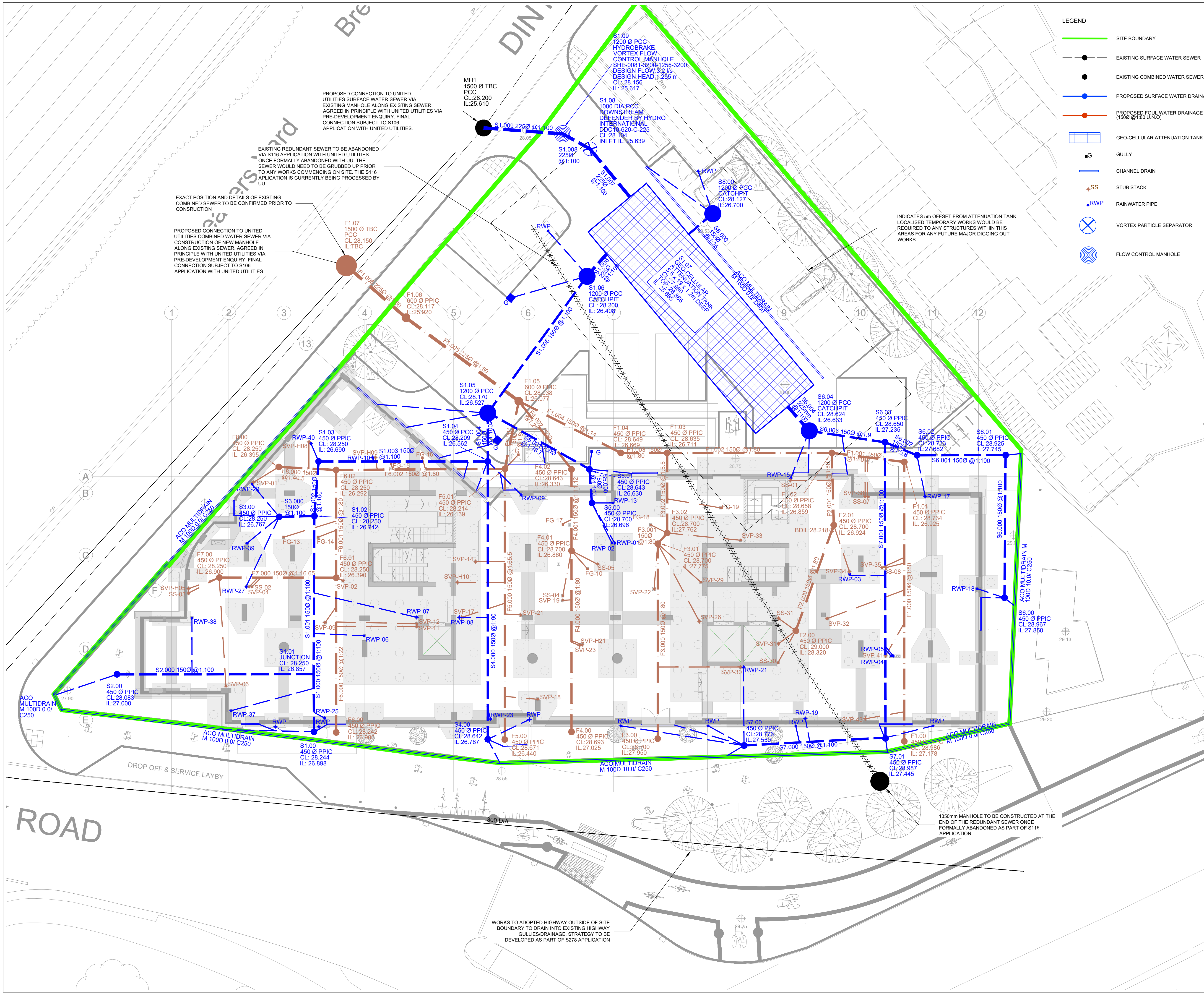




LEGEND

- SITE BOUNDARY
- EXISTING SURFACE WATER SEWER
- EXISTING COMBINED WATER SEWER
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE (1500 @ 1.80 U.N.O)
- GEO-CELLULAR ATTENUATION TANK
- GULLY
- CHANNEL DRAIN
- STUB STACK
- RAINWATER PIPE
- VORTEX PARTICLE SEPARATOR
- FLOW CONTROL MANHOLE

- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RENAISSANCE, ARCHITECTS, LANDSCAPE ARCHITECTS AND BUILDING SERVICES ENGINEERS DRAWINGS.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE BELOW GROUND DRAINAGE DETAILS SHOWN ON DRAWING SERIES C-03100 TO C-03103.
 - FOR ALL ABOVE GROUND DRAINAGE AND ASSOCIATED PUMPS REFER TO BUILDING SERVICES AND ARCHITECT'S DRAWINGS.
 - ALL BELOW GROUND DRAINAGE WORKS TO BE IN ACCORDANCE WITH RELEVANT BUILDING REGULATIONS AND SEWER SECTOR GUIDANCE APPENDIX C: DESIGN AND CONSTRUCTION GUIDANCE. IF DISCREPANCIES ARE NOTED BETWEEN SSG AND DRAWINGS THESE SHOULD BE BROUGHT TO THE ATTENTION OF RENAISSANCE FOR REVIEW.
 - RWPs, SVPs, SSs AND FLOOR GULLEYS ARE TO HAVE RODDABLE ACCESS POINTS ABOVE GROUND FLOOR TO BUILDING SERVICES DETAILS.
 - THE CONTRACTOR IS TO UNDERTAKE A FULL CCTV SURVEY AT COMPLETION OF THE PROJECT TO DEMONSTRATE THAT THE DRAINAGE IS CLEAN. ANY DEFECTS ARE TO BE CORRECTED BY THE CONTRACTOR PRIOR TO HANDOVER OF THE SYSTEM TO THE CLIENT.
 - THE CONTRACTOR IS TO KEEP A RECORD SET OF THE AS INSTALLED DRAINAGE ON SITE AND PROVIDE THIS TO RENAISSANCE UPON COMPLETION OF THE WORKS TO ALLOW FOR PRODUCTION OF A FINAL CONSTRUCTION ISSUE DRAWING.
 - DURING THE WORKS ALTERATIONS TO THE DRAINAGE LAYOUT ARE TO BE MARKED UP BY THE CONTRACTOR AND AGREED WITH RENAISSANCE IN WRITING.
 - THE CHAMBER SIZE OF PCC MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
 - MANHOLE COVERS ARE TO BE IN ACCORDANCE WITH BS EN 124 FOR THE RATING INDICATED IN THE MANHOLE SCHEDULE. THE CONTRACTOR IS TO SUBMIT DETAILS FOR THE PROPOSED MANHOLE COVERS TO THE ENGINEER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
 - ALL INTERNAL COVERS TO BE RECESSED AND TRIPLE SEALED
 - COVER SLABS MUST CARRY THE BSI KITEMARK, WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOAD BEARING REDUCING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO REQUIRED SIZE.
 - ALL SEWERS TO BE BSI KITEMARK (CERTIFIED TO WIS 4-35-01)
 - ALL CONCRETE PIPES TO BE TO ES EN 1916 CLASS 120 (54kN/m).
 - BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2).
 - IF PLASTIC PIPES ARE TO BE USED THEN THE FOLLOWING MUST APPLY:
A. BSI KITEMARK (CERTIFIED TO BS EN 13476-1 AND WIS 4-35-01)
B. PIPES LESS THAN OR EQUAL TO 500mm DIA
C. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2)
 - THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm DIA. 40kN/m, 150mm DIA. 40kN/m, 225mm DIA. 45kN/m AND 300mm DIA. 72kN/m.
 - THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE - (CLASS 120 TO EN 1916/BS5911-1:2002). PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BS EN13476.
 - SULPHATE RESISTANT CEMENT (C20-DC3) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
 - SEWER PIPES TO BE LAID IN MAXIMUM 3 METER LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER PIPES, AND THIS IS AGREED BY THE CONTRACTOR WITH THE PIPE MANUFACTURER.
 - ALL FOUL AND SURFACE WATER BELOW GROUND SYSTEMS ARE TO BE VENTED WITHIN THE ABOVE GROUND DRAINAGE TO THE BUILDING SERVICES ENGINEERS DETAILS.

EXTERNAL WORKS SETTING OUT
FOR PROPOSED CHANNEL DRAINS AND GULLY LOCATIONS, REFER TO LANDSCAPE ARCHITECT DRAWINGS.

C03	UPDATED TO DISCHARGE PLANNING CONDITION	06.02.26	HW	AS
C02	UPDATED TO SUIT RWPs LOCATIONS	31.07.25	SA	AS
C01	GATEWAY SUBMISSION	24.07.25	SA	AS
Rev:	Description:	Date:	By:	Chkd:



CORNBROOK RESIDENTIAL MANCHESTER

BELOW GROUND DRAINAGE GENERAL ARRANGEMENT

STAGE 4 GATEWAY 2 ISSUE

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	JUL 25	SA	SA	AS
Scale:	1:125	Project No:	2306-18	
Project - Originator - Volume - Level - Type - Role - Number: Revision:				

CBR-REN-ZZ-FN-DR-C-01100 C03