

SITE COMMENTS

- D1** EXISTING GRASS PLAY, HARD PLAY, NURSERY AND CARETAKERS PROPERTY AREAS TO REMAIN. EXISTING DRAINAGE TO REMAIN IN PLACE UNTIL THE NEW SCHOOL BUILDING IS IN USE AND THE OLD BUILDING IS BEING DEMOLISHED.
- D2** ALL EXISTING DRAINAGE TO BE ABANDONED THAT CURRENTLY SERVES THE EXISTING SCHOOL. IS TO REMAIN IN PLACE UNTIL THE NEW SCHOOL BUILDING IS IN USE AND THE OLD BUILDING IS BEING DEMOLISHED.
- D3** ANY PROPOSED TREES WITHIN EXISTING PUBLIC SEWER EASEMENT AREA TO BE RELOCATED OUTSIDE OF REQUIRED EASEMENT TO ALLOW UNITED UTILITIES ACCESS FOR MAINTENANCE PURPOSES.
- D4** CCTV SURVEYS INDICATE THAT THE EXISTING COMBINED WATER OUTFALL PIPELINE WHICH IS TO BE RE-USED IS HEAVILY SILTED AND HAS A RELATIVELY FLAT GRADIENT. ALLOWANCE TO BE MADE FOR REMEDIATION WORKS TO BE UNDERTAKEN TO JET, CLEAR AND MAKE GOOD THE EXISTING OUTFALL PIPELINE. SHOULD THE OUTFALL PIPELINE NOT BE SUITABLE FOR RE-USE THE PROPOSED RISING MAINS SHOULD DISCHARGE FURTHER ALONG THE EXISTING ACCESS ROAD, TO THE SOUTH-EAST CORNER OF THE SITE WHERE THEY WOULD DISCHARGE INTO A NEW PRIVATE COMBINED WATER MANHOLE PRIOR TO DISCHARGING VIA GRAVITY INTO THE EXISTING PUBLIC COMBINED WATER SEWER.

ASSUMED THAT ANY EXISTING DRAINAGE SERVING THE LANDSCAPED AREAS TO THE NORTH OF THE SITE TO REMAIN AND CONTRIBUTE TO DISCHARGE AS PER THE EXISTING SCENARIO.

GRASS PLAY AREAS TO DRAIN AS PER EXISTING SCENARIO.

PROPOSED CELLULAR ATTENUATION TANK (5m x 15m x 1.075m DEEP) TOTAL VOLUME = 97 m³ TANK INVERT LEVEL: 28.00m AOD TOP OF TANK LEVEL: 27.975m AOD

PROPOSED CELLULAR ATTENUATION TANK HAS A MINIMUM COVER OF 80mm TO TOP OF TANK. TANK SUPPLIER TO CONFIRM IF THIS IS SUITABLE OR IF A CONCRETE COVER SLAB IS REQUIRED FOR PROTECTION. TEMPORARY CONSTRUCTION TRAFFIC LOADING SHOULD ALSO BE CONSIDERED DURING THIS PROCESS.

PROPOSED CELLULAR ATTENUATION TANK HAS A MINIMUM COVER OF 80mm TO TOP OF TANK. TANK SUPPLIER TO CONFIRM IF THIS IS SUITABLE OR IF A CONCRETE COVER SLAB IS REQUIRED FOR PROTECTION. TEMPORARY CONSTRUCTION TRAFFIC LOADING SHOULD ALSO BE CONSIDERED DURING THIS PROCESS.

ARCHITECT TO CONFIRM IF THRESHOLD DRAINAGE IS REQUIRED. GROUND LEVEL ACCESS IT IS CURRENTLY ASSUMED THAT IT IS REQUIRED.

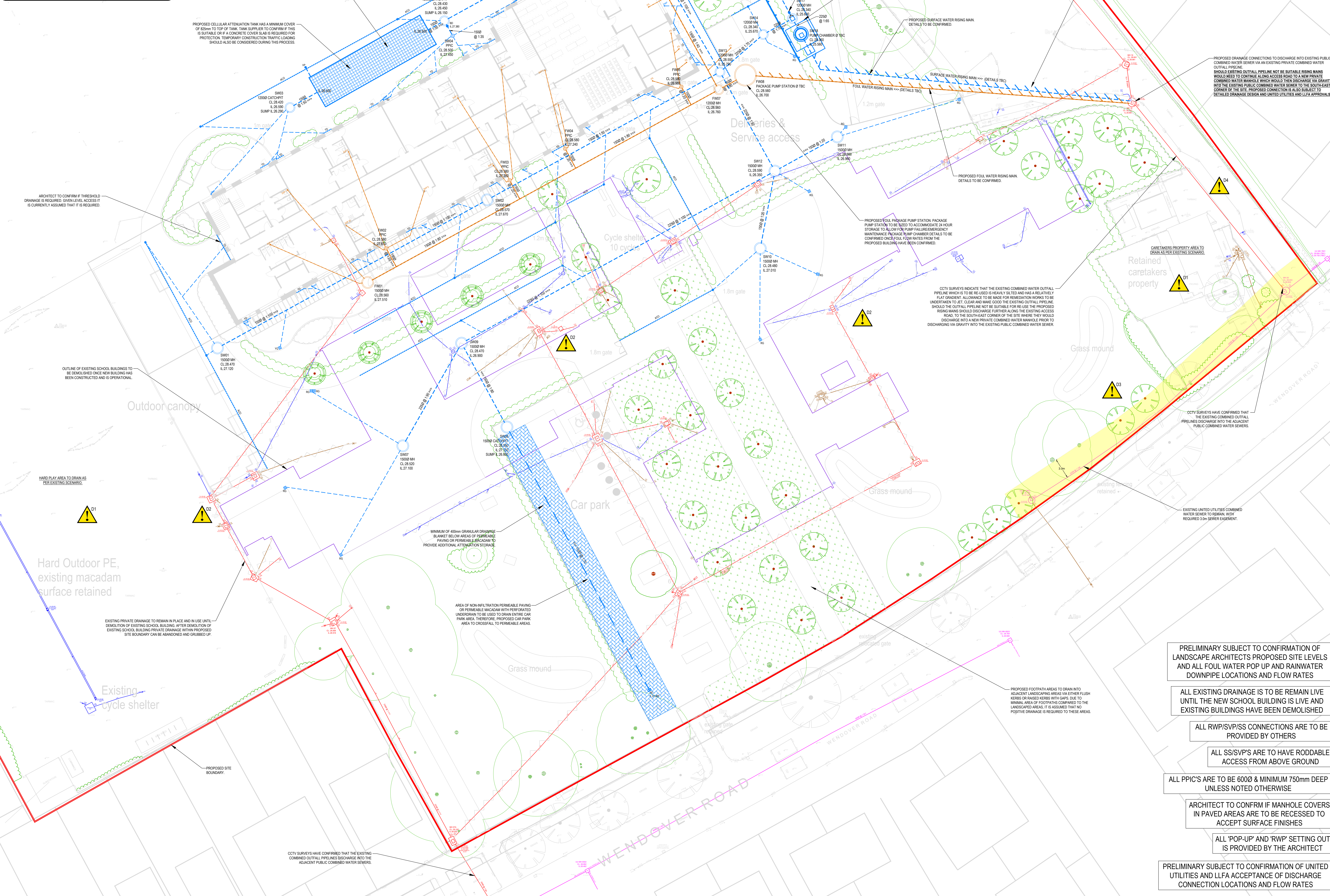
OUTLINE OF EXISTING SCHOOL BUILDINGS TO BE DEMOLISHED ONCE NEW BUILDING HAS BEEN CONSTRUCTED AND IS OPERATIONAL.

HARD PLAY AREA TO DRAIN AS PER EXISTING SCENARIO.

Hard Outdoor PE, existing macadam surface retained

EXISTING PRIVATE DRAINAGE TO REMAIN IN PLACE AND IN USE UNTIL DEMOLITION OF EXISTING SCHOOL BUILDING. AFTER DEMOLITION OF EXISTING SCHOOL BUILDING PRIVATE DRAINAGE WITHIN PROPOSED SITE BOUNDARY CAN BE ABANDONED AND GRUBBED UP.

CCTV SURVEYS HAVE CONFIRMED THAT THE EXISTING COMBINED OUTFALL PIPELINES DISCHARGE INTO THE ADJACENT PUBLIC COMBINED WATER SEWERS.



GENERAL NOTES

- SETTING OUT SHALL BE UNDERTAKEN USING ONLY THE INFORMATION GIVEN. DISTANCES SHOULD NOT BE SCALED FROM THIS DRAWING.
- ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION AND UNITED UTILITIES DETAILS & GUIDELINES.
- THE MINIMUM GRAVITY PIPE DIAMETER UNDER ADOPTABLE HIGHWAYS SHALL BE 150mm
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION GIVEN WITH REGARDS TO EXISTING SERVICES AND DRAINAGE CONNECTIONS ETC. PRIOR TO COMMENCING THE WORKS. THE RATES SHALL INCLUDE FOR HAND DIG AROUND SERVICES WHERE NECESSARY. THE CONTRACTOR SHALL ADHERE TO THE COM REGULATIONS AT ALL TIMES
- THE OUTSIDES OF ALL SEWERS SHALL BE A MINIMUM OF 1.0m FROM KERB LINES AND THE OUTSIDE OF MANHOLES SHALL BE A MINIMUM OF 0.5m FROM KERB LINES
- EXISTING FLOWS IN WATERCOURSES, SEWERS AND LAND DRAINS SHALL BE MAINTAINED AT ALL TIMES
- ONLY TRAINED PERSONNEL SHALL BE PERMITTED TO ENTER CONFINED SPACES
- ALL MATERIALS TO BEAR THE RELEVANT B.S. KITEMARK AND COMPLY FULLY WITH THE SPECIFICATIONS. ALL CONCRETE & CONCRETE PRODUCTS MUST USE SULPHATE RESISTANT CEMENT (UNLESS THE SITE INVESTIGATION REPORT PROVES THAT SULPHATE ATTACK FROM SOILS AND GROUNDWATER WILL NOT OCCUR TO WITHSTAND A CLASS
- ALL OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS ACTS ETC. ARE TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS. ALL WORKS ARE TO BE INSPECTED BY L.A., NHSC OR THE NETWORK OPERATOR AS APPLICABLE.
- WHERE 'ULTRA RIB' UPVIC PIPES (OR SIMILAR APPROVED) ARE USED IN ADOPTABLE DRAINAGE THEY SHALL STILL BE HANDLED AND LAID IN ACCORDANCE WITH THE SPECIFICATION AND GUIDANCE ISSUED BY THE HIGH PERFORMANCE PIPE ASSOCIATION.
- A CLASS 3 BED AND SURROUND MUST BE USED FOR SUCH PIPES. TRENCH BACKFILL IN HIGHWAYS TO WITHIN 1M OF HIGHWAY SHALL, AS DIRECTED BY THE HIGHWAY AUTHORITY BE A SUITABLE GRANULAR MATERIAL ALL IN ACCORDANCE WITH SEWERS FOR ADOPTION CL 4.3.4.
- SUB LEVELS SHALL NOT BE VARIED WITHOUT REFERENCE TO THE ENGINEER FOR GUIDANCE
- ALL GULLY CONNECTIONS TO BE 150mm VITRIFIED PIPES UNLESS NOTED OTHERWISE
- ALL MANHOLE COVERS TO BE RECESSED TO ACCEPT FINISH AS DETAILED BY LANDSCAPE ARCHITECT
- SLOW REST BENDS TO BE USED IN ALL LOCATIONS MADE UP FROM 2no. 45 DEG BENDS (600mm TO INVERT FROM FFL)
- MANHOLE POSITIONS AND ACCESS COVERS TO BE ACCURATELY SET-OUT BY LANDSCAPE ARCHITECT TO SUIT EXTERNAL FINISHES
- ALL DRAINS CAST THROUGH FOUNDATIONS TO HAVE ROCKER PIPES ON BOTH SIDES OF FOUNDATION
- ALL POP UP POSITIONS TO BE CONFIRMED SET OUT DIMENSIONS TO BE AGREED & PROVIDED BY OTHERS
- ALL FW DISCHARGE RATES TO BE CONFIRMED BY MAE DESIGNER
- ALL SURFACE WATER COLLECTION FEATURES TO BE CONFIRMED BY THE LANDSCAPE ARCHITECT
- STORAGE HAS BEEN PROVIDED IN A CELLULAR STORAGE TANK AND UP-SIZED MANHOLES AND PIPES
- EXISTING SEWER DEPTHS HAVE BEEN APPROXIMATED FROM LIMITED INFORMATION. NEW CONNECTIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION OF ANY DRAINAGE WORKS.
- LANDSCAPE ARCHITECT TO CONFIRM GULLY AND DRAINAGE CHANNEL LOCATIONS TO LANDSCAPED AREAS
- FOUL NETWORK TO BE CONFIRMED FOLLOWING CONFIRMATION OF BRANCH CONNECTION POINTS FROM BUILDING MAE DESIGNER
- CCTV SURVEY OF EXISTING SITE DRAINAGE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORKS STARTING ON SITE
- MINIMUM COVER TO DRAINAGE SOFFIT LEVEL & ACCESS CHAMBERS:
LANDSCAPING TRAFFICED AREAS HIGHWAYS
0.600m 0.900m 1.200m
CLASS 3 BEDDING AND SURROUND TO BE USED WHERE MINIMUM COVER IS ACHIEVED. WHERE MINIMUM COVER IS NOT ACHIEVED CLASS 2 BEDDING AND SURROUND (CONCRETE ENCASMENT) IS TO BE USED.

LEGEND

- PROPOSED SURFACE WATER MANHOLE
- PROPOSED FOUL WATER MANHOLE
- PROPOSED ADOPTABLE COMBINED WATER MANHOLE
- PROPOSED SURFACE WATER PPIC
- PROPOSED FOUL WATER PPIC
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER RISING MAIN
- PROPOSED SURFACE WATER RISING MAIN
- PROPOSED LINEAR DRAINAGE (ACO) CHANNEL WITH ACCESS UNIT
- PROPOSED THRESHOLD DRAIN
- PROPOSED CELLULAR ATTENUATION TANK
- VENT PIPE
- PROPOSED AREA OF NON-INFILTRATION PERMEABLE PAVING/PERMEABLE MACADAM WITH PERFORATED UNDERDRAIN
- PROPOSED RODDING EYE
- PROPOSED ROAD GULLY
- PROPOSED YARD GULLY
- EXISTING PRIVATE SURFACE WATER DRAINAGE TO REMAIN
- EXISTING PRIVATE FOUL WATER DRAINAGE TO REMAIN
- EXISTING PRIVATE COMBINED WATER DRAINAGE TO REMAIN
- EXISTING PRIVATE DRAINAGE TO BE ABANDONED (AFTER DEMOLITION OF EXISTING SCHOOL BUILDING)
- EXISTING PUBLIC (UNITED UTILITIES) COMBINED WATER DRAINAGE TO REMAIN
- EXISTING UNITED UTILITIES SEWER EASEMENT
- EXISTING BUILDING OUTLINE (TO BE DEMOLISHED ONCE NEW BUILDING IS IN USE)
- SITE BOUNDARY

PRELIMINARY SUBJECT TO CONFIRMATION OF LANDSCAPE ARCHITECTS PROPOSED SITE LEVELS AND ALL FOUL WATER POP UP AND RAINWATER DOWNPIPE LOCATIONS AND FLOW RATES

ALL EXISTING DRAINAGE IS TO BE REMAIN LIVE UNTIL THE NEW SCHOOL BUILDING IS LIVE AND EXISTING BUILDINGS HAVE BEEN DEMOLISHED

ALL RWP/SVP/SS CONNECTIONS ARE TO BE PROVIDED BY OTHERS

ALL SS/SVP/SS ARE TO HAVE RODDABLE ACCESS FROM ABOVE GROUND

ALL PPIC'S ARE TO BE 6000 & MINIMUM 750mm DEEP UNLESS NOTED OTHERWISE

ARCHITECT TO CONFIRM IF MANHOLE COVERS IN PAVED AREAS ARE TO BE RECESSED TO ACCEPT SURFACE FINISHES

ALL 'POP-UP' AND 'RWP' SETTING OUT IS PROVIDED BY THE ARCHITECT

PRELIMINARY SUBJECT TO CONFIRMATION OF UNITED UTILITIES AND LLFA ACCEPTANCE OF DISCHARGE CONNECTION LOCATIONS AND FLOW RATES

PS2	20.09.2023	REVISION 3 ISSUE	JRB	PL	KOB
PS1	04.04.2023	PRELIMINARY ISSUE	MC	PL	KOB
REV	DATE	DESCRIPTION	BY	CHK	APP

DRAWING STATUS: **PRELIMINARY**

CLIENT: TILBURY DOUGLAS

ARCHITECT: ELLIS WILLIAMS ARCHITECTS

PROJECT: SANDILANDS COMMUNITY PRIMARY SCHOOL

TITLE: BELOW GROUND DRAINAGE OUTLINE DRAINAGE STRATEGY

STATUS	PROJECT No.	PROJECT	ORIGINATOR	VOL/ISSY	LEVEL	TYPE	ROLE	DRAWING No.	REV.
S2	222-171	SRP1034 - AJP - ZZ - 00 - D - C - 1000							P0
SCALE @ A4	DESIGNED	DRAWN	CHECKED	APPROVED	DATE				
1:200	LS	KB	PL	KOB	MARCH 20				