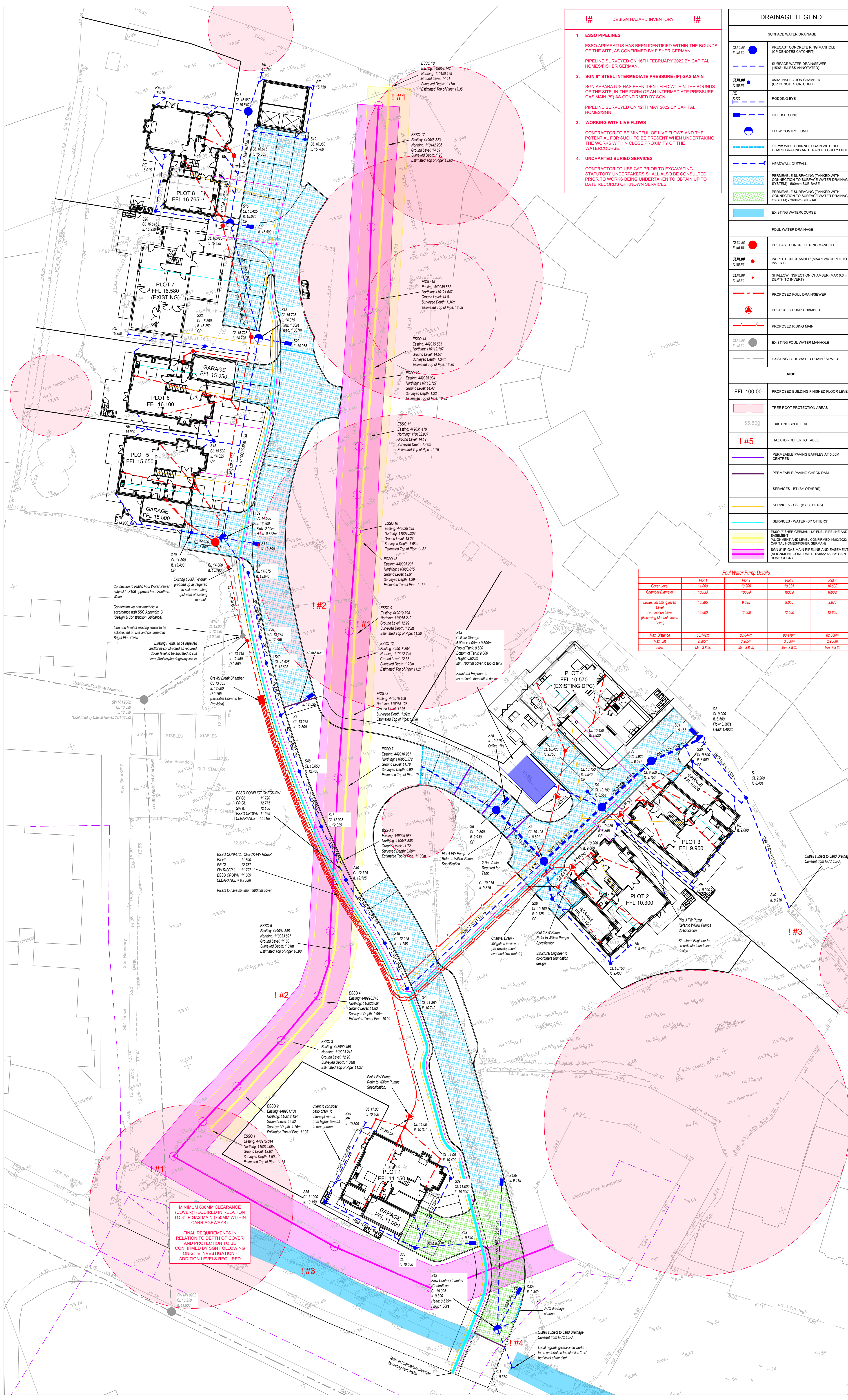




- !#

DESIGN HAZARD INVENTORY

!#
1. ESSO PIPELINES

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

PIPELINE SURVEYED ON 16TH FEBRUARY 2022 BY CAPITAL HOMES/FISHER GERMAN.
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 (8") AS CONFIRMED BY SGN.

PIPELINE SURVEYED ON 12TH MAY 2022 BY CAPITAL HOMES/SGN.
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# # I# #	PRECAST CONCRETE RING MANHOLE (CP DENOTES CATCHPIT)
---	SURFACE WATER DRAINSEWER (1500 UNLESS ANNOTATED)
CL# # I# #	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) - 500mm SUB-BASE
---	PERMEABLE SURFACING (TANKED WITH CONNECTION TO SURFACE WATER DRAINAGE SYSTEM) - 500mm SUB-BASE
FOUL WATER DRAINAGE	
CL# # I# #	PRECAST CONCRETE RING MANHOLE
CL# # I# #	INSPECTION CHAMBER (MAX 1.2m DEPTH TO INVERT)
CL# # I# #	SHALLOW INSPECTION CHAMBER (MAX 0.6m DEPTH TO INVERT)
---	PROPOSED FOUL DRAINSEWER
---	PROPOSED PUMP CHAMBER
---	PROPOSED RISING MAIN
CL# # I# #	EXISTING FOUL WATER MANHOLE
---	EXISTING FOUL WATER DRAIN / SEWER
MISC	
FFL 100.00	PROPOSED BUILDING FINISHED FLOOR LEVEL
---	TREE ROOT PROTECTION AREAS
53.800	EXISTING SPOT LEVEL
!#5	HAZARD - REFER TO TABLE
---	PERMEABLE PAVING BAFFLES AT 5.00M CENTRES
---	PERMEABLE PAVING CHECK DAM
---	SERVICES - BT (BY OTHERS)
---	SERVICES - SSE (BY OTHERS)
---	SERVICES - WATER (BY OTHERS)
---	ESSO (FISHER GERMAN) 12" FUEL PIPELINE AND EASEMENT (ALIGNMENT AND LEVELS CONFIRMED 16/02/2022 BY CAPITAL HOMES/FISHER GERMAN)
---	SGN 8" IP GAS MAIN PIPELINE AND EASEMENT (ALIGNMENT CONFIRMED 12/05/2022 BY CAPITAL HOMES/SGN)

Foul Water Pump Details				
Cover Level	Plot 1	Plot 2	Plot 3	Plot 4
Chamber Diameter	11 000	10 200	10 025	10 600
Chamber Depth	10000	10000	10000	10000
Lowest Incoming Invert	10 295	9 335	9 050	9 670
Termination Level (Receiving Manhole Invert Level)	12 600	12 600	12 600	12 600
Max. Distance	65.142m	80.844m	90.418m	82.060m
Max. Lift	2.355m	3.265m	3.550m	2.930m
Flow	Min 3.8 l/s	Min 3.8 l/s	Min 3.8 l/s	Min 3.8 l/s

NOTES

1. This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and with all relevant Architects and Engineers' 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.

7. Services shown on this drawing are shown inductively. Refer to individual undertaker's designs. BP Civils accepts no responsibility for any inaccuracies.

DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Sewers for Adoption, BS5931 & 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 11. 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 carriageway, 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 $\leq 1/15 = 1$ in 40/115 = 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 superior strength to BS EN 2595, with flexible joints and itemmark 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 rwsps 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: DSA00821).

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 removed shall be deconstructed in view of building regulations by either building out, infilled or sealed.

FOR CONSTRUCTION

ALL SERVICES TO BE DUCTED WITHIN ESSO / FISHER GERMAN AND SGN EASEMENTS

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H

Updates relating to addition of passing places

21/11/2023

G

Updates as per Capital Homes requests 13.10.23

23/10/2023

F

Revised layout, revised drainage routing

03/08/2023

E

Fallen trees removed, cellweb removed, permeable extents revised

12/07/2022

D

Root protection areas revised (fallen trees)

13/06/2022

C

ESSO/SGN pipelines and easements updated

06/06/2022

B

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

17/05/2022

A

Updated for ESO main survey & Ex FWMH

02/03/2022

-

Original Issue

10/02/2022

Rev

Amendments

Date

BRIGHT PLAN CIVILS

Transport Planning and Infrastructure Design Consultants

2 West Sam, Norton Lane, Chichester, West Sussex PO20 3AF

01243 210418

www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status

CONSTRUCTION

Client

Capital Homes

Project

Oak Lodge, Bursledon

Drawing Title

Engineering Layout

Scale

1:250

Date

Feb. '22

Drawn By

SPB

Checked By

MJA

Drawing No.

D2034-001

Rev.

H