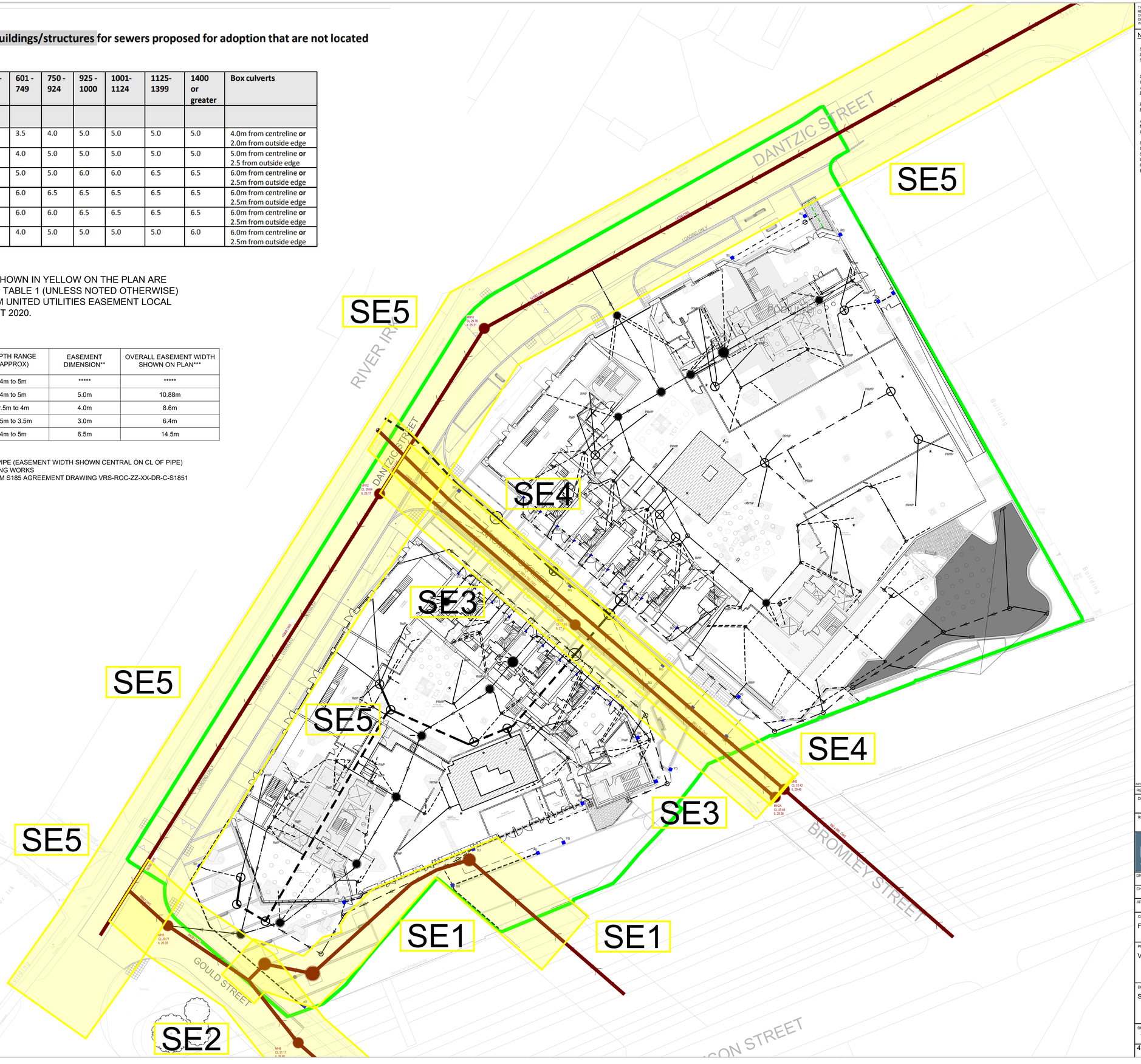
SEWER EASEMENTS SHOWN IN YELLOW ON THE PLAN ARE BASED ON THE ABOVE TABLE 1 (UNLESS NOTED OTHERWISE) WHICH IS TAKEN FROM UNITED UTILITIES EASEMENT LOCAL PRACTICES DOCUMENT 2020.

EASEMENT REFERENCE	LOCATION	SEWER SIZE	DEPTH RANGE (APPROX)	EASEMENT DIMENSION**	OVERALL EASEMENT WIDTH SHOWN ON PLAN***
SE1	S185 DIVERSION***	750Ø	4m to 5m	*****	*****
SE2	GOULD STREET	880Ø	4m to 5m	5.0m	10.88m
SE3	BROMLEY STREET	580x750 EGG	2.5m to 4m	4.0m	8.6m
SE4	BROMLEY STREET	375Ø CSO	2.5m to 3.5m	3.0m	6.4m
SE5	DANTZIC STREET	1550Ø	4m to 5m	6.5m	14.5m

** TAKEN FROM TABLE 1 ABOVE
*** BASED ON 2 x EASEMENT DIMENSION + INTERNAL DIAMETER OF PIPE (EASEMENT WIDTH SHOWN CENTRAL ON CL OF PIPE)
**** SE1 S185 SEWER DIVERSION CONSTRUCTED AS PART OF ENABLING WORKS
***** EASEMENT SHOWN ON PLAN FOR SEWER DIVERSION TAKEN FROM S185 AGREEMENT DRAWING VRS-ROC-ZZ-XX-DR-C-S1851

FOR DRAINAGE LAYOUT DETAILS AND LEGENDS REFER TO DRAWINGS

- DGA01, DGA02, DGA03 — PODIUM BC TOWERS B&C
- DGA04, DGA05 — PODIUM A TOWER A



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NOTES

SEWER EASEMENTS SHOWN YELLOW
UU SEWERS SHOWN BROWN
SITE BOUNDARY SHOWN GREEN

SEWER SIZES ARE TAKEN FROM A COMBINATION OF UU SEWER RECORDS AND SURVEYS / CCTV WORKS UNDERTAKEN BY THE CONTRACTOR.

POSITIONS OF COVERS TO MANHOLES ARE BASED ON TOPO SURVEY DATA.

ALIGNMENT OF SEWERS BETWEEN MANHOLES IS CONJECTURED AND BASED ON UU SEWER RECORDS

SEWER EASEMENTS SHOWN PROJECTING OUTSIDE THE RED LINE BOUNDARY ARE SHOWN TERMINATED AS THEY ARE CONJECTURED. REFER TO UU DETAILS FOR CONTINUATION OF SEWER EASEMENT BEYOND THESE TERMINATION POINTS

REV.	DATE	DETAILS	DRN.	CHK.
INFO 1	04.09.25	ISSUED FOR INFORMATION	PAW	JAS

DRAWING STATUS: INFORMATION

RIBA STAGE: STAGE 5

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DRAWN: PAW	DATE: 09.25	SCALES: 1:200
CHECKED: JAS	DATE: 09.25	THE ABOVE SCALES APPLY WHEN PLOTTED AT A0 SIZE –DO NOT SCALE–
APPRVD: JAS	DATE: 09.25	EMAIL FOR DRAWINGS: info@rocconsulting.com

CLIENT: FEC

PROJECT TITLE: VICTORIA RIVERSIDE

DRAWING TITLE: SEWER EASEMENTS

DRAWING No.: VRS-ROC-ZZ-XX-DR-C-SE1 REV.: INFO1

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