



- LEGEND**
- SITE BOUNDARY
 - EXISTING PUBLIC COMBINED SEWER
 - EXISTING PUBLIC FOUL SEWER
 - EXISTING PUBLIC SURFACE SEWER
 - EXISTING PRIVATE SURFACE WATER SEWER
 - EXISTING PRIVATE FOUL WATER SEWER
 - EXISTING PRIVATE COMBINED WATER SEWER
 - 1.2m MIN CONCRETE RING FOUL/COMBINED WATER CHAMBER
 - PROPOSED PRIVATE COMBINED WATER SEWER (PPIC OR NAC)
 - PROPOSED PRIVATE FOUL WATER SEWER (PPIC OR NAC)
 - 1.2m MIN CONCRETE RING SURFACE WATER CHAMBER
 - PROPOSED PRIVATE SURFACE WATER SEWER (PPIC)
 - PROPOSED PRIVATE BRICKWORK CATCHPIT
 - WAVIN AQUACELL GEOCELLULAR ATTENUATION SYSTEM (OR SIMILAR)
 - G PROPOSED YARD GULLY
 - RE PROPOSED PRIVATE RODDING EYE
 - CHANNEL DRAIN ACO OR SIMILAR
 - GULLY WAVIN TRAPPED FOOTPATH GULLY
 - SVP/SS SOIL VENT/SOIL STACK (VENTED OR DURGO VALVE REFER TO M&E LAYOUTS)
 - RWP RWP AND BACK INLET GULLY
 - PPIC POLYPROPYLENE INSPECTION CHAMBER
 - NAC POLYPROPYLENE NON ACCESS CHAMBER

NW MANHOLE LOCATION UNKNOWN. DESIGN SUBJECT TO LOCATION AND DEPTH.

ALLOW TO CONSTRUCT NEW 2.1m DIA CONCRETE RING MANHOLE OVER EXISTING 1.125m DIA SEWER TO NWL SFA SPECIFICATION. ALLOW FOR CCTV TO FIND EXISTING SEWER ALIGNMENT/LOCATION. CONTRACTOR TO ALLOW FOR NW S106 AGREEMENT AND SECTION 50 ROAD NOTICES/CLOSURE TO CONNECT OFFSITE SEWER.

- Highways**
- All highway works to be carried out in accordance with the current local authority design guide and specification
 - All excavations below proposed and existing highways to be back filled with granular Type 1 sub base and well compacted in layers not exceeding 150mm.
 - Highway authority to be notified by the contractor prior to the commencement of works.
 - Existing topography shown faint.
 - Utility services design by others.
 - Refer to the NJUG guidelines for positioning & colour coding of underground utilities apparatus.

- Adoptable Drainage**
- All adoptable drainage works to be in accordance with the water authorities publication - "Sewers For Adoption 7th Edition" as well as the approved drawings.
 - Precast concrete manhole rings to comply with the relevant provisions of BS5911: Part 200.
 - All brickwork to be Class B engineering complying with the relevant provisions of BS 3921. Concrete bricks may be used if their specification is the same as Class B engineering bricks. Please seek approval from relevant water authority before using.
 - Manhole covers and frames shall comply with the relevant provisions of BS EN 124 and be of a non-rocking, non-ventilating design.
 - Ladders that are required in Type A manholes are to comply with "Sewers For Adoption 7th Edition".
 - Concrete must be either C20 sulphate resistant portland cement with high strength concrete topping to the benching or C35 ordinary portland cement.
 - 150mm Concrete surround is required around pipes where the depth from finished surface to soffit of pipe is less than 1200mm. This may be reduced to 900mm within open space.
 - The location of existing drainage that is within close proximity to the proposed site works, which is not to be diverted, should be confirmed by the contractor and reported to the developer to ensure it corresponds to that shown on the engineering layout and that no proposed works are affected.
 - Roads and sewers contractor must inform water authority prior to works commencing.
 - Dropper kerbs to be provided at all driveways & junction crossing points.
 - Contractor to confirm to engineer all existing invert levels & depths of existing manhole prior to construction.

- CONTRACTOR TO CONFIRM ALL EXISTING INVERT LEVELS TO ENGINEER PRIOR TO CONSTRUCTION.
- TO BE READ IN CONJUNCTION WITH DRAINAGE DETAILS DRAWINGS C-D-01 & C-D-02.
- TO BE READ IN CONJUNCTION WITH ARCHITECTS GROUND FLOOR PLANS SHOWING SVP, SS & RWP LOCATIONS, THESE DRAWINGS RESPONSIBLE FOR SETTING OUT.
- PLOT DRAINAGE CAN BE ADJUSTED BY CONTRACTOR ON SITE IN AGREEMENT WITH BUILDING CONTROL & ENGINEER TO THAT SHOWN ON CK21 DRAWING.
- POSSIBLE EXISTING CONNECTIONS UTILISED DEPENDANT ON THEIR CONDITION.
- PROVIDE THRESH DRAINAGE TO ALL INTERNAL ACCESS DOORS WHERE EXTERNAL GRADIENT FALLS TOWARDS BUILDING.
- ALL SURFACE WATER OUTLETS TO BE TRAPPED AND HAVE RODDING ACCESS.
- ALL DRAINAGE TO BE 100mm DIA AND TRAPPED UNLESS NOTED OTHERWISE.
- ALL ABOVE GROUND DRAINAGE TO HAVE RODDABLE ACCESS HATCH - ABOVE GROUND DRAINAGE BY OTHERS.
- CONTRACTOR TO CCTV ALL NEW DRAINAGE UPON COMPLETION.

NOTE:
REFER TO ARCHITECTS LAYOUTS FOR FINISHED EXTERNAL LEVELS AND CONSTRUCTION HARDSTANDING BUILD UPS.

ST0113/15 COND

T1	7/11/14	ISSUED FOR TENDER	MB	Dv
Rev	Date	Description	Drawn	Ch
Project: TEMPLE GREEN RESIDENTIAL APARTMENT SOUTH SHIELDS				
Client: ISOS				
Architect: ANTHONY WATSON				
Title: PROPOSED DRAINAGE LAYOUT				
Scale	1:200	Drawn	MB	Date
				NOV 2014
Job Number	14120	Drawing Number	C-GA-101	Rev.
				T1
www.ck21.co.uk		Initial.surname@ck21.co.uk		Telephone: (0191) 261 6315
Status: TENDER				

