



**Legend**

- Existing Adopted SURFACE WATER Drain
- Existing Adopted FOUL Sewer
- Proposed SURFACE WATER Sewer (Ø as shown)
- Proposed FOUL Sewer (all 1500)

**Notes**

1. Do not scale from this drawing, work to levels and dimensions shown, if not available refer to notes, if in doubt, refer to Engineer.
2. The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to commencement of any works.
3. Drawing to be read in conjunction with all other scheme drawings and relevant specifications.
4. Contractor to be responsible for the location and protection of all existing services.
5. Work to be undertaken in accordance with Design and Construction Guidance for foul and surface water sewers (App Ver 2.0) and Building Regulations - Document H.
6. All existing land drains encountered on site during construction are to be re-connected/diverted as necessary (not connected into the new system without prior approval).
7. All drains to be laid soffit to soffit unless otherwise indicated.
8. Steeper gradients may be used instead of backdrops.
9. Cover levels shown are approximate only and should be altered to suit finished surface levels.
10. Minimum depth of cover to crown of pipe without protection should be as follows:  
 0.35m - Gardens and Pathways with no vehicular loading  
 0.50m - Driveways, Parking Areas and Narrow Accesses with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes  
 0.9m - Driveways, Parking Areas and Narrow Accesses with limited access to vehicles with a gross weight in excess of 7.5 tonnes. Agricultural land and public open space.  
 1.2m - Other Highways and Parking Areas with unrestricted access to vehicles with a gross weight in excess of 7.5 tonnes
11. All rainwater pipes (RWP) to be terminated at roddable gullies connected to a minimum 100mm dia. drain.
12. Unless stipulated otherwise or invert levels are provided, all surface water pipes to be minimum 100mm dia. laid at 1 in 100. Foul sewers to be minimum 100mm dia laid at 1 in 80 (1 in 40 if no WC connected).
13. Proposed PCC Manholes & Inspection Chambers and access points are to be as those defined in Design and Construction Guidance for foul and surface water sewers (App Ver 2.0). MH & IC diameters specified are minimum diameters and if necessary should be increased to accommodate minimum benching widths.
14. 4500 diameter IC's > 1.2m deep to include reducing ring to reduce opening to max 350mm Ø

15. Drainage under carriageways - Pipes up to 300mmØ to be structured walled PVCu or Clay. Pipes greater than 300Ø to be Concrete in accordance with BS 5911-1 and BS EN 1916. All pipes to be in accordance with Design and Construction Guidance for foul and surface water sewers (App Ver 2.0).
16. All plot drainage to be in accordance with Building Regulations - Document H.
17. Road gullies shall be trapped 450Ø x 900mm deep with Class D400 frame and grating to BS EN 124 (unless otherwise approved). Outlets to be minimum 150mm diameter.
18. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC.
19. Any drains passing through brick footings are to have r.c. lintels over and flexible joints either side. All drainage passing through external walls to have cement fibre sheet collars provided either side of wall to prevent vermin entry. All drains running under building to be encased in 100mm granular fill.
20. Where drain is within 1m of a building, the trench is filled with concrete up to the underside of the foundations and where the trench is further away than 1m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.
21. Installation of threshold drains to be the responsibility of the contractor in consultation with the scheme Architect. Threshold drainage should be installed where appropriate to ensure no surface water migration into properties. Where possible the contractor should assure that all private driveways are laid to disperse surface water to adjoining landscaped areas.
22. Drainage indicated on drawing around buildings spaced out for illustrative purposes, exact positions of drains may be altered to suit and determined on site prior to commencement of work (subject to maintaining minimum gradients and cover). Any revisions are to be subject to the approval of the Local Building Inspector and Structural Engineer.
23. Not all soil & rainwater pipes may be shown. Additional connections to be approved with Engineer, subject to minimum gradients and diameters.
24. All outfall levels and existing pipe levels should be checked prior to construction to ensure the design is deliverable and no clashes occur. Contractor to report any discrepancies to Engineer immediately.
25. Condition of any existing drainage to be used as part of proposed system to be checked prior to construction and any defects remedied.
26. All building drainage up to connection into chambers shown to be as per Architects Building Regulations drawings.

Outfall connection subject to S106 Part 1 and 2 Approval.  
 Drainage scheme subject to detailed design

P1	07/03/23	For Planning	GS	DLW	GS
REV	DATE	AMENDMENT DETAILS	DRAWN	CHECKED	APPROVED
<b>Newberry Homes Limited</b>					
<b>Land off Garstang Road East Poulton-le-Fylde</b>			Drwg No.	Rev.	
<b>Outline Drainage Proposal</b>			<b>D3941-OD-01</b>	<b>P1</b>	
			Scale	Sheet Size	
			<b>As Shown</b>	<b>A1</b>	
<b>PSA DESIGN</b>			Date		
The Old Bank House, 6 Berry Lane, Longridge, Preston, PR3 3JA Tel. 01772 786066 www.psadesign.co.uk mail@psadesign.co.uk			<b>07 March 2023</b>		
			Drawn	Checked	Approved
			<b>GS</b>		

P:\Jobs\Development\03841 - Garstang Road - Changes\2023\03841-001 - Outline Drainage Proposal.dwg