Pond & swale areas subject to survey to identify extent of knotweed

SINC Boundary 20m Offset

Weir connecting Swale A to attenuation pond. Weir crest 20.00 Width 1.6m

Attenuation Pond, Fore-bay and Swale planting to be in conjunction with Lizard landscape architects details LLD2859-LAN-DWG-202 & LLD2859-LAN-DWG-203

Planted fore-bay wetland area

See Drawings 506-01 & 506-02 for pond details and sections

Attenuation Basin

Pond Bed Level 17.875

Top Water Level 18.918

Planted fore-bay wetland area

Weir connecting Swale B to attenuation pond. Weir crest 19.225 Width 1.0m

Planted fore-bay wetland area

SINC Boundary 20m Offset

Access Buffer Zone

Headwall H1 containing HydroBrake restricting outflow to 10.1 lits/sec

See XYLEM information for pumping station and storage tank details

Type 3 private foul pumping station catering for 59 No. dwellings. 24 hr. storage volume = 3300 lits (33.0m³) Wet well sited min. 15m from dwellings

Grasscrete spillway 3 planted in accordance with landscape architects details & requirements

Islands

Weir discharging Swale C to overland flow outfall Weir crest 18.00 Width 2.0m

Access Buffer Zone

Footpath Link

ROAD 1

ROAD 2

ROAD 5

ROAD 6

Court 1

Court 3

BCP

BKP

ELEC SUB STATION

Notes:

1.All levels relate to Ordnance Datum.
2.All Highway work's on or adjacent to existing public highway shall be executed in accordance with the Traffic Safety Code for Roadwork's and Chapter 8 of the Traffic Signs Manual.
3.At the commencement of works on site the contractor is to carry out trial pits and liaise with Utility Companies in order to establish the exact position of all existing statutory utility plant in the vicinity of works and take adequate precautions or their protection.
4.The Contractor is to comply fully with the CDM Regulations in the course of constructing the works.
5.Highways in the vicinity of the works must be kept free from mud, debris and dust falling from vehicles or the wheels of vehicles connected with the works.
6.All drain and sewer pipes to be laid soffit to soffit, unless shown otherwise. All domestic sewers shall be 100mmØ unless shown otherwise, Connections from gullies shall be 150Ø.
7.Minimum gradient for 100Ø SW is 1:100 and 150Ø FW is 1:80 with one WC connected otherwise 1:40. Bedding for domestic drainage Class B. All pipe runs near buildings to comply with the Building Regulations 2010 Part H1.
8.Position of soil pipes, standing wastes, wc outlets etc. are shown on the Architect's working drawings. Rainwater downpipe positions are to be checked against Architects details to ensure compatibility. Rainwater downpipes to have rodding access facilities where surface water drainage passes under buildings.
9.All concrete and concrete products to be in accordance with BRE 363 for sulphates.
10.All slab levels shown are for guidance only and may need to be adjusted on site, subject to approval by the engineer.
11.Do not scale from this drawing, work only from stated dimensions or setting out details.
12.Refer to Drg No 502-03 for tables for manhole schedules and levels.
13. Where paths falls towards the front door use suitable linear/slot drainage system connected to surface water system as per architects details.
14. All plots to have gardens sloping away from properties otherwise interceptor drains to be installed.
15. Prior to construction of any drainage works, the Contractor is to confirm the invert level of receiving sewer. Any variations from the designed level shown on the drawings shall be reported to the Engineer in advance of construction works commencing.
16. Where connections to drain runs are not at manholes/inspection chambers connections should be made using oblique 45° junctions.
17. This drawing is to be read in conjunction with all relevant engineering drawings Issued by Kazys Narbutas Consulting and Elvia Homes for this site only.
18. Root barrier to be installed along length of adopted sewer as directed by and in accordance with the requirements of the Engineer.

Legend:

- Existing foul water sewer
- FB — New foul water sewer and manhole subject to S104 Agreement with Southern Water
- Type 2 foul water manhole (see drainage schedule on drg 502-03 for details)
- FA — Domestic foul water gravity sewer (with backdrop connection)
- New foul water rising main in corporating air valve
- Type 3 foul and surface water manhole (see drainage schedule on drg 502-03 for details)
- Type 4 shallow PPIC inspection chamber
- AV1 — Air valve for rising main
- S4 — Domestic surface water drain.
- Type 5 silt trap Inspection chamber
- 60 — 1.80 metre diameter Advanced Vortex 'Downstream Defender'
- S1 / S11 — Type 6 surface water catchpit manholes (see drainage schedule on drg 502-03 for details)
- ACO drainage channel installed at entrance to all garages
- Areas requiring underbuilt blickwork
- XYLEM Pumping Station PS1 — Type 3 foul drainage pumping station (see Xylem for pump details)
- Tank 1.5 x 8.0 x 0.8 — 'Aquacell' surface water storage tank designed to cater for 1 in 100yr storm return + 45% CC and catering for 10% increase for 'urban creep', Limited discharge of 0.3ltrs/sec through Permavold flow control
- Retaining wall
- Direction of crossfall
- Close board fence with concrete gravel board (height indicates)
- FFL: 11.60 — Proposed Finished Floor Level
- 10.40+ — Proposed Garden Level (may be adjusted subject to discussion with Engineer)
- Step 150mm or 75mm
- Tree root protection line
- 1200mm post & rail fence around headwalls
- Area of 'no dig' construction
- Block paved drive and parking construction
- Block paved carriageway & parking courts
- Swale & Attenuation pond planting in conjunction with landscape architect details
- Surface water attenuation tank
- 'grasscrete' spillway facilitating overland flow from swale to offsite

SAFETY, HEALTH & ENVIRONMENTAL INFORMATION
CDM Regulations 2015

In addition to the hazards/risks normally associated with the type of work detailed on this drawing note should be made of the following:

- Working in vicinity of live Highway
- Services to be located prior to any excavation work being undertaken
- Working on live foul sewers
- Deep excavations

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. Contractor is not relieved of any of his obligations under all applicable health and safety regulations.

Rev.	Date	Details	Initials
L	26.08.23	Amendments to balancing pond , downstream defender added	KN
K	02.08.23	Air valve noted on rising main	KN
J	18.07.23	SINC boundary offset added	KN
I	06.06.23	Additional attenuation details added, FFL Plot 32 amended Swale C added, SW manholes adjusted.	KN
H	03.05.23	Gradients S19-S19-S20 adjusted	KN
G	26.04.23	Pump station criteria amended and reference to Xylem added, tree protection fence in vicinity of pump station removed. additional survey requirement added, gradient F37-F10 adjusted.	KN
F	17.02.23	Adopted foul sewer amended & associated changes	KN
E	16.02.23	Scale checked, Controlflow flow restrictor added	KN
D	19.01.23	Road 1 attenuation, S31 & rising main re-positioned.	KN
C	09.01.23	Parking court surfacing amended	KN
B	05.01.23	Detailed pond and swale information added. attenuation tank added Road 1	KN
A	18.12.22	First Issue	KN

Drawing Status: CONSTRUCTION

Project: GRANGE ROAD NETLEY

Client: ELIVIA HOMES

KAZYS NARBUTAS CONSULTING
Civil Engineering Consultant
Unit 24b, Kingsclere Industrial Estate, Grundbridge Road, Kingsclere, Hants. RG20 5SE
Telephone: 01635 231248 Email: kazys.n@ukonline.net

Drawing Title: Engineering Details Drainage Layout

Drawn	Checked	Scales	Paper Size	Date
KN		1:200	A0	12.22
Job No		Drawing No.		Revision
KNC2114		502-02		L

0m 10m 20m 30m
1:200

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