

TR30559302  
CL=9.014  
IL=7.894  
D=1.120

Application for approval to 'Build Over/near to a public sewer' to be submitted to Southern Water Services

Section 106 application to connect to the public sewer required to be made to and approved by Southern Water Services

Foundations within 3m of the public sewer are to be taken down to min 150mm below the invert level of the pipe.

New manhole to be built on line of existing public sewer. Interpolated invert level = 7.745m to be confirmed by trial pit.

Assumed FFL=9.400m

Cellular soakaway to be installed in corner of garden, soakaway to be min 5m from proposed dwelling and existing public sewer.  
Soakaway to be constructed using Wavin Aquacell blocks or other approved product.  
Soakaway Structure Dimensions:  
Length = 4.0m (8 Blocks)  
Width = 3.0m (3 Blocks)  
Depth = 1.6m (4 Layers of Blocks)  
Catchment area = 130m<sup>2</sup>  
Infiltration rate assumed to be 5.36x10<sup>-6</sup>m/s.

- DRAWING LEGEND**
- Site boundary line
  - EXISTING PUBLIC SEWERS
  - Public foul water sewer
  - MH ○ MH Public foul water manhole
  - PROPOSED PRIVATE DRAINAGE
  - Private foul water drainage
  - MH ○ MH Private foul water manhole
  - SVP Soil vent pipe
  - BIG Back inlet gully
  - Private surface water drainage
  - MH ○ MH Private surface water manhole
  - SA Private surface water soakaway
  - RWP Rainwater pipe
  - TD Threshold drain (details by others)

**OPERATION AND MAINTENANCE**

The surface water system as indicated on this drawing is a private Sustainable Urban Drainage System (SUDS) and the Client will be responsible for the inspection and maintenance for this system.

**Roof & Car Park Drainage System**

It is recommended that the chambers, catch pits, and the infiltration structures (soakaways) are inspected as part of the general planned inspection and maintenance regime for the property, but certainly at no greater intervals than once a year.

- Annual inspection to include:
- Lift manhole covers to the catchpits and check general condition
  - Note that the chambers are constructed as catch-pits and from the construction detail it can be seen that there is a 450mm sump for silt collection below the standing water that will need to be dipped and empty as required by licensed carrier.
  - Review quantities of silt removed and consider whether inspections should be increased or possibly reduced to every two years.
  - Carry out works as identified from inspection.
- Five year inspection / Five Year Anniversary
- Rod and flush all pipework to ensure no blockages and free flow of water to the catch pits and to check overall integrity and remove any silt.
  - Carry out a rapid 'Flush' through of the system (works during a dry period).

**Maintenance Records.** Record the date of each inspection along with a brief description of any works carried out.

**BUILDING CLOSE TO PUBLIC SEWERS**

Any foundations within 3m of the public sewer are to be taken down to a minimum of 150mm below the invert level of the pipe.

Foundations are not to be constructed any closer than 500mm to the public sewer, measured from the outside of the foundation to the outside of sewer pipe.

If building within 3m of the public sewer an application for 'Build Over/near to a public sewer' will need to be submitted to and approved by Southern Water.

**DRAINAGE NOTES**

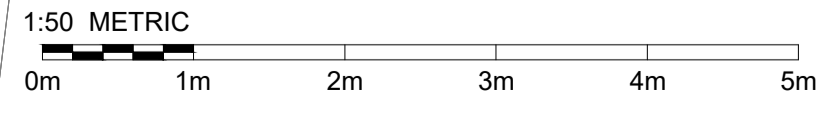
- The location of any existing drains and sewers are to be accurately located and reported prior to any work commencing on site.
- All materials, workmanship and construction to be in accordance with the requirements of 'Sewers for Adoption - 7th Edition' and published addendum and corrigendum.
- Channel drains shown are only to collect surface water run-off from hard paved areas and door thresholds and are not intended to collect groundwater or run-off from gardens and landscaped areas.
- All abandoned pipework to be completely removed or grout filled unless stated otherwise.

**NOTES**

- The Contractor should check all dimensions on site.
- It is the Contractors responsibility to ensure compliance with building regulations and current codes of practice.
- Drawings cannot take into account any drains or underground works not locatable by visual survey of the site.
- Commencement of any building works prior to full building regulation approval is entirely at the clients risk.

04	Sewer protection agreement requirements added.	10/08/2020
03	Operation & maintenance requirement notes added.	29/04/2020
02	Requirements added for building near to a public sewer.	05/03/2020
01	Soakaway amended	05/02/2020
00	First issue to client	03/02/2020
Rev	Description	Date

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CLIENT Maplegate Homes Limited		SCALE 1:50	DATE 31/01/2020
DRAWING Proposed Drainage Plan		STATUS SOUTHERN WATER BUILD OVER AGREEMENT	REV T-2020-011-02
STATUS SOUTHERN WATER BUILD OVER AGREEMENT		REV T-2020-011-02	04



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