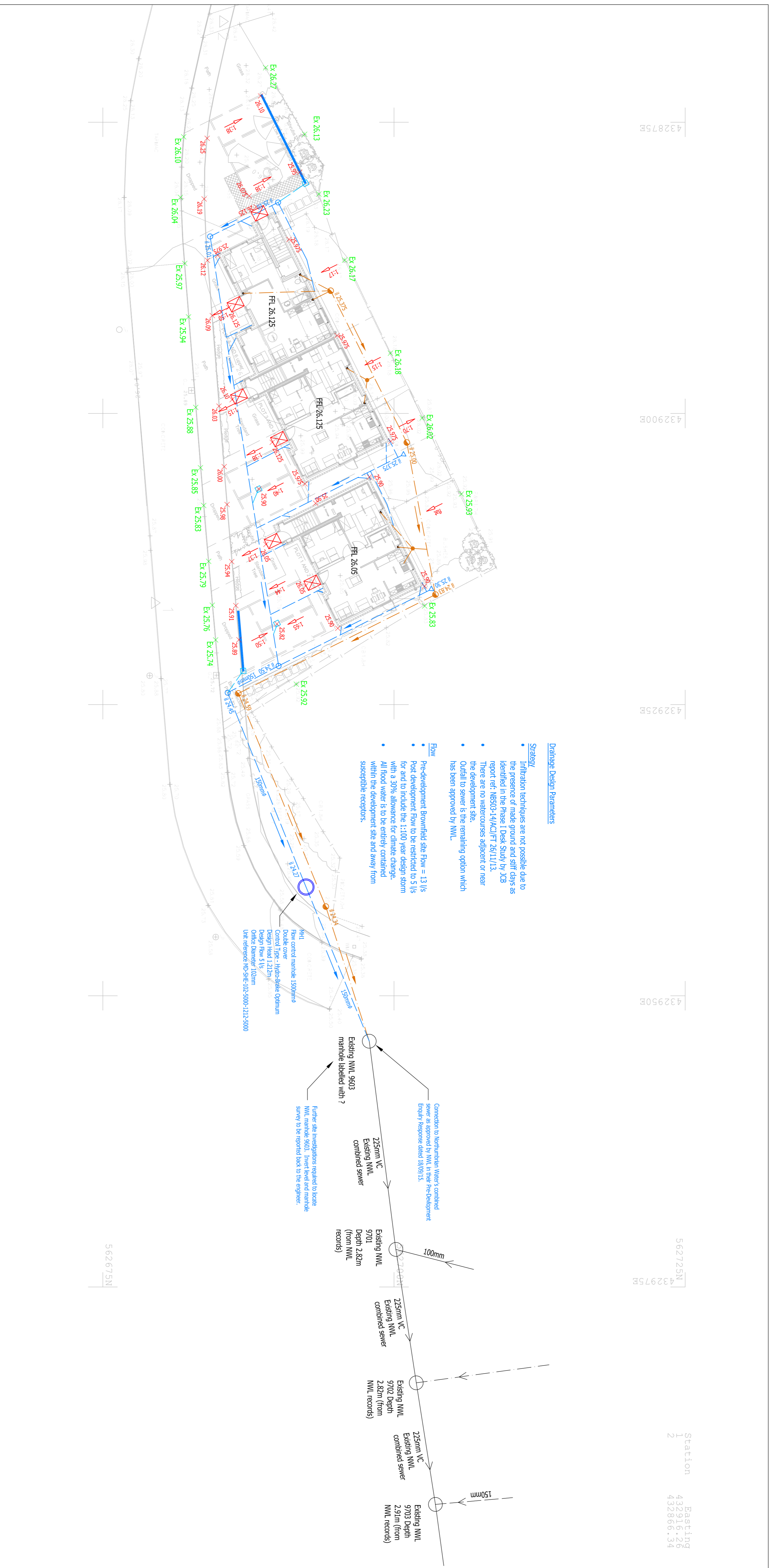


- Layout Key**
- Existing level
 - Proposed finished level
 - 1200 x 900mm level access

Station 432916.26
432866.34
562725M
432975B



Drainage Design Parameters

Strategy

- Infiltration techniques are not possible due to the presence of made ground and stiff clays as identified in the Phase 1 Desk Study by JCB report ref: 18503-14/AC/PT 26/11/13.
- There are no watercourses adjacent or near the development site.
- Outfall to sewer is the remaining option which has been approved by MWL.

Flow

- Pre-development Boroughfield site Flow = 13 l/s
- Proposed development Flow to be increased to 5 l/s for and to include the 1:100 year design storm with a 30% allowance for climate change.
- All flood water is to be entirely contained within the development site and away from susceptible receptors.

- Highways**
- All excavations below adopted highways to be backfilled with 1.5Mpa concrete to the existing finished level.
 - Highway Authority to be contacted as soon as Contractor is on site to enable early discussions with the Clerk of Works.
 - Manhole/inspection chamber covers in trafficked areas to be loading type D400 and B125 in non-trafficked areas.
 - All gullies to be trapped as shown on the details drawings.
 - Position and levels of existing manholes and sewers are to be checked on site as soon as possible and preferably before site activities commence.
 - The sewer connection is to be carried out by an MNL Approved Contractor.
 - This drawing is to be read in conjunction with the drainage layout drawings.
 - Proposed drainage pipes with less than 900mm cover in areas not subjected to vehicular loading and less than 1200mm in vertical loading areas to be concrete protected.
 - Adopted drainage is to comply with Sewers for Adoption 6th Edition.
 - Pipe surround to be granular type 'S' unless noted otherwise.
 - Private Drainage
 - Private drainage is to comply with all statutory requirements and accord with BS EN 752 and Building Regulations Approved Document H.
 - Pipe bedding should granular unless noted otherwise and the granular material to be to BS86272 and to Building Regulations Part H.
 - Pipe sizes to be 100mm u.g.
 - Pipe ends are to be sealed in concrete to have rockier pipes either side of concrete.

Layout Key

- Road and 150mm gully head connection of lead to carrier pipe to be at 4° in the direction of surface water flow, where possible. Pipe material to be ultra-hi.
- Proposed Finished Floor Level
- Proposed road fall direction
- Road longitudinal low or high point
- Surface Water Drainage
- Roading eye
- 80.00
- Inspector chamber: 475mmØ Non man entry (<1.2m)
- Manhole - Concrete Ring (see manhole schedule for further detail)
- Private PVC-U 100mm (unless noted otherwise) drainage pipe.
- Adopted drainage pipe
- Drainage channel with samplings. For light vehicle loading with heightguard.
- Foul Drainage
- Shallow inspection chamber: 600mm to invert level 300mmØ
- 80.10
- Inspection chamber: 475mmØ Non man entry (<1.2m)
- Manhole - Concrete Ring (see manhole schedule for further detail)
- Private PVC-U 100mm (unless noted otherwise) drainage pipe.
- Adopted solid wall PVC-U (BS EN 1401)



Stuart & Vika Housley, Film Quay, North Shields, NE27 1JA
info@castconsulting.co.uk
0171 5977929

Client: South Tyneside Homes

Job Title: Wark Crescent Jarrow

Drawing Title: Proposed Engineering Layout

Scale at A1: 1:200

Drawing Status: Preliminary

Job No: 1529 Drawing No: 01 Issue: P1