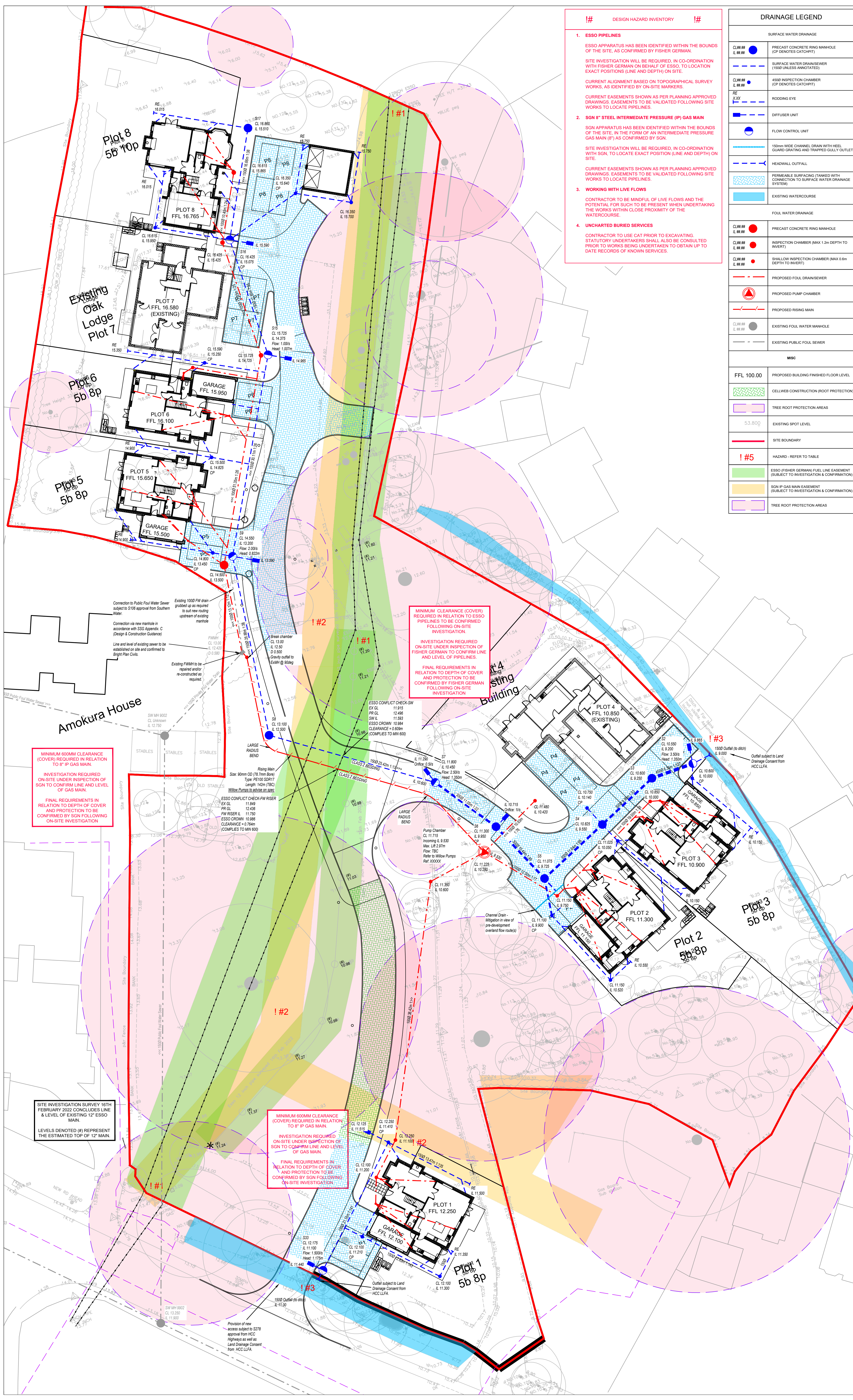




- # DESIGN HAZARD INVENTORY #
1. ESSO PIPELINES

ESSO APPARATUS HAS BEEN IDENTIFIED WITHIN THE BOUNDS OF THE SITE, AS CONFIRMED BY FISHER GERMAN.

SITE INVESTIGATION WILL BE REQUIRED, IN CO-ORDINATION WITH FISHER GERMAN ON BEHALF OF ESSO, TO LOCATE EXACT POSITIONS (LINE AND DEPTH) ON SITE.

CURRENT ALIGNMENT BASED ON TOPOGRAPHICAL SURVEY WORKS, AS IDENTIFIED BY ON-SITE MARKERS.

CURRENT EASEMENTS SHOWN AS PER PLANNING APPROVED DRAWINGS. EASEMENTS TO BE VALIDATED FOLLOWING SITE WORKS TO LOCATE PIPELINES.
2. SGN 8" STEEL INTERMEDIATE PRESSURE (IP) GAS MAIN

SGN APPARATUS HAS BEEN IDENTIFIED WITHIN THE BOUNDS OF THE SITE, IN THE FORM OF AN INTERMEDIATE PRESSURE GAS MAIN (P) AS CONFIRMED BY SGN.

SITE INVESTIGATION WILL BE REQUIRED, IN CO-ORDINATION WITH SGN, TO LOCATE EXACT POSITION (LINE AND DEPTH) ON SITE.

CURRENT EASEMENTS SHOWN AS PER PLANNING APPROVED DRAWINGS. EASEMENTS TO BE VALIDATED FOLLOWING SITE WORKS TO LOCATE PIPELINES.
3. WORKING WITH LIVE FLOWS

CONTRACTOR TO BE MINDFUL OF LIVE FLOWS AND THE POTENTIAL FOR SUCH TO BE PRESENT WHEN UNDERTAKING THE WORKS WITHIN CLOSE PROXIMITY OF THE WATERCOURSE.
4. UNCHARTED BURIED SERVICES

CONTRACTOR TO USE CAT PRIOR TO EXCAVATING. STATUTORY UNDERTAKERS SHALL ALSO BE CONSULTED PRIOR TO WORKS BEING UNDERTAKEN TO OBTAIN UP TO DATE RECORDS OF KNOWN SERVICES.

DRAINAGE LEGEND	
SURFACE WATER DRAINAGE	
CL ## ## L ## ##	PRECAST CONCRETE RING MANHOLE (CP DENOTES CATCHPIT)
---	SURFACE WATER DRAIN/SEWER (1500 UNLESS ANNOTATED)
CL ## ## L ## ##	4500 INSPECTION CHAMBER (CP DENOTES CATCHPIT)
RE XXX	RODDING EYE
---	DIFFUSER UNIT
---	FLOW CONTROL UNIT
---	150mm WIDE CHANNEL DRAIN WITH HEEL GUARD GRATING AND TRAPPED GULLY OUTLET
---	HEADWALL OUTFALL
---	PERMEABLE SURFACING (TANKED WITH CONNECTION TO SURFACE WATER DRAINAGE SYSTEM)
---	EXISTING WATERCOURSE
FOUL WATER DRAINAGE	
CL ## ## L ## ##	PRECAST CONCRETE RING MANHOLE
CL ## ## L ## ##	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT)
CL ## ## L ## ##	SHALLOW INSPECTION CHAMBER (MAX 0.6m DEPTH TO INVERT)
---	PROPOSED FOUL DRAIN/SEWER
---	PROPOSED PUMP CHAMBER
---	PROPOSED RISING MAIN
CL ## ## L ## ##	EXISTING FOUL WATER MANHOLE
---	EXISTING PUBLIC FOUL SEWER
MISC	
FFL 100.00	PROPOSED BUILDING FINISHED FLOOR LEVEL
---	CELLWEB CONSTRUCTION (ROOT PROTECTION)
---	TREE ROOT PROTECTION AREAS
53.800	EXISTING SPOT LEVEL
---	SITE BOUNDARY
! #5	HAZARD - REFER TO TABLE
---	ESSO (FISHER GERMAN) FUEL LINE EASEMENT (SUBJECT TO INVESTIGATION & CONFIRMATION)
---	SGN IF GAS MAIN EASEMENT (SUBJECT TO INVESTIGATION & CONFIRMATION)
---	TREE ROOT PROTECTION AREAS

NOTES

1. This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and with all relevant Architects and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

2. Bright Plan Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.

3. Do not scale, work to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.

5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.

6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. Bright Plan Civils logos and company information must be removed from copies if information is re-used.

DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Sewers for Adoption, BS8301 & BSEN 752-1.

2. For location and setting out of building drainage points refer to architects drawings.

3. All pipe runs near buildings to comply with the Building Regulations 2002 part h1. Where a pipe is within 1m of a foundation the trench shall be filled with class gen3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class gen3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.

4. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).

5. Where a pipe, under a carriage way, has a depth of cover of less than 1.2m the pipe shall be laid in a concrete bed and surround.

6. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section, a board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.

7. All private building drainage shall be constructed in strict accordance with BS EN 752-1, unless otherwise specified. Building drainage shall be 100mm diameter and shall be laid at a minimum gradient of (<1/s = 1 in 40)/(>1/s = 1 in 80) for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in conjunction with non adoptive bedding details (class d, n or b) unless otherwise specified.

8. All pipes, bends and junction for private building drainage shall be UPVC conforming to BS4660 and BS5481 as appropriate and shall be laid in accordance with the manufacturer's specification. All pipes, bends and junction materials for adoptable drainage shall be vitrified clay, extra strength or super strength to BSEN295, with flexible joints and kilnmark certified.

9. All stub stacks to be fitted with air admittance valves where branch drain exceeds 12m except at the head of the run. Soil vent pipes located at the head of a run to terminate to fresh air.

10. All connections to be soffit to soffit unless otherwise noted.

11. All concrete and concrete products to be in accordance with BRE 363 for sulphates.

12. The locations of all syps and nyps shall be cross referenced against the architects drawings during setting out.

13. Before connections are made to existing public sewers an application under 106 must be made to relevant sewerage undertaker. Approval at this site has been obtained through Thames Water (Ref: DS400821)

14. The precise depth and location and size of existing pipes or manholes where connections or diversion are proposed must be confirmed and reported to the engineer at the earliest opportunity.

15. Where inspection covers are located in areas of block paving or paving slabs they shall be fitted with recessed covers and infilled with the adjacent material.

16. Existing drains - any existing drains to be abandoned to be decommissioned in view of building regulations by either building out, infilled or sealed.

FOR APPROVAL

NOT FOR CONSTRUCTION

SUBJECT TO THIRD PARTY APPROVAL.

STATUTORY UNDERTAKERS TO BE CONSULTED.

FULL DESIGN, SPECIFICALLY LEVELS, IN ABEYANCE UNTIL ACCEPTANCE OF PROPOSALS IS CONFIRMED

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B

Plot 3 parking revised, Plots 5 & 6 repositioned 57 and 58 downstream pipe sizes updated

17/05/2022

A

Updated for Ezzo main survey & Ex FWHM

02/03/2022

-

Original Issue

10/02/2022

Rev

Amendments

Date

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Drawing Status

FOR APPROVAL

Client

Capital Homes

Project

Oak Lodge, Bursledon

Drawing Title

Engineering Layout Proposed Drainage

Scale

1:250

Date

Feb. '22

Drawn By

SPB

Checked By

MJA

Drawing No.

D2034-001

Rev.

B