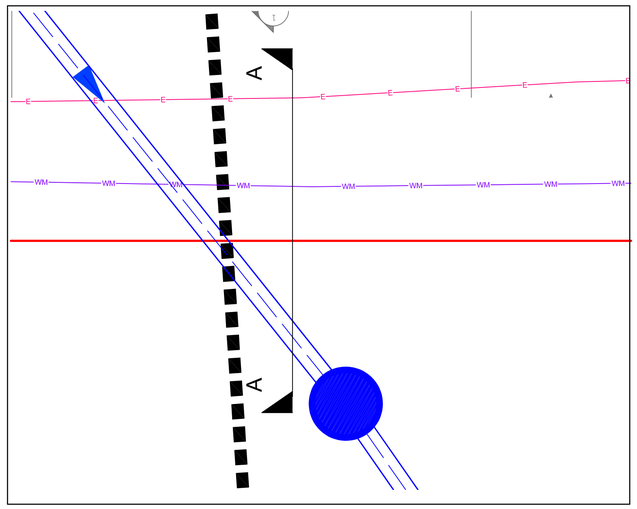
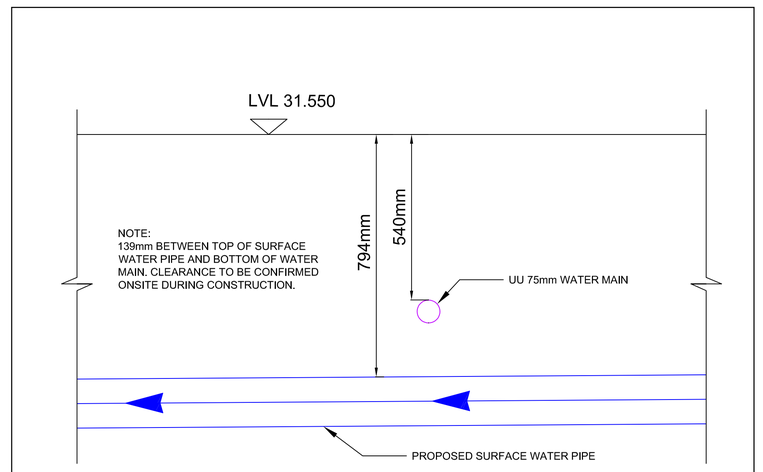


PIPE DETAIL
SCALE 1:25



PIPE SECTION A-A
SCALE 1:25

Notes:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. WHERE THERE APPEARS TO BE A CONFLICT BETWEEN DIMENSIONS OR WHERE DIMENSIONS CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
   - 3.1. TYPICAL DRAINAGE DETAILS
   - 3.2. MANHOLE SCHEDULE
   - 3.3. PAVEMENT DETAILS DRAWING
   - 3.4. CIVIL ENGINEERING TECHNICAL SPECIFICATION.
4. THIS DRAWING IS BASED ON:
   - 4.1. TOPOGRAPHICAL SURVEY PROVIDED BY POINT 2 SURVEYORS
   - 4.2. UTILITY SURVEY PROVIDED BY LAYER SURVEYS LTD
   - 4.3. UNITED UTILITIES SEWER RECORDS
   - 4.4. CCTV SURVEY PROVIDED BY SURVEY HUB
   - 4.5. RWP & SVP POSITIONS BY FUTURESERV
5. THE CONTRACTOR SHALL:
   - 5.1. VERIFY EXISTING UTILITIES BEFORE STARTING WORKS.
   - 5.2. VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE FABRICATION, SETTING OUT OR EXCAVATION OF THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
   - 5.3. CHECK AND VERIFY THE LOCATION AND LEVELS ALL EXISTING DRAINS, SEWERS, INSPECTION CHAMBERS AND MANHOLES AGAINST DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. THE SURFACE WATER DRAINAGE HAS BEEN DESIGNED FOR NO FLOODING FOR A 1 IN 100 YEAR PLUS 45% ALLOWANCE FOR CLIMATE CHANGE. THE SURFACE WATER NETWORK HAS BEEN DESIGNED TO RESTRICT THE DISCHARGE RATE FROM THE SITE TO 2.5 l/s FOR THE 1:100 RAINFALL EVENT PLUS 45% CLIMATE CHANGE. THE FOUL WATER DRAINAGE HAS BEEN DESIGNED BASED ON A PEAK FOUL WATER RATE CALCULATED AT 12.79 l/s BASED ON RESIDENTIAL UNITS.
5. CONNECTIONS TO THE PUBLIC SEWER ARE SUBJECT TO SECTION 106 OF THE WATER INDUSTRY ACT 1991 APPROVAL. NO WORKS AFFECTING THE PUBLIC SEWERAGE SYSTEM MAY BE CARRIED OUT WITHOUT UU'S PRIOR WRITTEN CONSENT
6. THE PROPOSED BUILDING OUTLINES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. REFER TO ARCHITECTS PLANS FOR PRECISE LOCATION SETTING OUT INFORMATION AND DETAILS. EXTERNAL MANHOLE COVER LEVELS TO BE CONFIRMED BY LANDSCAPE ARCHITECT.
7. DRAINAGE NOT CAST INTO CONCRETE TO BE STRUCTURED WALL PVC-u. ALL OTHER DRAINAGE TO BE CAST IRON.
8. FOR SETTING OUT DIMENSIONS OF SWP'S, RWP'S, FLOOR GULLY & OTHER DRAINAGE 'POP UP' LOCATIONS, REFER TO FUTURESERV DRAWINGS.
9. ALL SURFACE WATEER DROP POINTS TAKEN BELOW UNDERSIDE OF SLAB WITHIN VOIDED AREA UNLESS OTHERWISE NOTED. FOUL DROP POINTS ARE TO CONNECT BELOW RAFT FOUNDATION.
10. ALL DRAINAGE PIPEWORK SHALL BE LAID SOFFIT TO SOFFIT UNLESS OTHERWISE STATED. ALL STACK CONNECTIONS TO BELOW THE SLAB AND RAINWATER PIPES TO HAVE RODDABLE ACCESS ABOVE SLAB. ALL STACK CONNECTIONS TO BELOW THE SLAB AND RAINWATER PIPES TO HAVE RODDABLE ACCESS ABOVE GROUND.
11. ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE. USE OF SHORT/ LONG RADIUS BENDS IS ACCEPTABLE PROVIDED THEY ARE KEPT TO A MINIMUM AND USED WHERE UNAVOIDABLE.
12. ALL UNDERSLAB DRAINAGE FOR DEVELOPMENT SHALL BE LAID AT GRADIENTS OF 1:40 MIN FOR FOUL PIPEWORK AND 1:80 MIN FOR SURFACE WATER UNLESS NOTED OTHERWISE. ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE.
13. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION TO SHALLOW PIPES. PIPE PROTECTION DETAIL TO BE PROVIDED FOR PIPES WITH COVER LESS THAN 0.9m ABOVE THE CROWN OF THE PIPE FOR ROADS AND 0.6m FOR SOFT AND PEDESTRIAN AREAS AND UNDER ALL FOUNDATIONS AND WHERE PIPES LAID WITHIN 1m OF FOUNDATIONS.
14. CONCRETE ENCASEMENT OF THE PIPEWORK SHALL BE REQUIRED WHERE THE VERTICAL CLEARANCE BETWEEN TWO PIPES CROSSING IS LESS THAN 300mm.
15. ROCKER PIPES ARE TO BE PROVIDED AT ALL CONCRETE CASED INTERFACES.
16. ALL PROPRIETARY PRODUCTS / SYSTEMS TO BE VERIFIED BY THE MANUFACTURER AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION / DETAILS.
17. BAUDER BLUE ROOF SPECIALIST & FUTURESERV ARE RESPONSIBLE FOR ALL ABOVE GROUND DRAINAGE PIPES AND BLUE ROOF.

REV.	DATE	DESCRIPTION	DRW	APR
P01	26/06/26	U/U PLANNING CONDITIONS	QK	EW

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CLIENT
JADEBRICKS

PROJECT TITLE
CHARLES STREET

DRAWING TITLE
UU WATER MAIN / SURFACE WATER OUTFALL SECTION

ISO 19650 NUMBER REFERENCE	PAPER SIZE	CLASSIFICATION
10489-Z1-DCE-D-C-XX-8001	A1	PM_40_40_34

DRAWN BY	CHECKED BY	APPROVED BY	DATE	SCALE
QK	EW	EW	26/06/2026	AS SHOWN

INTERNAL NO.	STATUS	STATUS DESCRIPTION	REVISION
1983	S4	STAGE 4 FOR APPROVAL	P01

DRAWING NUMBER
10489-DCE-Z1-S-G200-DE-XX-8001

0 5 10 15 20 25 50
Do not scale from this drawing, figured dimensions only should be used. If in doubt ASK.